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Ref. No. MCHI/PRES/25-26/018

Date: 10/11/2025

To,

Shri Chandrashekhar Bawankule

Honourable Revenue Minister,
Government of Maharashtra,
Mantralaya, Mumbai – 400 032.

मध्यवर्ती टपाल केंद्र

मंत्रालय

मुफ्तमांक
दिनांक: ५-११-२०२५
संख्या: ९१९९१२४

Subject: Request for Extension of the Maharashtra Land Revenue (Conversion of Occupancy Class-II and Leasehold Lands into Occupancy Class-I Lands) Rules, 2025 for One Year

Respected Sir,

On behalf of CREDAI MCHI, the apex body of real estate developers in Maharashtra, we extend our gratitude for the progressive step taken by the Government of Maharashtra through the notification of the Maharashtra Land Revenue (Conversion of Occupancy Class-II and Leasehold Lands into Occupancy Class-I Lands) Rules, 2025, dated 4th March 2025.

This policy is a significant move toward streamlining land conversion processes, providing clarity to landowners and developers, and promoting planned development across the state. The provisions for conversion of Occupancy Class-II and leasehold lands into Occupancy Class-I lands will undoubtedly unlock the potential of underutilized lands and encourage investment in the real estate sector.

However, we humbly submit that the current deadline of **31st December 2025** for availing the benefits under the reduced conversion premium rates is too short for stakeholders to complete the necessary formalities, including documentation, verification, and payment processes. Many landowners and developers are still in the process of understanding the implications of the new rules and aligning their projects accordingly.

In light of the above, we earnestly request the Government of Maharashtra to consider extending the deadline for submission of applications under the reduced premium rates by **one year**, i.e., up to **31st December 2026**. This extension will:

- Allow sufficient time for stakeholders to comply with the rules,
- Ensure wider participation and better implementation of the policy,
- Prevent last-minute rush and administrative bottlenecks,
- Support the real estate sector in contributing effectively to the state's economy.

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MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

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We are confident that under your visionary leadership, this request will be considered favorably, ensuring that the policy achieves its intended objectives in a smooth and inclusive manner.

Thanking you in anticipation of a positive response.

Yours sincerely,
For CREDAI-MCHI

Sukhraj Nahar

Sukhraj Nahar
President

Rushi Mehta

Rushi Mehta
Hon. Secretary

Keval Valambhia

Keval Valambhia
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CC:

Shri Vikas Kharge (I.A.S.),
Additional Chief Secretary,
Registration & Stamp, Revenue & Forest Department,
Government of Maharashtra

