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Vijay Lakhani

Ref. No. MCHI/PRES/19-20/385

June 11, 2020

To,

Shri Omprakash Deshmukh (I.A.S.)

Inspector General Registration and Controller of Stamp

Government of Maharashtra

Sub: Request to direct National Informatics Centre to expedite the availability of software for online E-registration of documents from the office of the Developers

Respected Sir,

A few years back, the department of Registration and Stamps, Maharashtra, has made a provision of E-registration facility for online registration of documents viz Leave & License documents from the public and the sale documents from the office of developer with condition that minimum 500 flat agreements would be required to be registered by the developer.

With object to avail and extend the E-registration facility to the developers in wake of outbreak Covid-19 shutting down all sub-registration offices and causing losses to the State Revenue, Government of Maharashtra has taken various measures initiatives to curb losses and help the developers amid which the Hon'ble Authority the Inspector General of Registration and Controller of Stamps has issued a circular dated 27-04-2020 relaxing the earlier condition of minimum requirement of 500 flat agreements to 50 flat agreements in the project.

As per the said circular, any interested developer can submit a proposal through an application to the Joint District Registrar through a digitally signed soft copy to his official email id with all annexures and other documents. Accordingly, few members of CREDAI-MCHI had applied to the concerned Joint District Registrar at Bandra Kurla Complex Mumbai to avail e-registration facility for their project with compliances of all requirements and conditions.

The Joint District Registrar, who after carrying out due scrutiny of the e-registration proposal with procedural requirements. They were kind enough to grant necessary permission for getting registered the documents through online E-registration from work place in coordination with the Sub-registrar -Kurla-5 as submission and acceptance authority for documents.

Our members have been continuously following up with the Sub-registration Kurla-5 to have User Id and password to operationalize e-registration facility since the time of above permission granted.

To our surprise Sub-registrar office-Kurla-5 informed us that no link or software has been provided for online e-registration of documents. Afterwards we learnt that National Informatics Centre (NIC) is developing the requisite software to which Desk-4 is the authority at Pune, one of our member then brought the issue of non-available of software to the notice of that concerned personnel at Desk-4.

When contacted them telephonically, they said that NIC is working on the software and dummy testing will be carried out, however, he is in no position to give the timeline by which date the software will be ready implying the use of e-registration any time soon is not at all possible.

In conclusion, Sir, in the absence of software, our members are unable to use e-registration facility for registration of the sale documents and leaving us disappointed, this will certainly affect the sales and business. It is very difficult to convenience the customer and attract them for sale of flats in such difficult time of pandemic crisis. Moreover, the government is also losing the revenue, which they would have earned through stamp duty and registration charges. Hence its loss of revenue to business as well to the state which is utmost required in current situation for the survival

CREDAI-MCHI Prayer

We humbly requested to take up the above software issue with the concerned authorities and direct them to expedite the completion of the software so as to make the use of E-registration by the developers at the earliest.

Thanking in anticipation of speedier direction to the concerned authorities to provide the software at the earliest for use of e-registration facility by the developers.

Look forward to your continuous help and support.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary