

LIBERAL TRANSLATION OF MARATHI

Time bound Program for
Registration of Deemed
Conveyance in favour of the
Cooperative Housing Societies as
per the provisions of MOFA 1963.

GOVERNMENT OF MAHARASHTRA

Revenue and Forest Department

Government Circular No: Mudrank -2012/1046/P.K.294/M-1

Mantralaya, Mumbai 400032

Dated : 26th November, 2012

Read: Government Resolution No. Mudrank-2010/Anou S.8/P.K.97/M-1 dated 16th July, 2012 issued by the Revenue and Forest Department.

Government Circular :

As per Government Resolution dated 16th July, 2012, a committee has been formed of the various officers of the concerned departments for removal of obstruction in the matter of stamp duty and registration, etc. of the Deemed Conveyance in favour of the Cooperative Housing Societies as per the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

2. To expedite the registration of the Deemed Conveyance Deed, the officers from the Cooperative Departments have been appointed as Competent Authorities. Since this process involves the coordination from the officers from the Cooperation Department, Land Records Department, Stamp Duty and Registration Departments, the work relating to Deemed Conveyance is not moving as per expected speed. It was under the consideration of the Government that in order to expedite the registration of the Deemed Conveyance in favour of the cooperative housing societies by having coordination amongst the various departments and fixing a time bound program through a special drive, so that maximum cases should be disposed off. For this purpose, the Government has fixed the special drive for deemed conveyance for the period from 1st December, 2012 to 30th June, 2013. Between this period, the following procedure should followed for deemed conveyance :

- (a) After being satisfied that all the members have paid stamp duty and got the documents of their flats registered, the cooperative housing society should file an application for Deemed Conveyance in the prescribed format along with requisite documents in triplicate.
- (b) Out of all the application received in triplicate by the 10th of every month, one copy is to be sent to the concerned City survey Office and one copy to the concerned stamp duty and registration office.
- (c) The concerned officer should take action on the applications filed before him on first come first basis.

- (d) On all the applications received by the officers of the Land Record Department and the Stamp and Registration Department, they should submit a report to officer of the Cooperative Department procuring the necessary documents by 11th of every month from the applicants.
- (e) The necessary requirements, as per the report of the concerned officers of the Land Records Department and Stamp Duty and Registration Department, should be arranged in a chart as per the applications and should be displayed on the notice board of the office of the Competent Authority and also displayed on the website for the information of the applicants, before the hearing of the matter, so as to enable them to comply with the same. The orders shall be passed in all such matters, after ensuring that all the requirements have been complied with.
3. The list of documents to be submitted to Stamp Duty and concerned Registration officer in relation to the Deemed Conveyance is given in the Schedule-A annexed hereto.

As per the orders and in the name
of the Hon'ble Governor of
Maharashtra

Sd/-
Sanjay Narvekar
Deputy Secretary

Copy to :

- Joint Chief Secretary (Revenue), Mantralaya, Mumbai
Chief Secretary (Relief and Rehabilitation), Mantralaya, Mumbai
Chief Secretary (Cooperation), Mantralaya, Mumbai
Chief Secretary (Housing), Mantralaya, Mumbai
All Divisional Commissioners
All Collectors
Jamabandi Collector, Maharashtra State, Pune
Inspector General of Registration and Controller of Stamps, Maharashtra State,
Pune
Commissioner for Cooperation, Maharashtra State, Pune
Additional Secretary, Revenue and Forest Department (K.L-1 / Jamabandi),
Mantralaya, Mumbai
Deputy Secretary, Housing Department, Mantralaya, Mumbai
Deputy Secretary, Cooperation and Textile Department, Mantralaya, Mumbai
Deputy Secretary, Revenue and Forest Department, (K.L-1 / Jamabandi),
Mantralaya, Mumbai
Nivad Nasti (M-1), Revenue and Forest Department, Mantralaya, Mumbai.