

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



No.VP&CEO/MHADA/656/2020

Date :- 11.0 JUN, 2020

To,
Addl. Chief Secretary
Housing Department
Government of Maharashtra,
Mantralaya, Mumbai

Sub: Instalment Policy for payment of various premiums payable to
MHADA as Building Permission Cell and land owning authority
by Developer

Ref: 1) Minutes of Meeting held with Hon'ble Minister Housing held
on 21.01.2020
2) Government Letter No. 2020/32 dated 03.02.2020
3) Government Letter No. 2020/95 dated 15.02.2020

Dear Sir,

MCHI-CREDAI had represented that, MHADA has permitted payment of premium under DCPR 33(5) in 4 annual instalments at interest rate of 12% vide Resolution No. 6749 of 11/07/2017. However, the CC is linked to payment of instalment. For Example if 25% of the premium is paid only 25% CC is issued. However, the MCGM vide Circular dated 17/09/2019 bearing No. CHE/DP/14770/Gen has permitted payment of all premiums by 5 to 6 annual instalments depending on the height of the building. It was submitted that MHADA for FSI premium under DCPR 33(5)

should follow the MCGM policy of 5 to 6 annual instalments. Also as per the MCGM policy CC is not restricted and only OC is restricted.

The Hon'ble Minister (after considering the request of MCHI-CREDIA) has directed that MHADA shall form a policy in this regard, so that projects will be able to tide over the liquidity crunch, on the line of 20:80 policy, where 20% premium is paid upfront and Commencement Certificate for the full potential is issued. 80% premium is to be on Occupation Certificate. Developer should provide sale flats as security. And MHADA should charge interest as per MCGM policy. Before Occupation Certificate developer should pay 100% premium to MHADA should be there and accordingly policy to be formulated within 7 days and submitted for approval of the Government.

This matter has been further examined in line with the directions of Hon'ble Minister and accordingly developer seeking instalment policy under the proposed 20:80 scheme will be required to full fill the following conditions:-

- A) The project under reference should be registered under RERA
- B) The units/ tenements proposed to be proposed to mortgaged in favour of MHADA shall be mortgaged at the Ready Reckoner Rate for e.g. if the Residential Ready Reckoner Rate of the project is Rs.50,000 per sq.mtr and the area proposed to be mortgaged in favour of MHADA is 1000 sq.mtr. then in such a case the developer shall be able to get a facility of Rs.5.00 crores for deferment of premium i.e. to say if the premium payable is 6.25 crores then in such a case the developer will be required to pay 20% upfront i.e. Rs.1.25 crores and mortgage 1000 sq.mtrs at ready reckoner rate of Rs.50,000 per sq.mtr with aggregate value of Rs.5.00 crores for getting the

payment facility for the balance 80% premium amounting to Rs.5.00 crores. The same will apply to commercial developments also and ready reckoner of commercial area will be considered in such cases. The developer shall also be liable to pay simple interest at the rate of 8.5% as per MCGM policy on the amount deferred till the said amount is paid. The developer shall not be allowed to sell this area till the deferred amount of premium is paid to MHADA.

C) The developer will execute registered mortgage in favour of MHADA for the area as per point B above. The developer shall also be required to disclose the mortgage in the RERA filing so that the fact of the mortgage is in the public domain. Sale only after mortgage is cleared.

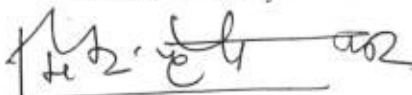
D) Upon payment of 20% instalment, the developer shall be entitled to full NOC/IOA/CC of the project.

E) The draft of the registered mortgage document shall be prepared & approved by VP/MHADA by the Legal Cell of MHADA before execution.

F) The mortgage area will be reduced proportionately as per the interim payment of premium made by applicant with interest.

G) As the previous policy contained in Resolution 6749 dated 11.07.2017 was approved by the Government, the above revised policy is submitted for the approval of the Government.

Yours Faithfully,



(Milind Mhaiskar)
VP & CEO/MHADA