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Prakash Baviskar

Ref. No. MCHI/PRES/19-20/156

March 13, 2020

To,
Shri Santosh Rastogi (IPS)
Joint Commissioner of Police, Mumbai
92, Dr Dadabhai Naoroji Rd, Police Colony,
Dhobi Talao, Chhatrapati Shivaji Terminus Area,
Fort, Mumbai - 400001

Sub: Representation on various issues/problems faced by Developers

Respected Sir,

We thank you for the time allotted to CREDAI-MCHI Members and having patiently listened to our problems faced from the extortionist and gangsters.

As discussed, we would like to highlight below the various problems faced by the developers for your kind perusal and necessary action.

1. MahaRERA to replace MOFA:

In the light of MahaRERA coming in place, MOFA must be repealed. Please direct the Senior Police Officers not to take any complaint with regard to consumer grievances as they should approach MahaRERA Authority and not to file any complaint in the Police Station.

2. Local threats from miscreants at the Developers' office premises and sites:

It has been observed that, an organized group of miscreants frequently, walk inside the office premises and construction sites and threaten the Staff. We would like to bring to your notice that such things happen under the strong influence of political patronage.

When our staff make a complaint to the local police station, they are being informed that the owners of the company should be present for filing the complaint. Sir, as discussed we request you to allow the authorized person of the company to file such complaints as and when the incidence happen and we would appreciate if an immediate action is taken in this regard.

3. Pilferage of raw materials sent by Suppliers

Stealing/theft of our raw materials, on the way used for the construction purpose, has become a common phenomenon for all the developers. We earnestly urge the department to nab the culprits (organized gang) and nip it in the bud.

4. Problems with the Co-Op. Society after society being formed

As you are aware, after the sale of certain number of flats it is mandatory to form a society. After the registration of the society, the Chairman, Secretary do not allow the developers to enter the premises. The society do not follow the rules and regulations instead they allow parking of unauthorized vehicles to park at the parking spaces that are reserved for the unsold flats. It has been also observed that some societies raise inflated bills to the builders and demand transfer charges for the sold flats and maintenance for the unsold flats. We request you to look into this and resolve the issues amicably.

5. Suppliers complaining against Developers

This is to bring to your notice that the suppliers keep complaining against the developers for non-payment of their goods supplied. Sir, we would like to point out that the suppliers do not comply with the GST that they are bound to do it, and hence the payment are delayed and then the supplier file the complaint against us.

6. Complements to the Police Department

Complements to the Police Department for nabbing the gangster Ravi Pujari. We would like to emphasize that the police department has been supporting the industry in all manner and taking the corrective actions whenever complaints are made to the police department and there has not been a single complaint left unattended.

7. Site accidents

Whenever, the accidents happen at the project sites, the owners are called by the local police department for inquiry. Sir as discussed, we request you that under this scenario the site supervisor should be authorized to attend to the inquiry. We would like to emphasize here that we take all security precautions and inspite of this such mishap continue to happen.

We would also like to bring to your notice that even though the construction permitted time stipulated by the MCGM is from 6:00 am to 10:00 pm, we often get the police visiting at the sites asking to stop the construction before the permitted time.

8. CREDAI-MCHI humbly request the Police Department to sensitize these issues in all the concerned departments, and at the level of zonal DCPs, to control and resolve the issues at the respective jurisdictions.

As you are aware, that this industry is going through a rough patch and in deep pain. We say in last three years inspite of implementation of RERA, GST and Demonetization, all the developers are still surviving and the work is going on without any hindrance and are 100% compliant. We would like to stress here that the developers have not violated any rules and regulations that have been laid by MahaRERA Authority.

Sir, Corona Virus has made the situation worse. We request you to write to all the DCPs and all the Police Stations to sensitize them about the matter. We also request you to take all the complaints by the developers and file FIR.

Sir, please mark a copy to us when you would be writing to the DCPs and the Police Stations.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary