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महाराष्ट्र सहकारी संस्था अधिनियम, १९६० गृहनिर्माण संस्थांच्या सभासदाकडील येणे बाकी वसुली

वसुली दाखला मिळवण्यासाठी अवलंबिण्याची पद्धत, वापरावयाचे फॉर्मस्

RECOVERY OF DUES FROM MEMBER OF CO-OPERATIVE HOUSING SOCIETY OF MAHARASHTRA CO-OPERATIVE SOCIETIES ACT 1960

PROCEDURE AND FORMS FOR OBTAINING RECOVERY CERTIFICATE









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#### DRAFT RESOLUTION

(Regarding recovery of dues from members)

The Meeting of the managing committee of the	
Co-operative Housing Society Industrial Estate & Premises S	
A true copy of the resolution passed at the said meeting	
Subject No.	
To consider the matter of recovery of dues from Shri	
	a member / occupant of the society.
In accordance with the provisions contained in Sec. 154B/29	
1960 and issue of recovery certificate by the Assistant / Dep	uty Register, C. S.
RESLUTION NO.	
The Hon. Secretary Shri.	
Society placed detailed facts before the managing committee	
The society has allotted flat No.	/ Plot No to
Shri.	member / nominal member / joint
member, for the purpose of residence / office / shop etc.	
The society administers the property in ifs possession	situated at City Survery No
This includes collection of taxes and payment thereof to the from the members / nominal members towards the funds property in good and repairable condition, which includes sopen ground, repairs to the property as and when required by-law No The society carries on accordance with the provisions of the Maharashtra Co-Co-operative Societies Rules 1961 and its registered by membership, transfer of shares and interest in the flat of the of the charges of the society amongst the members, to charges of the society and other incidental matters.	established by the society, maintenance of the supply of water, electricity, water storage tanks, etc. This has been speicifically provided under the general administration of the society in poperative Societies Act, 1960, Maharashtra e-laws. This includes admission of persons to e members, recording of nominations, apportion issue notice to the members for payment of
By virtue of the functions stated in the above paragraph from the members towards the payments to be made by which includes following items and the said itemwise am Water charges (c) Common electricity charges (d) Contribusinking fund (g) Service charges (h) Car parking charges (i) of the Instalment of the Ioan and interest (k) Non-occupance (n) Non-agriculture tax (o) Any other charges (p) Non-agriculture tax (o)	the society and or establishment of its funds, tounts are noted below- (a) Property taxes (b) pution to repairs the lifts (f) Contribution to the interest on the defaulted charges (j) Repayment by charges (l) Insurance charges (m) Lease rend litural licence fee.
The proportion of sharing of the charges of the socie	ety under the various heads was decided in the
meeting of the general body/managing committee, held on A certified copy of the said resolution, is enclosed.	
(1)	

9004001790 / 8828834132

VASAI, PALGHAR, MUMBAI



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S. No.	Item	Amount due	Remarks
	nem	7 WHOUNG GOO	
			77,76, 77
			Siam -
			-1-98
		7	
The so Charge the soo So one from hi	The member (non-applicant occupant) had been is irregulated the member (non-applicant occupant). The Society of also sent notice to the non-applicant medicity's charges defaulted by him. However the opponent failed more notice should be send to the non-applicant (member) im and if the member fails to make payment of the charges of the made to the Deputy Register / Assistant Register C.S.	cant) to make payment of the make payment of demanding payment according to the notice.	ent of the society's make payment of society's charges to f the amount due ce, an applicantions
The so Charge the soo So one from hi should of reco applica rate of toward recove immov	ociety repeatedly orally requested the member (non-applicates. The Society also sent notice to the non-applicant mediciety's charges defaulted by him. However the opponent failed amore notice should be send to the non-applicant (member)	cant) to make payment of the make payment of the make payment of the motion according to the notion of the mount along with interest of the mount (member). The pay attachment/sale as appropriate orders	ent of the society's make payment of society's charges to five amount due to an applicantions. For issue 0. While making an erest charges at the and all expense total amount due for the movable and for the execution of
The so Charge the soo So one from hi should of reco applica rate of toward recove immov the rec	ciciety repeatedly orally requested the member (non-applicates. The Society also sent notice to the non-applicant mediciety's charges defaulted by him. However the opponent failed a more notice should be send to the non-applicant (member) im and if the member fails to make payment of the charges be made to the Deputy Register / Assistant Registrar, C.S. povery Certificate u/s 154B/29 of the Maharashtra Co-operation for issue of recovery certificate far the recovery of the amount of the percent as provided under bye-law Notes recovery as per applicantion, be receovered from the opposite property of the member and should be requested to passed to covery certificate through the Special Recovery Officer / Office of the sent and should be requested to passed the sent and should be requested th	cant) to make payment of the make payment of the make payment of the motion according to the notion of the mount along with interest of the mount (member). The pay attachment/sale as appropriate orders	ent of the society's make payment of society's charges to five amount due to an applicantions. For issue 0. While making an erest charges at the and all expense total amount due for the movable and for the execution of
The so Charge the soo So one from hi should of reco applica rate of toward recove immov the recove of the behalf.	ciciety repeatedly orally requested the member (non-applicates. The Society also sent notice to the non-applicant mediciety's charges defaulted by him. However the opponent failed more notice should be send to the non-applicant (member) im and if the member fails to make payment of the charges be made to the Deputy Register / Assistant Registrar, C.S. overy Certificate u/s 154B/29 of the Maharashtra Co-operation for issue of recovery certificate far the recovery of the amount of the percent as provided under bye-law Notes recovery as per applicantion, be receovered from the opposity should be treated as arrears of land revenue and recover able property of the member and should be requested to page	cant) to make payment of the make payment of the make payment of the motion according to the notion of the mount along with interest at a standard to the application resent during the Court of the Cou	make payment of society's make payment of society's charges to five amount due to an applicantions. For issue 0. While making an erest charges at the and all expense total amount due for the movable and for the execution of the Department.
The so Charge the soo So one from hi should of reco applica rate of toward recove immov the recove immov the recove	ciciety repeatedly orally requested the member (non-applicates. The Society also sent notice to the non-applicant mediciety's charges defaulted by him. However the opponent failed more notice should be send to the non-applicant (member) im and if the member fails to make payment of the charges be made to the Deputy Register / Assistant Registrar, C.S. overy Certificate u/s 154B/29 of the Maharashtra Co-operation for issue of recovery certificate far the recovery of the appropriate percent as provided under bye-law Notes recovery as per applicantion, be receovered from the opposity should be treated as arrears of land revenue and recover able property of the member and should be requested to pay covery certificate through the Special Recovery Officer / Office The Chariman / Hon. Secretary Shri.  Society are / is hereby authorised to do everything in regarding, to take part in proceedings, to make arrangement to appropriate the second	cant) to make payment of the make payment of the make payment of the motion according to the notion of the mount along with interest at a standard to the application resent during the Court of the Cou	make payment of society's make payment of society's charges to five amount due to an applicantion.  To issue to to the making and the making and all expense total amount due for of the movable and for the execution of the payment.  To be made in this rise of enquiry of this
The so Charge the soo So one from hi should of reco applica rate of toward recove immov the rec	ciciety repeatedly orally requested the member (non-applicates. The Society also sent notice to the non-applicant mediety's charges defaulted by him. However the opponent failed is more notice should be send to the non-applicant (member) im and if the member fails to make payment of the charges be made to the Deputy Register / Assistant Registrar, C.S. povery Certificate u/s 154B/29 of the Maharashtra Co-operation for issue of recovery certificate far the recovery of the appropriate percent as provided under bye-law Notes recovery as per applicantion, be receovered from the opposite property of the member and should be requested to pay should be treated as arrears of land revenue and recover able property of the member and should be requested to pay covery certificate through the Special Recovery Officer / Office The Chariman / Hon. Secretary Shri.  Society are / is hereby authorised to do everything in registration, to take part in proceedings, to make arrangement to application, to take part in proceedings, to make arrangement to applicate the second seco	cant) to make payment of the make payment of the make payment of demanding payment according to the notice of the Societies Act 196 mount along with interest of the Co-operative of the Co-operative or of the application desent during the Coupoint advocate etc.	make payment of society's make payment of society's charges to five amount due to an applicantion:  To issue the making and the making and all expenses total amount due for of the movable and for the execution of the Department.  To be made in this rise of enquiry of this

(2)





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	Co-operativ	ve Housing Society & Industries Estate / Premises Co-op Society Ltd.
		5 State / Fremises Co-op Society Ltd.
		No. :
		Date :
	or on the modeling	FOF OUTGOINGS DUES OF THE SOCIETY BY THE MEMBER G SOCIETY REMINDER 1 / REMINDER 2 / REMINDER 3
Sir /	Madam / M.S	
m_		
You	are a member of the	Co-operative
Hou	sing Society Ltd., at	occupying
Flat	No in Building No.	————Known as ———————————————————————————————————
As a	a member of the society, you from a ety as communicated to your time	are aware that you have to contribute your characters of the characters
2.	It is noticed from the records of the Sinking Fund, repayment of	ne society that your share of the charges, including the contribution to for the Loan with Interest Repairs fund. Major Repairing charges for the decided by the A.G.M. is amounting to Rs
	as on	the addition to other the court to
3.	your share or outgoings and char	nde to you orally and in writing you have failed and neglected to parges of the society. So by this notice, you are once again requested to a 2 of this notice within 15 days from the date of service of this notice.
cons 29 (1	If you fail to pay the amount me trained to apply to the Deputy / Ass	entioned in para 2 within the period stated above, the society will be istant Registrar, Co-operative Societies for issue of Certificate u/s 154E Societies Act. 1960, for recovery of dues as arrears of Land Revenue
		en endorsed to Shri. / Shrimati / M/s
		Who is / are joint / associate member with you.
		Yours faithfully,
		Chairman / Han Canada
		Chairman / Han. Secretary
Сору	y forwarded with compliments to Sl	hri. / Shrimati / M/s
2.	Shri / Shrimati / M/s	Joint / Associat
nem		erred to above, should note that they are jointly and serverally liable t
		Your faithfully
		Chairman / Hon. Secretary  Co-operative Housing Industrial Estate & Primises Society Lt
		(3)









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	No. :
EINAL NOTICE	Date :
FINAL NOTICE	
Form of Final Notice to be issued for payme making an application for issue of recovery cer	ent of dues of the society to the member / occupant before rtificate.
Sir / Madam / Shri. / Shrimati / M/s.	
You are a member / occupant of the	Co-operative Housing
Industrial Estate Premises Society Ltd., at	occupying
Flat No / Shop No	
	occupant of the society, you are aware that you have to
contribute your share of the charges of the so	
It is noticed from the records of the socie     amounting to Rs	ety that you have defaulted payment of your share of charges  — as on
In spite of repeated requests made to you	orally and in writing under letters dated,
	e of charges of the society. By notice datedyou
be constrained to apply to the Deputy / Assista	ne amount by the period mentioned therein, the society would ant Registrar, C.S for issue of recovery Co-operative Societies Act. 1960 for recovery of dues of the society.
4. This was considered in the managing co	ommittee meeting of the society held on
dues of the society and on failure to do so, an C.S for issue of reconstruction Societies Act, 1960 for recovery of dues, as a	ould be issued to you, calling upon you to make payment of application should be made to the Deputy / Assistant Registrar, overy certificate u/s 154B/29 of the Maharashtra Co-operative arrears of land revenue. Under the said resolution I have been ly, this Final Notice is issued to you and you are called upon to
pay dues of the society amounting to Rs.	on or before failing
which action for recovery of dues as stated ab	pove would be initiated.
	Your faithfully
	Chairman / Hon. Secretary — Co-operative Housing Society / Primises Co-op. Society Ltd (4)









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Affix Court Fee Stamp as shown of Front page reverse side

Application to be made by a Co-operative Housing Society Industrial Estate Premises Co-op. Society for issue of a recovery certificate for recovery of charges of the society

#### Before-the Deputy / Assistant Registrar C.S.

		. Programme and the second	
Hou	sing Society Ltd. / Industrial Estate Premises	The are the and the second state of the second	
	op. Society	Applicant	
Add	dress		
Shr	i./Smt./Messrs		
	Iress	Opponent	
	Amount	due for recovery Rs	
	. / Smt		
Cha	irman / Secretary of the		
Hou	sing Society Indu. Estate / Premises Society Ltd.		
stat	es as under :		
1.		Co-op. Housing Society Indu	Estate
	Premises society Ltd.  Premises Society registered under the Maharas		u. Estate
2.	The opponent is a member / nominal me	mber / occupant of the society in respec	t of the
	Flat / Shop No/ Plo	t No in the	Duilding
	named / numbered / Plo	t No in possession of the	
		t No in possession of the	society
	named / numbered / Plo The Opponent is the Joint / Associate men Flat No Plot No	t No in possession of the nber / occupant of the society, holding sha	society res and
	The Opponent is the Joint / Associate men	in possession of the nber / occupant of the society, holding sha	society res and pered as
	The Opponent is the Joint / Associate men	in possession of the nber / occupant of the society, holding shate in the building named / number and in possession of the society, joint the society is society.	e society ires and bered as intly with
3.	The Opponent is the Joint / Associate men	in possession of the nber / occupant of the society, holding shate in the building named / number and in possession of the society, joint who is a member of the	e society ares and bered as antly with society.









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- 4. The managing committee of the society carries on the general administration of the society, in accardance with the provisions of the Maharashtra Co-operative Societies Act. 1960. Maharashtra Co-operative Societies Rules 1961 and its registered bye-laws. This includes admission of persons to membership, transfer of shares and interest in the flat of members, recording of nominations, apportionment of charges of the society amongst members, issue of notice to members for payment of charges of the society and other incidental matters.
- 5. By virtue of the functions enumerated in Clauses 3 & 4 of this application, it is the responsibility of the society to collect contribution from members and includes the following items. The item wise amounts are mentioned below.
- (a) Property taxes (b) water charges (c) Common electricity charges (d) Contribution to Repairs & maintenance Fund (e) Expenses on repairs and maintanance of lifts including charges for running the lifts (f) contribution to the sinking fund (g) Service charges (h) Car parking charges (i) interest on the defaulted charges (j) Repayment o fthe installment of the loan and interest (k) Non-occupancy charges (l) Insurance charges (m) Lease rent (n) Non-agricultural tax (o) Any other charges (p) Non-agricultural licence fee.

Sr. No.	Item	Monthly / Quarterly
in	ne proportion of the charges of the society under the vaious heads detain the meeting of the general body / managing committee, held oncertified copy of the resolution of the said meeting is enclosed.	led in clasue 5 was decide
	ne amount of charges, as on the data of the application and as pe	r records of the society i

(6)





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Sr. No.	Item	Amount Monthly / Quarterly
155	profit for a square of a tolk provide a	a P. T. William H. Lan. T
ociety. Th	non applicant (opponent) has been and is irregular in making payme society repeatedly orally requested the opponent to make payme	nt of the society's charges
ociety. The he societ eafulted be hich have	he society repeatedly orally requested the opponent to make paymently also sent notices to the opponeent in writing to make paymently him. However, opponent did not respond and failed to make paymently him as mentioned in a mentioned in the society of the socie	nt of the society's charges at of the society's charges ent of the society's charges clause 7 of this application
ociety. The society of the society. This is society.	the society repeatedly orally requested the opponent to make payment to also sent notices to the opponeent in writing to make payment by him. However, opponent did not respond and failed to make payment e now accumulated to Rs as mentioned in matter was discussed in the meeting of the managing committee held	nt of the society's charges nt of the society's charges ent of the society's charges clause 7 of this application
coiety. The society and it the a	the society repeatedly orally requested the opponent to make payment to also sent notices to the opponeent in writing to make payment by him. However, opponent did not respond and failed to make payment enow accumulated to Rs as mentioned in matter was discussed in the meeting of the managing committee held it was decided that a notice should be send once again to the opportant due and authorised the Chairman / Honarary Secretary of the to the Deputy / Assistant Registrar, C.S	nt of the society's charges nt of the society's charges ent of the society's charges clause 7 of this application I on nent demanding payment of the Society to Societies Ac
This and it the a 1960 on fai	the society repeatedly orally requested the opponent to make payment also sent notices to the opponeent in writing to make payment by him. However, opponent did not respond and failed to make payment enow accumulated to Rs as mentioned in matter was discussed in the meeting of the managing committee held it was decided that a notice should be send once again to the opportant and authorised the Chairman / Honarary Secretary of the Deputy / Assistant Registrar, C.S	nt of the society's charges at of the society's charges ent of the society's charges clause 7 of this application on nent demanding payment of the Society to Societies Ac
This and it the a 1960 on fai	the society repeatedly orally requested the opponent to make payment also sent notices to the opponeent in writing to make payment by him. However, opponent did not respond and failed to make payment enow accumulated to Rs	nt of the society's charges nt of the society's charges ent of the society's charges clause 7 of this application on nent demanding payment of the Society to Societies Accepted.
This and it the a 1960 on fair the a given altern	the society repeatedly orally requested the opponent to make payment also sent notices to the opponeent in writing to make payment by him. However, opponent did not respond and failed to make payment enow accumulated to Rs as mentioned in matter was discussed in the meeting of the managing committee held it was decided that a notice should be send once again to the opportant and authorised the Chairman / Honarary Secretary of the Deputy / Assistant Registrar, C.S	nt of the society's charges at of the society's charges ent of the society's charges clause 7 of this application of the society to societies Action the Society to Societies Action ated
This and it the a given alterr Maha	the society repeatedly orally requested the opponent to make paymently also sent notices to the opponeent in writing to make paymently him. However, opponent did not respond and failed to make paymently him. However, opponent did not respond and failed to make paymently him. However, opponent did not respond and failed to make paymently him. However, opponent of the managing committee held in the was decided that a notice should be send once again to the opponent of the managing to the opponent of the Deputy / Assistant Registrar, C.S.  Insulance of the above decision of the managing Committee, a notice do was sent to the opponent by register amount due to the society from the opponent but the opponent failed to him to make payment of the amount due by him to the society. To native than to make the application for issue of a recovery certificate.	nt of the society's charges of the society's charges ent of the society's charges clause 7 of this application.  I on
This and it the a given alterr Maha	the society repeatedly orally requested the opponent to make paymently also sent notices to the opponeent in writing to make paymently also sent notices to the opponeent in writing to make paymently him. However, opponent did not respond and failed to make paymently him. However, opponent did not respond and failed to make paymently enow accumulated to Rs	nt of the society's charges of the society's charges ent of the society's charges clause 7 of this application.  I on





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- It should be ordered that amount spent by the society for this application should be recovered from the opponent.
- It should be ordered that the amount due for recovery from the opponent member should be recovered as Arreears of Land Revenue under Maharashtra Land Revenue code 1966.
- The recovery certificate issued for the recovery of the above mentioned amount from the Opponent should be executed through the special Recovery officer of the Co-operative Department, by attachment and sale of movable and / or immovable property of the opponent.

The applicant solemnly declares that the information given in this application is true and correct as per records of the society. The applicant further solemnly that the society shall furnish such further information as is necessary in support of the claim made in this application.

	Chairman / Hon. Secretary  ———————————————————————————————————
_	
True	e copies of the following documents are enclosed with this application.
1)	Two copies of application. One copy may be send to the Opponent.
2)	A Copy of the resolution of the general body meeting / Managing committee meeting of the society in which the proportion of the charges of the society of each member under the various heads including service charges, was decided.
3)	A Copy of the resolution passed by the managing committee in its meeting held on
	authorising the Chairman / Hon. Secretary to take action under section 154B/29 of the maharashtra Co-operative Societies Act. 1960.
4)	An extract of the ledger account of Shri. / Smt. / Ms.
	pertaining to the charges due from the member.
5)	A copy of acknowledgement Shri. / Smt. / Ms
6)	Other necessary documents.

vedsocietymgmt@gmail.com

