

Ref. No. MCHI/GEN/13-14/020

July 22, 2013

To,
All Members of MCHI-CREDAI & MCHI-CREDAI Units

Sub: Real Estate scenario in general and its impact on property redevelopments

Dear Sirs,

A National Conference on Co-operative Societies, Trusts, Redevelopment of Properties, Legal and Taxation Aspects organized by Committee for Co-operatives & NPO Sectors, Institute of Chartered Accountants of India on 3rd & 4th August 2013 at K. C. College Auditorium, Churchgate, Mumbai.

The Technical Sessions will be taken in this conference by the renowned dignitaries in their respective fields such as;

- **Real Estate scenario in general and its impact on property redevelopment**, Shri D. L. Desai (Shankarbhai) of Builders Association of India will be the speaker.
- **To explain the concept and working of Fungible FSI**, Shri Manoj Daisaria, Architect, Past President, PEATA & Shri Sudhir Ghatge, Former Chief Engineer, DP, MCGM will be the speakers.
- **For VAT issues**, Advocate Kishore Lulla, President Sales Tax Practitioners Association of Maharashtra.
- **Service Tax aspects** will be explained by Shri Sushil Solanki, Service Tax Commissioner-I, Mumbai.
- **Structural Audits in Co-Op. Societies- requirements and compliances responding to notices u/s. 354 of the MMC Act**, Shri Satish Dhupelia, Consulting Engineer, will address the same. And many more

The detailed brochure is attached alongwith Registration Form and contact details. Those who wish to attend this Conference on 3rd & 4th August 2013 are requested to get registered at the application collection centers mentioned in the attached brochure.

For further details please contact :

Dr. Amit Agrawal (Secretary, Committee for Co-operatives & NPO Sectors) 09350572094, congos@icai.in

Thanking you,

Yours truly,
For MCHI-CREDAI

Sd/-
C. P. Goyal
Chief Manager, Finance & Admin

Venue : K.C. College Auditorium, Churchgate, Mumbai

Timings : 3 August 2013 (09:30 AM - 06:00 PM) &

4 August 2013 (09:30 AM - 01:00 PM)



Registration Details

- Registration on first come first served basis.
- Fees for registration:

On or before 20.07.2013	Rs. 1400
From 21.07.2013	Rs. 1600
A society can nominate on its letterhead two of its members at a combined discounted fee of Rs. 2200.	

- Modes of Registration:

i) Cheque/DD in favour of "Secretary, The Institute of Chartered Accountants of India" payable at Delhi along with a filled up registration form should be submitted at-

Committee for Cooperatives & NPO Sectors, Sixth Floor, Administrative Block,

"ICAI Bhawan", The Institute of Chartered Accountants of India, A - 29, Sector - 62,

NOIDA - 201309, Phone (+91) 120 3045 996 OR

"ICAI Bhawan", The Institute of Chartered Accountants of India, 27, Cuffe Parade, Colaba,

Mumbai - 400 005, Phone (+91) 022 39893989, 39802945, 39802906 OR

Collection centres as per list enclosed.

ii) Registration and payment of fees can also be done online by following the link below:

<http://220.227.161.86/30180congoc-conference-mumbai13.pdf>

- Participants can send their queries in advance to ccnpo@icai.in (Please quote your Conference participation receipt Number)

Conference Chairmen CA. Anuj Goyal, CCM & Chairman, CCONPO		Conference Director CA. Tarun Jannadas Ghia, CCM & Vice Chairman, CCONPO	
Conference Coordinators			
NAME	CONTACT NO.	EMAIL ID	
CA. R.C. Reshamwala	022-28835624	ramesh_reshamwala@rediffmail.com	
CA. Pankaj Shah	09821126604	capankajshah@gmail.com	
CA. Yashvant R. Desai	09820448365	yr_desai@yahoo.com	
CA Pathik Bharat Shah	09870148084	shahpathik123@gmail.com	
CA. Pramod Dhamankar	09987155522	pramodpdc@rediffmail.com pramodpdc@gmail.com	
CA. A.M. Shetty	09820031849	amshetty30@gmail.com	
CA. Sarad Beria	09820508633	beria@usa.com	
CA. Sunil Vankawala	09867338477	sunilvankawala@yahoo.com	
CA. Jignesh Savla	09820260070	caljigneshsavla@gmail.com	
CA. Kishore Thakrar	09324620343	Kj1987@yahoo.co.in	

For further details please contact :

Dr. Amit Agrawal (Secretary, Committee for Cooperatives & NPO Sectors) 09350572094, congoc@icai.in



National Conference on Co-operative Societies, Trusts, Redevelopment of Properties, Legal and Taxation Aspects

Organized by

Committee for Co-operatives & NPO Sectors,
Institute of Chartered Accountants of India

[Set up by an Act of Parliament]

On August 3 - 4, 2013 at Mumbai

HIGHLIGHTS OF THE CONFERENCE

Most comprehensive conference on redevelopments and co-operative societies and trusts

- Comprehensive material in writing will be distributed to participants
- Queries can be sent in advance to the speakers
- Conference not sponsored by any stakeholders
- Most professionally organized conference in which only issues will be discussed

Prominent and expert speakers comprising professionals, concerned government authorities, concerned judges, activists, tax experts, real estate experts. Conference will discuss specific and controversial issues including Role of PMC in redevelopments when implementation of Government Notification u/s. 79A of the MCS Act, 1960 is not possible in letter but only in spirit, when implementation may not be possible at all, tendering process vis a vis invitation to offer in the process of redevelopments, precautions required on the part of societies and members in the process of redevelopment, steps involved in redevelopment process, redevelopment when conveyance has not yet happened, redevelopment in cases of leasehold premises, deemed conveyance when all the flats owners have not paid stamp duty and registered their individual agreements, redevelopment process when some of the flat owners do not have the flat documents or when ownership or possession of some flats are in dispute, factors to be considered while comparing proposals of various developers in the process of selection, section 354 notices by BMC are a savior or misuse of powers by the BMC in connivance with the developers, what are the rights of minority number of members in the process of redevelopment etc.

BACKGROUND

Redevelopment is the most happening thing in the city of Mumbai. Co-operative societies and their members are the prime stakeholders in the process of redevelopment of properties. For cautiously and successfully entering into the process of redevelopment, one is required to be conversant with the provisions of the construction laws, property laws, taxation laws, stamp duty and registration aspects, co-operative laws etc. When trust properties are entering the process of redevelopment, some other peculiar issues are to be addressed. More and more disputes are reaching the offices of registrars of co-operative societies, co-operative courts, consumer courts, civil courts and high courts. Income tax litigations are becoming endless. Applicability of service tax and vat requires special discussion. Applicability of stamp duty on individual agreements is another issue requiring clarity. TDS applicability also requires clarity. Role of PMC is an area about which clarity is required. Joint ventures, joint developments and self developments are derivatives of the redevelopment and the distinguishing aspects require deliberations.

It is necessary to guide the stakeholders by experts in the field to enable them to enter the process firmly and more confidently. ICAI being a partner in nation building considers its duty to provide the best platform for deliberations on all related aspects and has, through its Committee on Co-operative Societies and NPO Sector, organized comprehensive Conference to address all the above and other related issues by inviting the best of the faculties from the fields of profession, authorities and judiciary.

Most professionally organized conference in which only issues will be discussed.

Details of Technical Sessions

Inauguration and Key Note Address:	
Hon'ble Shri Justice V.M. Kanade, Judge, High Court, Bombay	
Technical Session	Speaker
Real Estate scenario in general and its impact on property redevelopments (to give complete picture of market scenario and expected impact on present as well as near future redevelopments)	Shri D. L. Desai (Shankarshai), Editor, Indian Construction, Editor, Builders Association of India
Recent developments in co-operative laws (including 97th constitutional amendments, amendments in laws and procedural aspects, latest model bye laws, appointment of auditors etc.)	Shri N. R. Nikam, District Deputy Registrar-IV, Co-operative Societies & Others
Redevelopments, joint developments, self developments : legal and taxation issues (covering MOU, DA, Joint DA, Self development, Bank Guarantee, POA, freehold, leasehold, tenancy, MHADA properties, Taxation, TDS, Corpus Fund, Hardship compensation, rental compensation, TDR, fungible, role of PMC, tendering, invitation to offer)	CA. Tarun Chia, CCM
Redevelopments and Self Developments- Financing Options- Due Diligence and other critical issues	Shri M. V. Phadke, Chief General Manager, Legal, IDBI Bank
Laws governing co-operative societies, trusts, real estate transactions	Dr. Sanjay Chaturvedi, Editor, Accommodation Times

Concept and Working of Fungible FSI (Calculation and measurement of Fungible FSI, Methodology of its application, premium payable, division between present owners and developer, changes in DCR in view of Fungible FSI)	Shri Manoj Daisaria, Architect, Past President, Practising Engineers, Architects and Town Planners' Association (India)
Cell Towers - an income avenue or a menace?	Shri. Sudhir Y. Ghale, Former Chief Engineer, Development Plans, MCGM
(Analytical studies and views of both sides, Cell Towers' radiation hazards, precautions, probable solutions, rights of members dissenting to cell towers, taxation of cell tower income, TDS compliances)	Prof. Girish Kumar, IIT, Mumbai
Labour and welfare laws : Legal and Procedural Compliances (Concerning co-operative societies and trusts and associations)	Ms. Neha Kumar, Biological Expert, Cell Tower Radiation
VAT issues (in re-developments, in repairing of properties)	Written views of Dr. K. S. Parthasarathy, Former Secretary of Atomic Energy Regulatory Board)
Service tax aspects (w.r.t. re-developments, ordinary maintenance of co-op. societies, repairs to properties, renting of properties, cell towers spaces, trusts etc.)	Shri M. B. Gajare, Consultant, Labour Laws, Reid, Joint Labour Commissioner, Govt. of Maharashtra
Property transactions by trusts (Acquisition of properties, transfer of properties, development of properties, permission of charity commissioner, change reports, documentation, auditor's responsibility, stamp duty in registration wrt trust properties)	Advocate Kishore T. Lulla, President Sales Tax Practitioners Association of Maharashtra.
Stamp duty and registration aspects (w.r.t. society transactions, renting of properties, release deeds, family partition, gifts, exchange of properties, power of attorneys, company owned flats, stamp duty in repairs of properties, see schedule to stamp duty, wills etc.)	Also inviting VAT authority.
Disputes, complaints, petitions, appeals before co-op registrars, co-op court: laws and procedural aspects (Covering issues of jurisdictions, over lapping jurisdictions, co-operative disputes, redevelopment disputes)	Shri Sushil Solanki, Service Tax Commissioner - I, Mumbai
Right to Information w.r.t. governance of co-op. societies and charitable trusts and in the process of redevelopment (Legal and procedural aspects)	CA. A. R. Krishnan
Structural Audits in co-op societies- requirements and compliances- responding to notices u/s. 354 of the MMC Act.	Inviting Prominent faculty from authorities and legal field
	Santosh Kumar, Author, Stamp Duty Ready Reckoner, Govt Approved Valuer for lands and buildings.
	Also inviting an authority.
	Inviting Prominent faculty from co-operative court and department of co-operation and legal field
	Shri Shailesh Gandhi, Former Central Information Commissioner of India
	Shri Satish Dhapelia, Consulting Structural Engineer

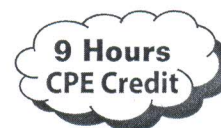


COMMITTEE FOR COOPERATIVES & NPO SECTORS

THE INSTITUTE OF CHARTERED ACCOUNTANTS OF INDIA

[Set up by an Act of Parliament]

Conference Coordinators/ Application Collection Centres			
NAME	ADDRESS	CONTACT NO.	EMAIL ID
CA. R.C. Reshamwala	30, Diamond Plaza, Laxmi Narayan Shopping Center, Poddar Road, Malad East, Mumbai- 97	022-28835624	ramesh_reshamwala@rediffmail.com
CA. Pankaj Shah	Flat No.- 101, New Link View, Co-operative Housing Society, Above Sattava Restaurant, Chikuwadi, Shimpoli, Borivali West, Mumbai- 92	09821126604	capankajshah@gmail.com
CA. Yashvant R. Desai	4, Shubhamangal Co op Hsg Soc, Shrirang Sabde Marg, Siddharth Nagar, Goregaon (West), Mumbai - 400 104	09820448365	yr_desai@yahoo.com
CA. Pathik Bharat Shah	159/4, Smruti building, Jawahar Nagar, Road no. 2, Goregaon (W), Mumbai - 400062	09870148084	shahpathik123@gmail.com
CA. Pramod Dhamankar	104, Rishikesh Apartment, Opp. Kinara Hotel, Navghar, Vasai East, Thane, Maharashtra- 401202	09987155522	pramodpdc@rediffmail.com pramodpdc@gmail.com
CA. A.M. Shetty	Office No.-28, Shanti Center, 3rd Floor, Sector- 17, Vashi, Navi Mumbai- 400703	09820031849	amshetty30@gmail.com
CA. Sarad Beria	A- 3/903, Vikas Complex, Near Cattle Mill, Thane West, Maharashtra- 400601	09820508633	beria@usa.com
CA. Sunil Vankawala	103, Vrindavan, 1st Floor, Near Shubham Hall, Vallabh Bhai Road, opp. Railway station, Vileparle Road West, Mumbai- 400 064	09867338477	sunilvankawala@yahoo.com
CA. Jignesh Savla	Flat No.- 2, 1st Floor, Somaiya Shopping Center, Sainath Road, Above Pawan Hotel, Malad Road, Mumbai- 64	09820260070	cajigneshsavla@gmail.com
CA. Kishore Thakrar	Shop No.-12, A1 Apartment, Shivaji Road, Near Santoshi Mata Temple, Kandiwali West, Mumbai- 400067	09324620343	kjt987@yahoo.co.in



**REGISTRATION FORM FOR
NATIONAL CONFERENCE ON CO-OPERATIVE SOCIETIES, TRUSTS,
REDEVELOPMENT OF PROPERTIES, LEGAL AND TAXATION ASPECTS
on 3rd & 4th August, 2013 at Mumbai**

**ORGANIZED BY COMMITTEE FOR COOPERATIVES & NPO SECTORS, ICAI
(USE CAPITAL LETTERS AND BLACK INK BALL POINT PEN)**

Name: _____

Membership Number: _____

Address: _____

Phone: Resi. _____ Mob _____

E-Mail id: _____

I shall abide by the rules and regulations of the Institute of Chartered Accountants of India as applicable to the Conference.

(_____)

Signature of Member

Detail of the participation fee:

On or before 20.07.2013	Rs. 1400
From 21.07.2013	Rs. 1600
A society can nominate on its letterhead two of its members at a combined discounted fee of Rs.2200.	

Cheque/DD is to be drawn in favour of **"Secretary, The Institute of Chartered Accountants of India"** payable at Delhi. Please write your name, membership number and phone number at the back of the cheque/DD for registration.

For Office use only: (To be filled in by participant)

Details of Receipt of Fee:

Amount Rs. _____

Cash Receipt/D. D. /Cheque No _____

Dated : _____ Drawn on _____