

**PRESIDENT**  
Mayur Shah

**IMMEDIATE PAST PRESIDENT**  
Dharmesh Jain

**PRESIDENT-ELECT**  
Nayan Shah

**VICE PRESIDENTS**  
Deepak Goradia  
Boman Irani  
Harish Patel  
Nainesh Shah

**HON. SECRETARY**  
Domnic Romell

**HON. TREASURER**  
Sukhraj Nahar

**CEO**

S. Shahzad Hussain, I.A.S. (Retd.)

**SPECIAL PROJECTS**  
Navin Makhija  
Rasesh Kanakia

**HON. JOINT SECRETARIES**  
Parag Munot  
Sandeep Runwal  
Lakshman Bhagtani  
Bandish Ajmera

**JT. TREASURERS**  
Mukesh Patel  
Jayesh Shah

**CO-ORDINATORS**  
Nayan Bheda  
Munish Doshi  
Tejas Vyas  
Pratik Patel  
Dhaval Ajmera  
Sandeep Shah

**COMMITTEE MEMBERS**  
Jagdish Ahuja  
Sanjay Chhabria  
Shailesh Sanghvi  
Jitendra Jain  
Deepak Gundecha

**INVITEE MEMBERS**  
Sandeep Raheja  
Rajesh Prajapati  
Shailesh Puranik  
Praful Shah  
Sachin Mirani  
Rushank Shah  
Rajeev Jain  
Diipesh Bhagtani  
Shyamal Mody  
Nikunj Sanghavi  
Digant Parekh  
Pritam Chivukula

**PAST PRESIDENTS**  
Vyomesh Shah  
Paras Gundecha  
Pravin Doshi  
Mohan Deshmukh  
Mofatraj Munot  
Rajni S. Ajmera  
Late G. L. Raheja  
Late Lalit Gandhi  
Late Babubhai Majethia

**MCHI-CREDAI UNITS**

**PRESIDENT, THANE**  
Ajay Ashar

**PRESIDENT, KALYAN-DOMBIVLI**  
Manoj Rai

**PRESIDENT, MIRA VIRAR CITY**  
Ashit Shah

**PRESIDENT, RAIGAD**  
Vikas Kothari

**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. MCHI/PRES/17-18/030

October 12, 2017

To,  
Hon'ble Shri Chandrakant Patil  
Revenue Minister  
Government of Maharashtra,  
Mantralaya, Mumbai - 400 032.

13 OCT 2017  
श्री. महाराष्ट्र, न्याय व न्यायिक  
सचिव, न्यायिक (न्यायिक) विभाग  
महाराष्ट्र शासन, मंत्रालय, मुंबई - 400 032

**Sub: Rs. 100/- Stamp duty on Conveyance or Agreement for Development in respect of land declared as Slum or Slum Rehabilitation under Maharashtra Slum Act.**

Respected Sir,

Greetings from MCHI-CREDAI

We are very much thankful to you, for giving us your most valuable time for meeting with MCHI-CREDAI Members, to expedite important issues related to Revenue Department for Real Estate Industry.

MCHI-CREDAI is an apex body of Builders/Developers, from MMR and continuously working in favour of Builder community for their prospective purpose and to get positive results from the Government level by constant follow up. In our continuous two rounds of meetings with you and Revenue officials, gives tremendous boost for important works, which are held up since long back.

Stamp Duty on conveyance or agreement for sale or agreement for development or any other instrument including Joint Venture in respect of land declared as Slum under Slum Act, or which qualifies for slum rehabilitation scheme under DCR 33 (10) or Section 3 of Slum Rehabilitation Act should be Rs. 100 only.

The premium which is levied by Government for the land which is taken for redevelopment of slums on it, is 25% of the Ready Reckoner rate. Such premium is charged only at the time of sanction of the scheme on such land. Any land which is encroached as slum, and is to be acquired under Maharashtra Slum Act, then its valuation is done in accordance with the provisions of Section 14 of the Slum Act. Under Slum Act, the valuation of the slum land is equal to 100 months rent /compensation which is permitted to be charged and payable by the slum dwellers. This amount comes to not more than 5% of the Ready Reckoner rate of any property. In case of land encroached by the slum dwellers, under the Slum Act, the owner is not entitled to collect any rent and neither entitled to remove any encroacher from such land. In view of this, the maximum compensation, the owner can collect is Rs. 10/- per Slum Dweller unit under the Slum Act.

In view of the above reasons, the valuation of slum land can either be as per the consideration payable under the Maharashtra slum act at the time of acquisition or it can be premium being charged by Government for government land involved in

slum rehabilitation. Only if the slum land is being transferred after issue of LOI sanctioning the rehabilitation scheme, the real valuation of the land can thus be based on the acquisition value of the slum land under the Maharashtra Slum Act. However, in such case of transfer of slum land where in rehabilitation scheme is sanctioned, then valuation of such land shall be @ 25% of the Ready Reckoner rate of such land. The present system of calculating the Stamp Duty based on FSI potential of the slum land is completely erroneous.

Therefore, our request is to accept Rs. 100/- as a Stamp Duty as a Conveyance for Agreement for Development in respect of land which is declared as Slum or Slum Rehabilitation under Maharashtra Slum Act.

Awaiting for your kind cooperation.

Thanking You,

Yours faithfully,  
For CREDAI-MCHI



**Mayur Shah**  
President



**Domnic Romell**  
Hon. Secretary



**S. S. Hussain, I.A.S. (Retd.)**  
Chief Executive Officer