

In respect of to make the member of the society to newly flat purchaser after the redevelopment
Co-operative Housing Society.

Office of the Commissioner, Co-operation and Registrar, Co-operative Societies, Maharashtra State, Pune - 1.
Outward No. Griha/D-3/redevelopment/circular/2016
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CIRCULAR

The Government has issued guidelines under Section 79(A) of the Maharashtra Co-operative Societies Act 1960 and under Circular dt. 3/1/2009 regarding working of the redevelopment of the dilapidated and dangerous condition buildings of the Co-operative Housing Societies. It has been came to the notice of this office that the society is evading to give membership to the persons purchasing flats and tenements available after the redevelopment and the management of the society discriminating the old and new members after the redevelopment of the society. At some places the society is not ready to give membership to the new members due to the dispute between society and developer. The new purchasers get annoyance unnecessarily due to the disagreement and dispute of the society with the developer and they are obstructed. According to the '**Open membership principle**' as per section 23(1) of the Maharashtra Co-operative Society Act 1960, the new flat purchaser should also have to get membership of the society.

2. In respect of to give membership to the new tenement holder or flat holder in the re-development:-

In the present circumstances in many housing societies redevelopment decision are being taken. Society itself make redevelopment or make redevelopment by appointing developer. At such time new tenement holders and flat holders have to take action for the membership as follow:-

A. If the society itself make redevelopment

Sr. No.	Situation arised	Action to be taken
1.	Society sold new flat and tenement from the redevelopment	Such society should give membership to the new flat and tenement purchaser

B. If the society make redevelopment through the developer

Sr. No.	Situation arised	Action to be taken
1.	The flats and tenements sold to the	Such society should give membership to

	new persons except the present members of the society.	the persons purchasing new flats and tenements.
2.	The members of the society are given separate building in the redevelopment and expect that by constructing flats and tenements in the new separate building it were given to the new members.	The new flat and tenement owners in the said new building shall eligible for becoming the member of existing housing society or with the consent of the general body meeting of the Original Co-operative Housing Society, the developer can register separate society of flat and tenement holders in such buildings.