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URAN-DRONAGIRI  
ALIBAG  
KARJAT-KHALAPUR-KHOPOLI

To,  
**Shri Shravan Hardikar (I.A.S.)**  
Inspector General Registration and Controller of Stamp  
Government of Maharashtra

**Sub: CREDAI-MCHI's suggestions with respect to the IGR office**

Respected Sir,

This has reference to the meeting held with your good self on Friday, 28<sup>th</sup> of January 2022 and we are thankful for giving us an opportunity to meet you and discuss about the pain issues with regard to the IGR & Revenue Department. We also had a meeting with Smt. Jayshreerani Surve, Deputy Director of Town Planning (Revenue) on Tuesday, 21<sup>st</sup> December 2021 wherein we had discussed about the Ready Reckoner Rates for 2022-2023 for Mumbai and Mumbai Suburbs.

In continuation with the same, we would like to discuss and deliberate on the following points;

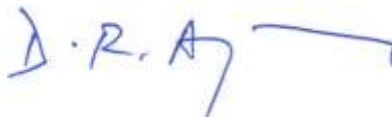
1. Rationalise the land rates to 1/3 of residential sale rates for Mumbai and to make sure that the revision of ASR should be done only once in five years.
2. It is suggested that stamp duty should be payable on instruments executed for the purpose of rehab of slum dwellers only. As 45% of encroached lands in Mumbai are privately owned, such parcels are subjected to submission of registered conveyance or sale deed or development agreement by the developer before the SRA considers the award of SR Scheme. Also, prior to land transactions, adjudication is required and while doing so FMV or transaction price – whichever is higher is considered for calculating stamp duty. The same can be relooked at.
3. E- Registration Training Action plan for Developers' office.
4. It is suggested to issue a policy wherein cases with different RR rates of land, the registration offices value the property for stamp duty by using weighted average method based on RR values and areas of different CTS No. in project land.
5. In PALGHAR region our members are facing issues as part Conveyance of societies have been stopped and the developers are asked to approach the Collector office for the NOC. We urge that ready buildings should be allowed for part Conveyance as the projects are anyways bound by RERA.
6. It is suggested to restore the order of 1997 wherein Stamp Duty on conveyance or agreements for development or joint venture agreement, or any arrangement or contract in respect of any land declared as slum or slum rehabilitation under the Maharashtra Slum Act, which qualifies for SRA scheme under DCR 33(10) or section 3 of Slum Rehabilitation Act must be INR 100/- only OR Levy of stamp duty by adopting value of the land at 25% of the ASR for developed land on instruments such as conveyance deed, development agreement, deed of assignment for transfer / assignment / development rights executed in respect of private lands occupied by slums for the purpose of implementation of the slum rehabilitation scheme.

Thanking you once again for your continuous support & giving us time to discuss on the above. We request for your kind consideration and guidance on the same.

Yours faithfully,  
**For CREDAI-MCHI**



**Boman Irani**  
President



**Dhaval Ajmera**  
Secretary

**Maharashtra Chamber of Housing Industry**

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