

Minutes of MAITRI 48th Investor Meeting - 08th May 2019 at Investor Facilitation Cell (MAITRI)

Sr. No.	Name of the Company	Location	Department	Name of the Service	Application Date	Issue description and chronology	Decision taken in MAITRI Investor Review meeting 08.05.2019	Issue Status
1	A Raymond Fasteners India Pvt Ltd	E-7A/2, E-7A/6 & E-7A/7, Chakan MIDC, Phase -III, Dist. Pune	MIDC	Allotment of Land	18-12-2018	The said unit has obtained a plot Chakan Industrial Area, Phase- III, and has already started the construction activity, however the unit is facing the issue from one of the local villager "Arun Chotelal Ghiya" who is claiming that the said plot allotted to the unit by MIDC is still in his name and has filed a police complaint against the unit. Investor has informed the RO office, MIDC vide letter 18-12-2018. In the meanwhile, ACP, Chakan has issued a notice to the unit to be present in their office on 22-02-2019 and re-present their case. Investor is requesting intervention from MIDC and MAITRI on the said matter to resolve the case. 13-03-2019- IM decision: MIDC to remove fencing wall by the encroacher within two weeks. Also GM land to arrange a call from Jt CEO, MIDC to DC (Industries) to discuss on the said matter.	As per high court order, the said land to be excluded from the acquisition, since the matter is now sub-judice the MIDC cannot help the investor on possession of the said land. MIDC is willing to offer a different location to implement the said project.	Open

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2	Pearl Engineering Polymers Ltd	Plot No D17 MIDC Kurkumbh - 413802, Tal: Daund, District Pune	MIDC	Levying of Excess transfer charges	24-12-2018	<p>The said unit was allotted Plot no D-17 admeasuring about 85,500 sq. meters in January 1993 and the unit obtained BCC in1998. Due to company's internal issues it was shut down in 2011 and on 28th September 2015 vide vide order No MIDC/RO(null)/KUR/LMS-105/4180 as per investor's request, MIDC subdivided the said plot into two parts i.e. Plot No D 17 1 admeasuring 53500 sq mtrs & Plot No D 17-2 admeasuring 32000 sq metres for which MIDC has charged the following: 1) Later MIDC carried out the survey in which an excess land was identified and a demand was raised vide letter No 944 dated 4th May 2018 of Rs 73,45,400 towards extra land of 2234 sq metres @ Rs 3288 per sq mtrs though the than MIDC land rate was Rs 550 per sq mtrs</p> <p>2) Dy Engineer office vide their letter No 97891 dated 7th June 2018 raised the demand of Rs 10,20,115 towards Service Charges for extra land of 2234 sq mtrs</p> <p>3) Plot no. D-17/1 was further subdivided into 3 parts was for which MIDC has charged of RS 8945400, however according to the investor this amount was charged @30% instead 10% thus charging 20% extra amounting to Rs 5963600. However according to the investor the above charged were incorrectly charged by MIDC and is requesting the refund of Rs 1,31,00415 which is under process with MIDC.</p> <p>13-03-2019- IM decision: As per DC (Industries) the charges levied on the excess plot of 2234 Sq meters is incorrectly levied as the plot has been given by MIDC only to the investor. MIDC to re-examine the charges, charged to the said unit.</p>	<p>In the said case, following decisions were taken on the sub points:</p> <p>1) For extra land, MIDC has the right to charge as per auction policy as it is over and above the area allotted.</p> <p>2) MIDC to re-look on the service charges paid for extra land as it was not demanded by the investor</p> <p>3) The amount charged for transfer of plot is as per MIDC policy of transferring vacant plot and hence the request cannot be considered.</p>	Open

