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To,
Shri Aseem Kumar Gupta (I.A.S.)
Principal Secretary (I)
Urban Development Department
Government of Maharashtra

03/06/2024
लिपिक
अ.मु.स. (नवि-१)
नगर विकास विभाग
महाराष्ट्र शासन, मंत्रालय

Subject: Request to Extend the ABHAY Yojna - Amnesty Scheme 2023

Respected Sir,

We hope this letter finds you in good health and high spirits. We are writing to you on behalf of CREDAI-MCHI, an association representing the developers and real estate stakeholders, to bring to your attention an urgent matter regarding the ABHAY Yojna - Amnesty Scheme 2023.

The ABHAY Yojna has been an immensely beneficial initiative, providing substantial relief to numerous individuals and businesses within the real estate sector by offering a 50% amnesty on the amount of Maveja and ALP. However, the scheme is set to conclude on 30th June 2024. Given the ongoing election and the associated Code of Conduct, there has been a significant slowdown in administrative and financial activities across the state. This has made it challenging for many of our members and other stakeholders to complete the necessary formalities and avail the benefits of the scheme within the stipulated timeframe.

You may be aware that the last date of the above-mentioned amnesty scheme has been extended till 30th June 2024. CIDCO has received a huge number of applications under this amnesty scheme. Looking at the huge number of proposals it is very important that all proposals are cleared in short period of time so that plot holders get enough time to collect funds and pay the same. Therefore, in view of hastening the process, a few suggestions are as under:

1. Preparation of new SOP for fast clearance of files under Amnesty scheme.
2. Provision of large dedicated team in every department connected to Amnesty scheme proposal with a direction to finalize the proposal on priority.
3. Regular bi-weekly review once by M.D CIDCO and joint M.D for monitoring the moment of proposals.

Sir, as per clause 02 the Amnesty scheme was formulated with an intention to delink the payment of Maveja and ALP with NOC for time extension or any other NOC required for application of OC, society formation or conveyance of society in case the building is already completed. The relevant portion is marked in the Amnesty Scheme GR attached to this letter. It is observed that CIDCO is still holding back the NOC for time extension in these plots till the payment of Maveja/ ALP is not cleared. The intention of the scheme as stated above was to give relief to flat buyers while CIDCO reserves the right to collect Maveja and ALP from plot holders.

The election period has caused delays in the processing of documents and restricted access to relevant authorities for guidance. Consequently, a significant number of eligible participants, including developers and property owners, might miss out on this valuable opportunity due to circumstances beyond their control.

Maharashtra Chamber of Housing Industry

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BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

Therefore, we respectfully request an extension of the ABHAY Yojna - Amnesty Scheme 2023 for an additional three months. Extending the scheme would not only provide a fair chance for more individuals and businesses to benefit from it but also demonstrate the government's understanding and responsiveness to the current situation.

We believe that extending the scheme by a reasonable period post-election would ensure that all eligible parties have ample time to comply with the requirements and take full advantage of the amnesty offered. Such a measure would further enhance public trust and showcase the government's commitment to supporting the real estate sector during transitional phases.

We sincerely hope that our request will be considered favorably and that appropriate measures will be taken to extend the ABHAY Yojna - Amnesty Scheme 2023. Your prompt attention to this matter would be greatly appreciated by our association and the many stakeholders we represent.

Thank you for your time and consideration.

Yours sincerely,
For CREDAI-MCHI

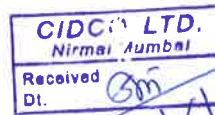


Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

CC:
✓ **Shri Vijay Singhal (I.A.S.),**
Vice Chairman and Managing Director,
CIDCO,
Mumbai



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