

Ref. No. MCHI/PRES/20-21/110

January 28, 2021

PRESIDENT
Deepak Goradia

IMMEDIATE PAST PRESIDENT
Nayan A. Shah

PRESIDENT-ELECT
Boman Irani

SR. VICE PRESIDENTS
Harish Patel
Nainesh Shah
Domnic Romell
Bandish Ajmera

VICE PRESIDENTS
Sukhraj Nahar
Jayesh Shah
Ajay Ashar

HON. SECRETARY
Pritam Chivukula

TREASURER
Munish Doshi

SPECIAL PROJECTS
Parag Munot
Sandeep Raheja
Navin Makhija
Rasesh Kanakia
Shahid Balwa
Subodh Runwal

HON. JT. SECRETARIES
Shailesh G. Puranik
Dhaval Ajmera
Pratik Patel

JT. TREASURERS
Mukesh Patel
Tejas Vyas

CO-ORDINATORS
Nayan Bheda
Raajesh Prajapati
Dr. Harshul Savla

COMMITTEE MEMBERS
Gautam Ahuja
Deepak Gundecha

INVITEE MEMBERS
Shailesh Sanghvi
Sachin Mirani
Nikunj Sanghavi
Rajeev Jain
Shyamal Mody
Digant Parekh
Rushank Shah
Samyag Shah
Jayesh C. Shah
Sunny Bijlani
Sahil Parikh
Naman Shah
Ricardo Romell
Binitha Dalal

PAST PRESIDENTS
Mayur Shah
Dharmesh Jain
Vyomesh Shah
Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajnikant Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

CREDAI-MCHI UNITS

PRESIDENT, THANE
Ajay Ashar

PRESIDENT, KALYAN DOMBIVLI
Shrikant Shitole

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI
Vijay Lakhani

To,
Shri Balasaheb Thorat
Hon'ble Minister of Revenue
Government of Maharashtra
Mantralaya, Mumbai - 400032

Subject : Very Urgently - Request to relax the condition from the requirement of attested Power Of Attorney in the registration of Development Agreement of the co-operative Housing society for those society members who are presently staying outside India in view of non-functioning or closure of embassies.

Respected Sir,

It is noted that many housing co-operative societies in Mumbai have undertaken the redevelopment programs on war footing soon after finding the lockdown restrictions are being lifted by Govt. Of India alongwith Govt. Of Maharashtra slowly and gradually and the societies have now reached to the stage of getting their Development Agreements adjudicated and registered.

But the societies are facing impediments in the registration of Development Agreement (hereinafter referred to as "DA") on account of a certain members who are presently staying abroad and got problem of Power Of Attorney (hereinafter referred to as "POA") attestation at their respective embassies due to non-working or closure of offices in that countries because of resurgence of pandemics Covid-19 variants.

However, in order to complete execution part of DA, somehow those members have signed the relevant papers of DA when it was sent to them by their respective societies vide emails.

After signing, thumbing and affixing their photos like other members did in India, those members have sent the relevant papers vide email which got attached with main DA of their respective societies.

Now those members being away from India, not likely to come to India in the next six to eight months or one year unless the prevailing situation caused by pandemic Covid-19 all over the world improved dramatically. Therefore, in India particularly in Mumbai, in the absence of attested POA for the aforesaid reasons, it is issue of admission of their executions while registering DA as the attested POA is required by the Sub Registrar of Assurance

Ultimately the co-operative housing societies are suffering for not getting registered DA with participation of all members causing unnecessary delay in the redevelopment programs.

Those members staying abroad presently and who are unable to do attestation of their POA at embassies outside India due to which the registration of DA is stuck up. On communication with them through mails, it has come to know that notary of POA can be done in those countries.

Looking at their miseries for not getting done attestation of POA at embassies, it is need of the hour to permit a notary POA in place of attestation POA if done outside India to be used in the registration of DA.

Sir, given prevailing circumstances due to pandemic Covid-19 all over the world as stated aforesaid, we humbly request your Hon'ble Authority to issue a necessary directive or circular permitting the use of notary POA for admitting their executions of DA while registering it.

In line with other initiatives and measures taken by Govt. Of Maharashtra to revive real estate sector that has been financially bleeding relentlessly with reduction in stamp duty and premium, one more step in towards the same with this will go long way in achieving the goal of revival.

Hopefully, your Hon'ble authority will lend timely support and co-operation in getting done DA registered by all members of the society including who are presently in foreign countries by making notary POA permissible

REQUEST :

An early directive or circular in a few days' time permitting notary POA done outside India in the registration of DA for the members presently staying outside India will be highly appreciated.

Thanking you,

Yours Faithfully,
For CREDAI-MCHI



Deepak Goradia
President



Pritam Chivukula
Hon. Secretary

CC:

Shri S. Chokalingam (I.A.S.)
Settlement Commissioner
and Director Land Records
New Admn. Bldg., 3rd Floor,
Opp. Council Hall,
Pune - 411001

Shri Omprakash Deshmukh (I.A.S.)
Inspector General of Registration & Controller of Stamp
Government of Maharashtra
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