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Paras Gundecha  
Pravin Doshi  
Mohan Deshmukh  
Mofatraj Munot  
Rajnikant Ajmera  
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Late Lalit Gandhi  
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Kiran Bagad

**PRESIDENT, NAVI MUMBAI  
UNIT**

Vijay Lakhani

Ref. No. MCHI/PRES/19-20/372

June 5, 2020

To,  
**Shri Iqbal Singh Chahal (I.A.S.)**  
**Municipal Commissioner,**  
**Municipal Corporation of Greater Mumbai**  
**Mumbai - 400 001.**

**Sub: Request to issue policy for delayed of installments payable against various premiums payable to MCGM for ongoing development in Mumbai.**

**Ref:- MCGM Circular bearing No. CHE/DP/14770/GEN dated 17/09/2019**

**Respected Sir,**

Reference is please invited to the subject matter cited above and with respect to the above referred circular for payment of various premiums to MCGM in installments.

In this case, various developers have availed installment facility for paying the premiums payable against staircase premium, open space deficiency, fungible premium and the premium payable for additional FSI in installments as per the aforesaid policy. However due to the vast and rapid spread of Covid-19 virus in various parts of our country including our state has cause our State Government to issue certain regulations for safety our citizens while exercising this power under relevant provisions of Epidemic Disease Act, 1897 wherein inter-alia offices were directed to remain shut and the same was due communicated by MCGM vide its circular which was subsequently modified by MCGM by another circular issued on 16.03.2020 thereby the Public and Private companies, Corporate and Establishments were permitted to function by allowing 50% of the usual staff to attend the office on any day. This was followed by nationwide lock down in the light of the directions of Central Government which was continued in a form of Lock Down 1.0, Lock Down 2.0, Lock Down 3.0 and Lock Down 4.0 till 31<sup>st</sup> May, 2020.

Further, as regards to development within the limits of Mumbai Municipal Corporation, Lock Down is still continued till 30th June, 2020. The impact of Covid-19 has been felt by the economy and the sectors world over including our country. For instance, steps have been taken by the Finance Minister and RBI to ease the financial pressure on various sectors of the loan repayment etc. Even the Real Estate Sector in India has been very badly affected as the construction site has been closed down and the migrant labours working on these sites has left the City, State and have gone to their native places but of the problem that we in Real Estate Sector are facing are to which you and your offices are no strangers to.

In continuation to the aforesaid decisions taken by the Central Government, a fresh notification which is issued by Central Government dated 28<sup>th</sup> May, 2020 for allowing all the permissions to be validated for further period of 9 months and also not to charge any interest or penalty for a period of 9 months from the date of Lock Down i.e. from 25.03.2020 and in pursuance to the said order; Government of Maharashtra has issued notification dated 04.06.2020 wherein it has been categorically mentioned that orders issued by Central Government has to be followed. Accordingly, waiver of penalty and interest has been given for a period of 9 months from the date of Lock Down i.e. from 25.03.2020.

Considering the aforesaid facts and steps taken by Central Government and State Government, we hereby request that considering the severe economic constraints Real Estate Industry is facing as on date wherein we are struggling to start economy by restarting the construction work which was halted for a period of more than 2 months, **we hereby request your kind good selves to not to insist the payment of any due installments which were due on or before 25.03.2020 for a further period of 9 months and not to charge any penalty or interest to that effect.** We hereby further request Municipal Corporation to kindly take an undertaking from the developer that payment for the same will be made after the deferment for period of 9 months and till such time all the pending approvals with reference to the already approved plans may be granted from time to time including commencement certificate. The recovery of the payment can be done before grant of further approvals of amended plans wherein additional built-up area is proposed to be added to the project or before grant of Occupation Certificate whichever is earlier. Doing this will help the Real Estate Sector to survive in this testing times.

In light of aforesaid facts and present circumstances, we are requesting to consider our representation and issue appropriate circular to this effect and oblige.

Even with COVID-19, we are hopeful that with the support of the Government, we will be one of the major sector to contribute towards re-building State of Maharashtra

Look forward to your continuous help and support.

Thanking you,

Yours Sincerely,  
**For CREDAI-MCHI**

**Nayan A. Shah**  
President

**Bandish Ajmera**  
Hon. Secretary