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2023-2025**

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YOUTHWING CONVENOR
Naman Shah

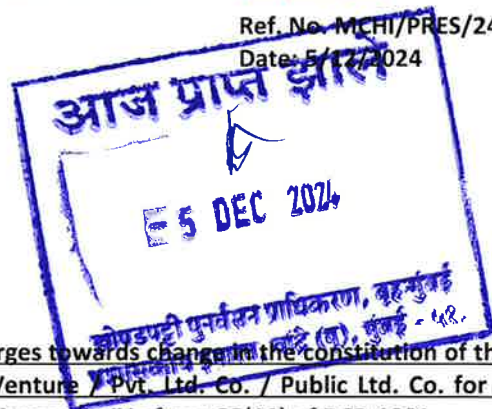
PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Jesal Shah

CREDAI - MCHI

Ref. No. MCHI/PRES/24-25/162

Date: 5/12/2024



To,
Dr. Mahendra Kalyankar (I.A.S.),
Chief Executive Officer,
Slum Rehabilitation Authority,
Administrative Building,
Anant Kanekar Marg, Bandra,
Mumbai - 400051

Sub: **Request for not to apply 5% charges towards change in the constitution of the developer's Partnership Firm / LLP / Joint Venture / Pvt. Ltd. Co. / Public Ltd. Co. for ongoing S. R. Schemes on private plots under Appendix-IV of reg. 33(10) of DCR-1991.**

Respected Sir,

It is to mention here that, SRA vide its office order no. SRA/CEO/Office Order/19/2015 dated 23rd March 2015 has formulated a policy of charging 5% of land cost of sale plot area in case of change of developer, joint development agreement, change of partnership in partnership & LLP firm and change in share holding pattern in Private Limited or Public Limited Company.

In this reference, we would like to submit that while issuing the above order, the SRA has not differentiated between the Government Land / Semi Government Land / Private Lands.

- In the case of a private plot, the developer whether it is a partnership firm or an LLP or a Private Limited or Public Limited Company, either takes the Conveyance or Development Rights from the owner of the plot by paying 5% Stamp Duty. So, if there is any further change in the constitution of the developer firm / company of any ongoing scheme, there should not be any instance of charging this 5% again by the SRA.
- In the same way in the case of a joint venture in an ongoing scheme on a private plot, the joint venture agreement itself gets registered after paying 5% stamp duty hence the SRA should not levy the 5% charge again.
- In case of an outright sale of an ongoing scheme on a private plot, the sale document itself gets registered after paying 5% stamp duty and as per the same logic, the SRA should not charge this 5% again.

The whole point is that if the developer has paid the stamp duty on the subject plot at any given stage of the project, then he should not be made to again pay the charges to the SRA for any further change in its constitution or any transfer.

On any private plot whenever a new person joins in, such association is for the faster development of project and the same should be incentivized and not to be discouraged by charging the 5% premium.

In view of above, it is requested to not to apply SRA office order no. SRA/CEO/Office Order/19/2015 dated 23rd March 2015 on private plots.

Thanking you,

Yours sincerely,
For CREDAI-MCHI


Domnic Romell
President


Dhaval Ajmera
Hon. Secretary

Maharashtra Chamber of Housing Industry

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CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR