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Subodh Runwal  
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Cherag Ramakrishnan  
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Sunny Bijlani  
Binitha Dalal  
Sahil Parikh  
Nikunj Sanghavi  
Rushank Shah  
Ricardo Romell  
Samyag Shah  
Rushi Mehta  
Rajeev Jain

**YOUTHWING CONVENOR**  
Naman Shah

**PROCUREMENT CONVENOR**  
Nimish Ajmera

**WOMEN'S WING CHAIRPERSON**  
Mona Ajmera

**CREDAI-MCHI UNITS**  
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KALYAN-DOMBIVLI  
MIRA VIRAR  
RAIGAD  
NAVI MUMBAI  
PALGHAR BOISAR  
BHIWANDI  
SHAHAPUR-MURBAD  
URAN-DRONAGIRI  
ALIBAG  
KARJAT-KHALAPUR-KHOPOLI

To  
Dr. Iqbal Singh Chahal (I.A.S.),  
Municipal Commissioner,  
Brihanmumbai Municipal Corporation,  
Fort, Mumbai 400 0001



Sub: Request for appointment with regard to Levy of property tax on land under construction.

Ref: 1) Common judgment pronounced by the Division Bench of the Hon'ble Bombay High Court on 24th April, 2019 in Writ Petition No. 2592 of 2013 and other connected writ petitions inter alia including Writ Petition No. 2375 of 2016 (Central Mumbai Developers Welfare Association & Anr. Vs. MCGM & Ors.) ("Judgment").

2) Supreme Court order dated 7<sup>th</sup> Nov 2022

Respected Sir,

As you are already aware that Supreme Court has observed and pronounced on 7<sup>th</sup> Nov 2022 that the part of the Capital Value Rules, 2010 and 2015 relating to fixation of capital value on the open land which includes land being built upon/land under construction i.e. Rule Nos. 20, 21 and 22 ("Impugned Rules") were not only contrary to the law, but also acted as a deterrent factor for undertaking redevelopment projects under DCR 33(7). We had therefore, by filing a Writ Petition No. 2375 of 2016, challenged the validity, legality and appropriateness of the Impugned Rules.

Pursuant to the Judgment, the Impugned Rules i.e. Rule No. 20 and 21(1), which deal with capital value fixation in respect of open land and which is the concerned matter of this organization have been struck down; and MCGM has been directed to refix the capital value.

Sir, in order to discuss the issue order in detail and its implementation, CREDAI-MCHI seek your appointment at the earliest so that a logical conclusion can be derived.

Thank you and looking forward to hearing from you.

Yours faithfully,  
For CREDAI-MCHI

Boman Irani  
President

D. R. A.  
Dhaval Ajmera  
Hon. Secretary

**Maharashtra Chamber of Housing Industry**

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