



Sanjay Nirupam  
MEMBER OF PARLIAMENT - NORTH MUMBAI

The Hon'ble Chief Minister,  
Government of Maharashtra,  
Mantralaya, Mumbai.

Date: 12<sup>th</sup> August 2009

Respected Ashok Chavanji,

Sub: Approval of Rules for Deemed Conveyance.

On 25<sup>th</sup> Feb, 2008, the President of India has given her stamp of approval for the Amendment to Maharashtra Ownership Flats Act, 1963 for introduction of Deemed Conveyance to Housing Societies in Maharashtra. The said amendment will bring relief to thousands of societies in Maharashtra. The decision was welcome by crores of residents living in housing societies and we got very good mileage in the last elections.

As you are aware a statement was made on the floor of the house that deemed conveyance rules will be published by the government within two months. Further, at the interactive session held between your goodself and representatives of housing societies at Raghuleela Mall, Kandivali (West), it was assured that Deemed Conveyance Rules would be framed within 1 month and in any case before the Assembly Elections.

The Committee constituted for the purpose of Deemed Conveyance have submitted the Rules framed for your approval in the Second week of July, 2009. However, despite a lapse of more than one month, the Rules have not been approved by your office.

It is requested that the Rules framed be approved on urgent basis failing which, the entire middle class would be disillusioned and the same could have negative impact for our party in the forth coming elections. Further, it is requested that in the case of several Housing Societies where few members have not registered / paid stamp duty, Deemed Conveyance be granted and directly registered with Sub-Registrar of respective jurisdiction without insisting on adjudication or any additional documents and onus of recovery of stamp duty from such defaulters be put on them separately. Please also issue necessary notification to the revenue department to incorporate the names of the societies on the property card to whom Deemed Conveyance has been granted without insisting for additional procedures and documents.

It may be noted that the deemed conveyance once implemented will not only benefit crores of people but will also bring in additional revenues for the state and will give a big boost to the construction industry.

Thanking you,

Yours faithfully,  
  
(SANJAY NIRUPAM)

संजय निरुपम

खासदार, लोकसभा  
उत्तर मुंबई



Sanjay Nirupam

Member of Parliament, Lok Sabha  
North Mumbai

22<sup>nd</sup> August, 2009

To,

**The Minister of Revenue**  
Govt., of Maharashtra,  
Mantralaya,  
Mumbai.

Sub: Stamp Duty payable on agreements executed before 10/12/1985 .

Namaskar!  
Dear Sir,

As you may be aware there is a lot of ambiguity in the payment of Stamp Duty on Agreements / Sale Deeds executed prior to 10/12/1985. There are several instances where the Collector are charging stamp duty based on the current value of the property. However, for Agreements/Sale Deeds which were earlier registered the stamp duty is charged on the old market value and in case of unregistered Agreements/ Sale Deeds, stamp duty is charged on current market value of the property. Therefore, there is major discrimination in the system of valuation adopted by the Govt.

It is requested that payment of stamp duty on Agreements/ Sale Deeds executed prior to 10.12.1985 should be on old market rate irrespective of whether documents were registered or not. Please treat the matter as urgent and important and consider this request favourably as otherwise grave injustice will be caused to large number of people.

Thanking you,

Yours sincerely,

(SANJAY NIRUPAM)

संजय निरुपम

खासदार, लोकसभा  
उत्तर मुंबई



Sanjay Nirupam

Member of Parliament, Lok Sabha  
North Mumbai

To,

22<sup>nd</sup> August, 2009

**The Secretary**

Minister of Housing,  
Govt., of Maharashtra,  
Mantralaya, Mumbai.

Namaskar!

Dear Kuntesaheb,

The Draft Notification for Deemed Conveyance has been issued by the Govt. of Maharashtra and will take effect within a month. Thereafter there will be a flood of applications from Housing Societies for Deemed Conveyance. At present there are three Competent Authorities located at Konkan Bhavan for Eastern Suburbs, Bandra for Western Suburbs and one in South Mumbai for the Island City.

You are requested to appoint an additional Competent Authority for North Mumbai which will have the highest number of applicants due to rapid development in recent years. The authority may be located anywhere between Malad and Dahisar to cater to the rush of applications from this area.

It is also requested that the Competent Authority should not insist on payment of Stamp Duty for registration after Deemed Conveyance is obtained. Stamp Duty payment should not be linked with conveyance and should be collected directly from the defaulters as in most housing societies there are one or two defaulters on account of whom the entire society should not be penalized.

Once Deemed Conveyance is granted additional documents like ULC clearance, Approved Plan etc., should not be demanded for registration. Further, there should be uniformity and transparency in the payment of registration fees. Lastly, the transfer of name in the property card should be affected without any additional formality.

Your urgent action in the matter will be highly appreciated.  
Thanking you,

Yours sincerely,

(SANJAY NIRUPAM)

Cc: The Secretary, Ministry of Revenue, Govt. of Maharashtra.

संजय निरुपम

खासदार, लोकसभा  
उत्तर मुंबई



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Member of Parliament, Lok Sabha  
North Mumbai

- Time limit of six months for issuance of Deemed Conveyance Order
- Simplification in the procedure for obtaining conveyance.
- Simple formats included in the rules making it easy for lay persons to apply
- Direct representation possible without professionals
- Conveyance for individual societies in layout plots possible
- Ex-Parte decisions will be taken only with public notice
- Nominal Court fees will be charged
- Total payment of Stamp Duty not required to obtain order and same can be paid later at the time of registering the Deemed Conveyance.

In addition to the above we have made the following requests:-

- Representation to exempt stamp duty on Deemed Conveyance for registration
- Request for an Additional Competent Authority for North Mumbai.
- Representation to do away with Adjudication Process for stamp duty on Conveyance.
- Stamp duty not to be linked with conveyance, to be collected directly from defaulters
- Uniformity and transparency in payment of registration fees
- After Deemed Conveyance Order, no additional documents for registration.
- Transfer of name in the property card without additional formality

Yours sincerely

(SANJAY NIRUPAM)