

**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

- sd -

(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  
Rural Development Department & Panchayati Raj  
Government of Maharashtra  
Mumbai
2. **Dr. Prashant Narnaware (I.A.S.)**  
District Magistrate & Collector  
Palghar Collector Office  
Palghar District
3. **Smt. Nidhi Chaudhary (I.A.S.)**  
Chief Executive Officer  
Palghar Zilla Parishad office  
Palghar

Encl : As above



# GUNDECHA CONSTRUCTION PVT. LTD.

GUNDECHA

1<sup>st</sup> August, 2017

To,

1. **Shri, Aseem Kumar Gupta, (IAS)**  
Rural Development Department,  
Government of Maharashtra,  
Mantralaya, Mumbai - 400 032.
2. **Shri. Gautam Chaterjee,**  
Chairman,  
Maharashtra Real Estate Regulatory Authority,  
3<sup>rd</sup> 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,

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 in above 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 18<sup>th</sup> January, 2017 we had applied for the Occupation Certificate to the Gram Panchayat Nandore and Devkhop but till today i.e. even after a long period the Occupation Certificate is not granted. Please find attached herewith our application dated 18<sup>th</sup> January, 2017 as Annexure "A".

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



NDECHA CONSTRUCTION PVT. LTD.

GUNDECHA

issue Occupation Certificate. Please find attached herewith is our application to the Collector Palghar dated 21<sup>st</sup> 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 dissatisfied 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: 9821092439

Encl : a/a.

CC:

To, The Collector, Palghar,  
Chintupada Rd. Udhayog Nagar,  
Palghar, Maharashtra 401404

1.8.17



**GUNDECHA**

CONSTRUCTION PVT. LTD.

**GUNDECHA CONSTRUCTION PVT. LTD.**

दि २८/०९/२०१७

प्रति,

श्री. सरपंच

ग्रामपंचायत, नंदोरे-देवखोप.

विषय - मागशा भोगवटा प्रमाण मिळवणे बाबत.....

माहिती,

आम्ही नट क्र. १४५ प्लॉट नं. १ मीजे-नंदोरे, ताल. पालघर येथील मा. जिल्हाधिकारी पालघर याद आदेश क्र. महसुल/कस-१/टे.१/एनएपी/एसआर-१०९/२०१३ दि. ३०/१०/२०१३ अन्वये बांधकाम चालू केले आहे. TYPE-E-3, A-1 & E-7 या इमारतीचे बांधकाम पूर्ण केले आहे.

तरी आपण पाहणी करून भागशा भोगवटा प्रमाणपत्र (partly Occupation Certificate) देऊव ही विनंती.

संलग्न-

- १) बांधकाम परवानगीची छायांकीत प्रत
- २) बांधकाम नकाशा छायांकीत प्रत
- ३) बांधकाम सल्लागार यांचे काम पुर्णत्वाचा दाखला



आपला विश्वासू,



(मि. गुदेच कंस्ट्रक्शन प्रा. लि.)

Corporate Office: 801, 8th Floor, Sankar, B.S. Phadke Marg, Off. Sea Cliff, Near Anchor Flyover, Anchor Bldg, Mumbai - 400023. Ph. 022-22671687/1688 Fax 022-22671689  
City Office: 511, Gundechea Chambers, 4th Floor, Fort, Mumbai-400023. Ph. 022-22671687/1688 Fax 022-22671689  
E-mail: info@gundechea.com Web: www.gundechea.com

CIN: U45202MH1982PTC027549

City Office: 511, Gundechea Chambers, 4th Floor, Fort, Mumbai-400023. Ph. 022-22671687/1688 Fax 022-22671689  
E-mail: info@gundechea.com Web: www.gundechea.com

CIN: U45202MH1982PTC027549



GUNDECHA

GUNDECHA CONSTRUCTION PVT. LTD.

प्रति,

मा. जिल्हाधिकारी पालघर,

विषय :- भोगवटा प्रमाण निकाली बाबत .....

महोदय,

आम्ही मट. नं. १४५ मुखंड क. १ मीजे नंडोरे ता. पालघर येथील मा. जिल्हाधिकारी ठाणे मुख्यालय जवळ येथे आदेश क्र. महसूल / कक्ष-१/टे. १/एनएपी/एनएनए/ १०५/२०१३ दि. १०/१०/२०१३ अन्वये या इमारतीचे बांधकाम चालू केले होते. परंतु मा. जिल्हाधिकारी पालघर, यांचे आदेश क्र. महसूल / कक्ष-१/टे. १/एनएपी/एनएनए/२५२/२०१५ दि. १५/०५/२०१५ च्या प्रमाणवटे सुधारीत बांधकाम पत्रपत्रांमधील प्राप्त झाली आहे. B & C विंगचे बांधकाम पूर्ण झालेले असून D विंगचे बांधकाम आगष्टा: पूर्ण झालेले आहे.

तरी मागितल्या भोगवटा प्रमाण पत्र ( B & C विंग पूर्ण व D विंग आगष्टा:) देणेन विनंती आहे.

तुकाराम

आपला,

( ने. गुंदेचा कन्स्ट्रक्शन प्रा. लि. )

सोबत -

- १) सुधारीत बांधकाम पत्रपत्रांमधील छायांकित पत्र
- २) सुधारीत बांधकाम नकाशा छायांकित पत्र
- ३) बांधकाम नक्सासमय येथे काढा पूर्णत्वाचा कागद.
- ४) नटपत्रात अभियंता यांचा कागद.

21.6.17