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3	Pearl Engineering Polymers Ltd	Plot No D17 MIDC Kurkumbh - 413802, Tal: Daund, District Pune	MIDC	Transfer of Lease	24-08-2017	<p>The said unit had set up a Plastic industry on Plot D-17 in MIDC Kurkumbh in year 1991-1992, for which the residential Plot R-3 admeasuring about 5850 sq metres was allotted in Kurkumbh. Later in 2011 the unit was shut down due to company's internal matters, and the investor has made an application for tranfer of plot to M/s Jsons Foundry upon which MIDC had asked the investor to subdivide the plot into 3 parts and than transfer. The following subdivision was carried out: (a) R-3/1: Plot Area -1950 sq metres, (b) R-3/2: Plot Area -1487.5 sq mtrs, (c) R-3/3: Plot Area - 2412.5 sq mtrs</p> <p>However, the investor is still awaiting the final subdivision order from MIDC. Also according to the investor, R-3/2 has no construction on it and has mentioned it as open land due to which MIDC would be taking this plot back.</p>	MIDC to evaluate on the investors request of not vacating the R-3/2 as he he willing to pay 30% premium and develop the said in the defined timelines of laid as per MIDC policy.	Open
4	Dadajee Dhackjee Logistics Pvt. Ltd	Village Koproli, Kalampusre and Jui ,Tal Uran ,Dist. Raigad.	Forest Department	Forest NOC	06-04-2018	<p>The said unit has applied to MIDC for Integrated Logistic Park for which the forest NOC stating as there are no Forest rights in survey number 27 and 28 has to be submitted to MIDC and the file is under process with DCF Alibag.</p> <p>13-03-2019- IM decision: The forest NOC will be issued in a week's time.</p> <p>25-03-2019 -Investor Update: The investor has received the NOC with conditions which are not acceptable to the investor.</p>	Due to boundary dispute between TLR, Uran And DFO, Alibaug, forest department is not allowing to carry out construction on the said plot untill the issue is resolved.	Open

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5	Dadajee Dhackjee Logistics Pvt. Ltd	Village Koproli, Kalambusre and Jui ,Tal Uran ,Dist. Raigad.	Forest/ Revenue Department	Diversion of Forest Land	01-02-2019	<p>The said unit and the Forest department are presently in a boundary dispute. The land in Survey no 28/1 is a private land where industry work is going on. Investor as received a letter DCF Alibag, the unit has encroached forest land and should leave 16 metres further as it is forest land. Subsequently, the unit approached the TLR department and got an survey done after paying the necessary charges. The TLR survey shows the company has not encroached on any forest land. At present, there is an objection from the Forest surveyor stating that they do not accept TLR survey. Requesting MAITRI intervention for clarity on land.</p> <p>13-03-2019- IM decision: The forest surveyor has put up the case DCF, Thane for conducting the land survey due to inter-departmental boundary dispute.</p>	A meeting to be scheduled within 2 weeks between DC (Industries) and Secretary, Forest in order to resolve the said case. DCF, Alibaug too should be invited for the said meeting.	Open
6	Empress Malls Dombivali Victims	Empress Malls Dombivali Victims	MIDC	Possession of property	26-09-2017	<p>A group of 30+ investors invested in buying shops in the said mall between 2010-2012. While executing the purchase the investors were told that the plot is an MIDC plot. However based on an RTI filed in 2015, it was found that the construction of the mall has taken place without proper permission and proper allotment from concerned authorities. This has resulted in revenue losses to MIDC and 30+ residents in crores of rupees by non-payment of penalties by KSL Group (Chairperson Mr. Pravin Kumar Tayal). KSL industries and Cyber Infosystem are sister concerns. A Non implementation of MRTP notice dated 8th Oct 2012 was served to KSL Group's Cyber Info systems and Technologies Pvt. Ltd. under section s 53(1).</p> <p>Since it is a case of unlawful and criminal offence by cheating and exploiting money from common people by offering shops for sale with false publicity through advertisements by KSL group's Cyber Info systems and Technologies Pvt. Ltd. , 30+ shop owners have been cheated by Cyber Info systems and Technologies Pvt. Ltd. Hence the investor has approached MAITRI and MIDC.</p>	MIDC to vacate the said plot and take necessary actions against Cyber Infosystem and MIDC officials for issuing NOC in order to sell in open market. MAITRI to follow up with MIDC and update the investor on the progress within 15 days.	Open

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7	Massia Auto Component Cluster Pvt Ltd	Plot No P-15, MIDC, Waluj Industrial Area Aurangabad	MIDC	Land rate revision	5-08-2009	<p>The said unit had received offer letter dated 23/09/2014 for 8000 sq mtr land from RO MIDC Aurangabad with land rate Rs 1575/- in 2014 with the condition of depositing 25% earnest money and getting DPR approved from GOI Maharashtra. In 2018 after approval of DPR by State Government, the DPR was approved by Steering Committee under office of the DC MSME GOI. After approval of DPR by GOI, the said unit approached MIDC again for actual possession of land and in response MIDC issued Order dt 22/03/2019 ,where in the land rate was the current rate i.e Rs 2480.50 per sq.mtr which was higher than what was offered in an offer letter given in 2014 i.e. (rate 1575/- per sqmtr).As the escalated cost of DPR due to delayed approval, without any delay on the part of company SPV, the investor is requesting MIDC to provide the land at plot rate according to 2014 order ,(in which the unit has already paid 25% as a token of conviction) to the notice of higher level authority of MIDC along with 50% subsidies rate as per the guidelines of MIDC for boosting Industrial Cluster in MIDC areas through MSE CDP scheme.</p> <p>24-04-2019: Investor has made balance payment of Rs 13522900 within 30 days.</p>	MIDC to take up the case in Board Meeting as a special case, however, positive resolution cannot be committed. Investor was suggested to make the payment as per the possession letter under protest.	Open
8	Dhavit Global Life Sciences	F-111, MIDC, Chincholi, Solapur-Pune Highway, Solapur-413255.	Directorate of Industries	Stamp duty exemption Certificate	18-08-2018	<p>The said unit has applied for Stamp Duty Exemption Certificate on Maitri portal on 18.08.2018. Later on there were queries raised by the authorities which were complied and replied with necessary documents as duly attached to Maitri portal on 09.02.2019. However, the investor has not received SDEC Certificate till now. The said unit has already been allotted Plot F-111 in Chincholi MIDC, Solapur-413255 for setting up Pharmaceutical Unit. They are in process of starting the work. But the agreement with MIDC is getting delayed because of non-receipt of SDEC Certificate. Hence the investor is requesting SDEC Certificate so that they can enter into agreement with MIDC and start the work immediately so as to complete the same within prescribed time limit.</p>	In order to resolve the said issue retification in PSI 2013 is required however, due to model code of conduct the said ratification cannot be done. The issue can be taken up only after 23rd May 2019 and will be resolved in June 2019	Open

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9	K. L. C Wines	CU-68/69, Vinchur Food Park, Nashik	Collector of Stamps	Stamp Duty Waiver	12-12-2018	The said unit has obtained Stamp duty Exemption certificate on deed assignment. The said unit then approached the Registrar office on 12-12-2018 to register their land deed to avail the exemption benefit, but the said application was rejected by the department giving the reason that the exemption is not available as the Industrial policy has expired on 30-09-2018 and the office has not got any intimation from the Revenue department to provide exemptions.	In order to resolve the said issue rectification in PSI 2013 is required however, due to model code of conduct the said ratification cannot be done. The issue can be taken up only after 23rd May 2019 and will be resolved in June 2019. The investor was suggested to pay the Stamp duty as the project is getting delayed. Due to GST rates the final product in the market is not competitive and is requesting intervention from the government on the said matter. The investor was suggested to submit the representation on the said subject to DC (Industries).	Open

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10	Selec Controls Private Limited	EL-224, TTC Industrial Area, Electronic Zone, Mahape MIDC, Navi Mumbai	MIDC	Taxes	22-01-2018	<p>The said investor had purchased the plot in auction from MIDC and had received the possession on 18-09-2006. As per the terms of MIDC the said unit is liable to pay all the taxes post acquisition of the property and is not liable to pay any taxes pre-acquisition in which case the plot was under MIDC possession. The said unit has received a demand notice from NMMC dated 27-12-2017 in the name of Arihant ELeCtro to pay the dues which are pending for the period of 1995-2006 amounting to Rs. 6.40 lacs + interest. During the said period the investor was not in the possession of the said plot and MIDC was in possession of the said plot and hence is requesting NMMC to raise the demand to MIDC. 27-09-2018- RM decision: Jt. CEO, MIDC to intervene with NMMC in order to resolve the said case. 22-10-2018- RM decision: The case to be taken up in CS meeting. MAITRI to share a draft DO letter to be sent to CEO, MIDC stating the same. 12-12-2018- IM decision: General Manager, Land (MIDC) to follow up case with Joint CEO MIDC on the said case and resolve it within two weeks. 26-12-2018-RM decision: Jt. CEO, MIDC has informed that they will issue a letter to NMMC clarifying about the issue. 23-01-2019-RM decision: MIDC has written to Commissioner, NMMC that the land was not in possession of the said investor and hence the taxes should not be levied on the investor. 13-02-2019- Investor Update: NMMC has issued the notice to the investor mentioning that the taxes has to be paid within 48 hours otherwise legal action will be taken against the investor. MAITRI has informed the same to MIDC</p>	DC (I) to speak with the NMMC commissioner on 08th May 2019 and if the issue is not resolved within a week than the investor to connect with DC (Industries).	Open

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11	Devi Plastics	J/52, Additional MIDC, Jalgaon	Collector of Stamps	Stamp Duty Waiver	1-01-2019	The said unit has obtained Stamp duty Exemption certificate on deed assignment. The said unit then approached the Registrar office on 01-01-2019 to register their land deed to avail the exemption benefit, but the said application was rejected by the department giving the reason that the exemption is not available as the Industrial policy has expired on 30-09-2018 and the office has not got any intimation from the Revenue department to provide exemptions.	In order to resolve the said issue rectification in PSI 2013 is required however, due to model code of conduct the said rectification cannot be done. The issue can be taken up only after 23rd May 2019 and will be resolved in June 2019	Open
12	Sakar Paper and Boards	A/35/1, MIDC, Osmanabad	MIDC	BCC Extension	19-09-2013	The investor had received the possession of the said plot admeasuring 7871 sqmts from MIDC on 11-12-2012 and agreement to lease was executed on 14-01-2013. After receiving the possession of the said plot investor came to know that there was water pipe line laid down by Nagar Parishad straight across the plot. Also, a nalla is passing through the plot due to which the investor is not able to start the construction activity. The investor had represented the case through MAITRI and had obtained the time limit extension for BCC from MIDC for one year whereas investor has requested it for 2 years. The investor has started the construction however could not complete in the defined timelines given by MIDC and hence requesting for another extension from MIDC for a year for completion of building.	MIDC to analyse investor's request of free time limit extension. If considered, this would be the last extension that MIDC would provide.	Open

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13	Shree Products	Plot No A-25, 'Rahuri MIDC, Rahuri Tal Dist Ahmednagar, Nashik	MIDC	Allotment of Land	31-10-2017	<p>The said applicant was allotted a plot A-19, Rahuri MIDC, Dist. Nashik on 28-12-2016 and received the allotment letter requesting to make the payment of Rs. 4,36,800 towards allotment charges till 20-01-2017. The said applicant as per letter dated 23-02-2017 requested the department to give them time extension to make balance payment of Rs. 4,36,800. The said application was accepted by the department and the investor was given time extension till 23-07-2017 of 150 days to make the payment. But as per investor the said letter was granting time extension was issued on 11-07-2017, which was actually received on 17-07-2017 requesting the investor to make the payment by 23-07-2017. As per investor the said amount could not be arranged in such a short span. As on 18-10-2017 the said investor received a letter No. 3184/2017 from the department stating the cancellation for their Plot No. A-19 due to non-payment of the balance amount. Now the investor has approached the department stating that it was departmental delay in issuing the extension letter and in now willing to pay the balance amount with the interest and consider his application for land allotment.</p> <p>The said case was closed form MAITRI as per update received from MIDC that case does not fit in the policy of MIDC and hence the case cannot be considered. Now the investor wants to re-present her case again and is requesting MAITRI intervention for the same.</p>	MAITRI to share a draft DO letter with DC (Industries) to be sent to CEO, MIDC to consider the said case as the investor is already running a unit on an adjecant plot which is already into production.	Open