

Additional Chief Secretary (Retd.) Government of Maharashtra

S. S. Hussain I.A.S. (Ex)

Chief Executive Officer

Ref. No. MCHI/CEO/17-18/016

August 02, 2017

- Sub: About obtaining an Occupation Certificate for Affordable Housing Projects at Palghar District.
- Ref: Representations submitted by Shri Paras Gundecha, Past President of CREDAI-MCHI, Mumbai.

Dear

Please refer the attached representations submitted by our Past President, Shri Paras Gundecha to the concerned government authority regarding to obtain an Occupation Certificate for Affordable Housing Project at Palghar District. The above said project is also submitted to the Hon'ble Chief Minister's Office under the MoU for Affordable Housing with Government of Maharashtra, during Make in Inda programme.

In view of the above, I would like to request you to examine the project details and instruct the concerned to expedite the issue positively at the earliest, please.

Yours

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(S. S. Hussain)

To, Shri Sanjay Kumar (I.A.S.) Additional Chief Secretary Housing Department, Government of Maharashtra, Mantralaya, Mumbai - 400 032 CC to: 1. Shri Aseem Kumar Gupta (I.A.S.) Secretary Paral Development Department & Panchayati Raj covernment of Maharashtra Mumbai 32. Dr. Prashant Narnaware (I.A.S.) District Magistrate & Collector Palghar Collector Office **Palghar** District जीवनारी कार्यालय 3. Smt. Nidhi Chaudhary (I.A.S.) **Chief Executive Officer** Palghar Zilla Parishad office Palghar Encl : As above



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1" August, 2017

Shri, Aseem Kumar Gupta, (IAS) Rural Development Department, Government of Maharashtra, Mantralaya, Mumbai - 400 032.

Shri, Gautam Chaterjee,
Chairman,
Maharashtra Real Estate Regulatory Authority,
3^{rii} Floor, Slum Rehabilitation Authority,
Bandra East, Mumbai

Sub : Not Getting Occupation Certificate in our Project at Village Nandore, District Palghar on Gut No.145, Sector A, Plot No.1, 2, 3 and 9.

Sir,

Ic.

We would like to inform you that as per the dream of our Prime Minister Shri. Narendra Modi for affordable housing, we have commenced the above mentioned project under the category of "Affordable Housing" but we are facing lot of problems for obtaining the Occupation Certificate even though our buildings are completed nearly one year back.

We would like to inform you that invabove project even though the Sanctioning. Authority is Collector Palghar, but still the right to issue the Occupation Certificate is with Gram Panchayat Nandore and Devkhop. The said Gram Panchayat meets only once in two months, further even in the meeting there is no required quorum. Because of this there is an absolute delay in getting the Occupation Certificate

We would like to say that on 18th January, 2017 we had applied for the Occupation Certificate to the Gram Panchayat Nanadore and Devictor but till today inelieven after a long period the Occupation Certificate is not granted. Please find attached herewith our application dated 18th January, 2017 as Annexure **"A"**

We would like to say that as we have not received Occupation Certificate from Gram Panchayat Nandore and Devkbop we have approached the Collector Palghar on 21st June, 2017 requesting him to

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assue Occupation Certificate - Please find attached herewith is our application to the Collector Palghar dated 21st June, 2017 as Annexure "B"

We would like to inform you that we are in the business since last 50 years but we have not faced such kind of a problem. In the present case our entire building is ready and we want to give the possession but only because the Occupation Certificate is not received we can't proceed ahead. You will appreciate that there is no fault on our part and it is only because of the problems of Gram Panchayat Nandore and Devkhop we are losing our prestige in the market, which has been earned for the last 50 years and because of this our buyers in above project are getting dissativitied for no fault on our part.

In the afore said circumstances we request you to interfere in the matter and issue necessary instructions to the Collector Palghar so that we can get the Occupation Certificate at the earliest and as a consequence of sale can hand over Possession to the Buyers.

Looking forward for your response in the matter

Thanking you,

For GUNDECHA CONSTRUCTION PVT. LTD.,

PARAS GUNDECHA DIRECTOR. M: 9821092429 End: a/a.

CC:

To, The Collector, Palghar, Chintupada Rd. Udhyog Nagai Palghar. Maharashtra 401404



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महादय,

आमरी गट के १४५ प्लॉट नं१ मौजे-नंदोरे, ता. पालघर येथील मा. जिल्हाधिकारी पालघर याद आदेश क महसुल / कल-१ / टे.१/एनएपी / एसआर-१०९ / २०१३ दि. ३०/१०/२०१३ अन्वये वाधकाम वालु केले आहे. TYPE-E-3, A-1 & E-7 या इमारतीचे बाधकाम पूर्ण केले आहे.

तरी आपण पाहणी करून भागताः भोगवटा प्रमाणपत्र (partly Occupation Certificate) देखव ही विनती

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- 1) बावकाम परवानगीची छायांकीत प्रत
- 2) बाउकाम नकाता सयांकीत प्रत 3)
- बायकाम सल्लामार यांचे काम पुर्णत्वाचा दाखला

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(मे गुदेख कस्टूक्शन प्रा. ति.)

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जा, जिल्हारिकारी चालघर,

विषठ :- भोजवटा प्रजाण जिळणे बाबत.....

महोक्य.

জ্ঞাননী বাত. বা. १४৭ পুঁথাত ফ.। নীউ বাতীই না. যালঘন ইষ্ঠিল না. जिल्हाয়িকানী চাটা সুক্তবালত অধ্যেন বাই আৰক্ষা ফ সমন্তল 'ফজ -। /ই. । /एवएपी /एन(जान) '০০ / ৭০৫ বি. ৮০ /৫০/২০৫৫ জনতাই বা হনাননিই ভায়কান আলু কল মাই. এইব না. জিল্লায়িকানী যালঘন, বাই আৰক্ষা ফ. নমন্তল 'কল্প-। /ই. । /एवएपी /एनআন /২০২ /২০৫৬ কি. ৮. /০০ / ২০৫৬ তবা দেৱলয়ই বুয়াইন ভায়কান ঘন্যাকানী যেবে হ্লালী আই. ৪ এ C যিঁৱাই ভায়কান যুৰ্তা আলল জন্তুৰ D যিঁৱাই ভায়িকান জানায়া: যুৰ্তা হ্লালৈ জাই.

ননী সাররিয়ান জাঁরায়াতা যেরাতা যের (B & C যিরা যুর্তা য D যিরা সারাহা:) ইতান যিরারী ক্লাই.

कळाचे.

ज्ञानता.

GUNDECHA

(जे. गुढेचा कंस्ट्रक्बान प्रा. लि.)

ओबत -

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- L. 2) अट्रक्यबल अभिवंता वांचा काखला.

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