

1) Deemed Conveyance Drive by Cooperative Department:

Cooperative Commissioner for Cooperation and Registrar of Cooperative Societies, Maharashtra State has issued a direction dated 24th March, 2023 to all the District Deputy Registrar and Deputy and Assistant Registrar to undertake deemed conveyance drive in their respective jurisdiction by conducting seminars, workshop and other methods to encourage the societies to file the application for deemed conveyance.

2) Termination of Development Agreement by Housing society in the absence of any constructive work by developer is upheld by Bombay High Court:

IN THE HIGH COURT OF JUDICATURE AT BOMBAY ORDINARY ORIGINAL CIVIL JURISDICTION COMMERCIAL ARBITRATION PETITION (L) NO. 37197 OF 2022 WITH COMMERCIAL ARBITRATION PETITION (L) NO. 37219 OF 2022 in the matter of M/s.Viraj Kamman Real Estate Developers Pvt.Ltd Versus Gopal Terrace Co-op Housing Society Ltd , decided on 5th APRIL, 2023, Bombay High Court held at para 38 of the judgement that " the Arbitration has rightly recorded that it is not a fit case to grant reliefs to the claimant and the Tribunal has rightly focused, on the defunct approach of the petitioner, who has not commenced the work of redevelopment and mere payment of minimal corpus fund, is held not sufficient, for being entitled any relief in it's favour. Pitched against this in operative developer is the respondent Society and its members who, on being frustrated with it's approach has appointed a new developer. Tribunal has therefore rightly struck a balance between the unrest of two entities before it, by assessing the factual scenario. In the fact of this case after the DA is executed when the developer did not continue the development even after continuous approach, the society terminated the development agreement and appointed the new developer. In the Arbitration Tribunal, the first developer sought the interim stay on the development through another developer which was rejected by the Arbitrator. Accordingly, a petition was filed before the Hon'ble High Court by the first developer against the Arbitrator decision. The Hon'ble High court has upheld the decision of the Arbitrator.

3) Registration of Release deed between legal heirs is a must, held by Bombay High Court:

Bombay High Court, Nagpur Bench, in the Second Appeal No. 236/2014 in the matter of *Chandrabhaga Kolhe v. Suryabhan S/o Champatra Shende*, decided on 06/03/2023 held that a deed for relinquishment of inherited property is not admissible in evidence unless it is registered as required under section 17 of the Registration Act, 1908.