

MINUTES

Name of the Meeting	Monthly Core Committee Meeting							
Meeting Chaired by	Shri Vimal Shah, President, MCHI-CREDAI							
Meeting Conducted by	Shri Nainesh Shah, Hon. Secretary, MCHI-CREDAI							
Date of the Meeting	Thursday, December 5, 2013			Time of the Meeting		6:00 pm		
Venue of the Meeting	MCHI-CREDAI Conference Hall							
Total Committee Members (18)	No. of Member Present		5	No. of Members Absent		6	Leave Granted to	7
Member Present	1. Shri Vimal Shah, President 2. Shri Deepak Goradia, Vice President 3. Shri Nainesh Shah, Hon. Secretary 4. Shri. Harish Patel, Hon. Joint Secretary 5. Shri Sandeep Runwal, Hon. Joint Secretary							
Leave of Absence Granted to	1. Shri Ashok Mohanani, Hon. Joint Secretary 2. Shri. Sukhraj Nahar, Hon. Treasurer 3. Shri Bandish Ajmera, Hon. Joint Secretary 4. Shri Mukesh Patel, Hon. Joint Treasurer 5. Shri Rasesh Kanakia, Co-ordinator 6. Shri Jagdish Ahuja, Co-ordinator 7. Shri. Parag Munot, Co-ordinator							
Name of Members Absent	1. Shri Dharmesh Jain, President-elect 2. Shri. Boman Irani, Vice President 3. Shri. Mayur Shah, Vice President 4. Shri. Nayan Shah, Vice Presidents 5. Shri Lakshman Bhagtani, Joint Treasurer 6. Shri Pujit Aggarwal, Co-ordinator							
Guest Attended	----							
Name of the officials from MCHI-CREDAI	1. Shri S. S. Hussain, CEO 2. Mrs. Anjana Chheda, Legal Advisor 3. Shri C. P. Goyal, Chief Manager, Finance & Admin 4. Shri Avadhoot Rane, General Manager (Liaison)							

Sr. No. Agenda	DISCUSSION & DECISION	
1	To read and confirm the minutes of core committee meeting held on December 5, 2013.	
	Minutes of the Core Committee Meeting held on November 12, 2013 were taken as read and confirmed.	
2.	Legal Matter:	
	i.	Discussion on opinion of Advocate General Shri D. J. Khambata on issue of redevelopment matter
		<p>Shri D. J. Khambata, Advocate General has given the opinion on the issue of redevelopment of buildings which have already use TDR. It is opined that TDR is given to the owner in lieu of serenading land to public body for public purpose. TDR is permanent benefit arising out of land, therefore computing FSI for redevelopment the TDR quantum should be consider along with basic FSI of the plot. In short the developer/ owner will be entitled to have the benefit of used TDR for redevelopment.</p> <p>President, Shri Vimal Shah said that this opinion should be followed further at committee level. It was further informed not to circulate this opinion.</p> <p>Shri Avadhoot Rane, General Manager (Liaison) was instructed to obtain prior approval of all communication before putting to the group.</p>
	ii.	Letter received from Jaykaran Gupta - Satra Properties (India) Ltd. for permission to file review petition in SLP No. 21052 of 2012.
		The letter should be written to Satra Properties, for furnishing the copy of the review petition and the same will be filed if approved, in the name of MCHI-CREDAI and Satra Property will have to deposit Rs. 50 lakhs towards the Legal Costs and anything in balance after deducting legal costs will be refunded.
	iii	Discussion on issue of Writ Petition filed by Mazagaon builder in subject of Doppler Radar
		It was pointed out by Mrs. Chheda, Legal Advisor that in the Doppler matter M/s. Red Stone Realtors have filed Writ Petition under No. 2572 of 2013. The Writ Petition will appear for admission on December 16, 2013 before division bench consisting Hon'ble Justice Shri V. M. Kanade and Hon'ble Justice Shri M. S. Sonak. Shri Vimal Shah instructed Shri Avadhoot Rane, General Manager (Liaison) to find out of the names of director/partner of concern company and he will talk to them about Writ Petition. And if they are not a position to represent this matter through senior counsel, in that event MCHI-CREDAI will give assistance to them or file separate Writ Petition.
	iv	Discussion about GR and Gazette Notification of 20% EWS /LIG scheme to challenge in Court
		<p>Shri Rahul Dwarkadas, Solicitor of M/s. Wadia Ghandy & Co. is already instructed to draft the petition. He should furnished principal points on this issue first.</p> <p>Shri Deepak Goradia has furnished some issues relating to above refer GR. Shri Goyal is requested to circulate the note to all Members of MCHI-CREDAI on GR and request them to furnish their views and queries on that behalf. The view and responses from members will be discussed after Tuesday.</p>

