



REVENUE AND FORESTS DEPARTMENT

Madam Cama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai 400 032, dated the 28th August 2019.

Order

MAHARASHTRA STAMP ACT, 1958.

No.Mudrank.2017/654/C.R.No.230/M-1(Dhoran).—Whereas, in order to provide public amenities on any open land or plot reserved as such in the Development Plan (hereinafter referred to as “the said Plot”) against grant of Transferable Development Rights or additional Floor Space Index, as the case may be, as per the Development Control Regulations, the Government of Maharashtra, in the public interest, has decided to remit the stamp duty as otherwise chargeable under clause (b) of article 25 of Schedule-I appended to the Maharashtra Stamp Act (LX of 1958) (hereinafter referred to as “the said Act”), on any instrument of conveyance in respect of the said Plot executed by any person in favour of the Mumbai Metropolitan Region Development Authority established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975), the authority established under the Maharashtra Metropolitan Region Development Authority Act, 2016 (Mah. III of 2017) and the Planning Authorities notified by the State Government under the provisions of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter collectively referred to as “the said Planning Authorities”) which are Public Bodies;

Now, therefore, in exercise of the powers conferred by clause (a) of section 9 of the said Act, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, for providing the public amenities against grant of Transferable Development Rights or additional Floor Space Index, as the case may be, as per the Development Control Regulations, hereby remits the whole stamp duty as otherwise chargeable under clause (b) of article 25 of Schedule-I appended to the said Act, on any instrument of conveyance in respect of the said Plot executed by any person in favour of any of the said Planning Authorities, subject to fulfillment of the following conditions, namely :—

Conditions—

- (1) The open land or plot shall be reserved for providing the public amenities in the development plan of the concerned planning authority as specified in this order.
- (2) No refund shall be granted where the stamp duty has already been paid by any of the parties to the instrument of conveyance of the said Plot prior to the date of publication of this Order in the *Maharashtra Government Gazette*.
- (3) The party to the instrument of conveyance of the said Plot or open land which has availed of the remission or reduction of stamp duty under this Order, shall not be entitled for remission or reduction of the stamp duty for the same transaction under any other order or policy in this behalf.

Explanation—

- (1) Second or further transaction or conveyance in respect of the said Plot or open land by the concerned planning authority shall not be eligible for the remission in the stamp duty under this order.

By order and in the name of the Governor of Maharashtra,

PRITAMKUMAR V. JAWALE,
Desk Officer.