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	v	Discussion about Heritage CC issue
		Shri Vimal Shah pointed out that Senior Counsel is giving opinion shortly and thereafter BMC will take administrative decision in heritage issue. The Writ Petition will appear on board on December 17 2013.
	vi	Discussion on issue of 43 CA Writ Petition and CBDT.
		Shri Vimal Shah, President will read the draft petition prepared by Advocate Shri Naresh Jain and instructed to fix the meeting with Advocate Shri Naresh Jain
3.		Finance Matter:
	i.	Seminar held on REIT on November 28, 2013 at MCHI-CREDAI Office.
		Instructed to circulate the presentation on REIT given by Shri Jayesh Karia of KPMG to all the members of MCHI-CREDAI which are already has been done.
	ii.	To discuss collection of Rs. 1 lakh against Legal Fund
		Further have send emails and follow up with SMS.
4.		Liaison Matter :
	i.	Finalized the letter address to Hon'ble Shri Narendra Modi, Chief Minister, Gujarat
		<p>It has been decided by the President that after confirming the programme from Hon'ble Chief Minister of Gujarat we will forward the letter to him.</p> <p>Also it has been discussed and decided that MCHI-CREDAI will forward the invitation letter in different format to Shri Rahul Gandhi, Vice President of the Indian National Congress and the Chairperson of the Indian Youth Congress and the National Students Union of India, New Delhi.</p>
	ii.	Discussion on issue of NA Tax in SRA Development
		This issue has been raised by Hon'ble Secretary about SRA Development work, so CEO explained that NA Tax is mandatory in SRA Development. The same was also checked up with SRA CEO. The President also reiterated that there is no such general exemption from NA payment.
	iii.	Discussion on Cluster Development.
		It has been said from the sources of UDD that it will take a time of 10 to 15 days to clear this scheme. As it is news and has to be verified and confirmed.
	iv.	Discussion on letter received by Shri Gopal Shetty MLA related to Stamp Duty
		It has been decided that CEO will write a letter to Shri Chokalingam (IAS), IGR for State of Maharashtra to find out the details about the subject of Stamp Duty and Development agreement. Also CEO will discuss this issue with him for further clarification.
5.		Secretariat Matter:
	i.	Finalize the additional names to be incorporated in Managing Committee members and invitee members
		Two names Shri Vallabh Sheth from Sheth Developers and Shri Sandeep Shah from HBS Realtors are to be added as Invitee Members

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	ii.	Discussion about News Letter - CEO
		To be edited by CEO and should consist of 3-4 pages. Our objective for the news letter is to inform our members as to what MCHI-CREDAI is doing for them. There should be no photos.
	iii.	Discussion Accent Response
		This point was not discussed in the meeting.
	iv.	Discussion on attendance of members in Managing Committee & Core Committee meetings
		President informed the CEO that MCHI-CREDAI will write a letter to all whose attendance is less than 50% for meetings of Managing Committee and Core Committee. Also President will personally speak to such members those who are absent regularly for the above meetings.
	v.	Discussion to form Advisory Board
		This subject has been deferred.
	vi.	Discussion about CREDAI Conference Call
		President discussed with Shri R. S. Ajmera about CREDAI Conference which is scheduled on 13 th and 14 th December at J W Marriott, New Delhi. Being Task Owner, CREDAI Relation Shri R. S. Ajmera requested President to forward details of CREDAI Conference to all MCHI-CREDAI to attend the same.
	vii.	Discussion about workshop on "Negotiation Skills in Business".
		The point not discussed in the meeting.

The meeting ended with thanks to the chair.

For **MCHI-CREDAI**

Sd/-
Nainesh Shah
Hon. Secretary