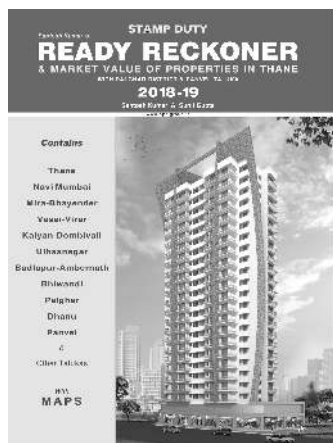


Ready Reckoners 2018-19 for Mumbai Released



The stamp duty ready reckoner for year 2018-19 for Mumbai, effective April 1, 2018 to March 31, 2019, is released. The stamp duty ready reckoner for year 2018-19 for Thane containing full Thane District, Palghar District and Panvel Taluka will be released in the first week of May.

The Real Estate (Regulation and Development) Act came into force which made it mandatory for builders to sell flats on carpet area, it is high time the stamp duty should also be charged on carpet area, which is pending with IGR since 2008.

The ready reckoner was originally considered for payment of stamp duty and registration fee only. During course of time it gained acceptance by the Ministry of Finance for charging capital gain tax under section 50C, 56 and income from other source under section 43CA of the Income Tax Act 1961. The Mumbai Municipal

Corporation has also adopted the same rate for property tax on capital value system from 1-4-2010.

The premium of TDR, Fungible FSI, deficiency in open space and premium of stair case and lift and all other premiums and penalty related to building proposal is directly related to ready reckoner.

Now un-authorized construction upto December 2015 in residential building will be shortly regularised on payment of premium as per ready reckoner. In this connection detailed notification is shortly expected by the Mumbai Municipal Corporation. It is good opportunity to regularise the un-authorized extension as per norms.

The Ready Reckoner is updated and amended, published by the Architects Publishing Corporation of India which would be helpful to all connected to real estate business.

In view of capital gain tax as on 01/04/2001 and deemed conveyance of society building, it is necessary that stamp duty liability of all documents are cleared at old market value or current valuation. Since in many cases it is beneficial to pay old stamp duty at old rates only, there is great demand for ready reckoner for the period 1980 to 2001 for Mumbai. The publishers have revised and reprinted the same and which is priced at Rs.600 only.

Mere demand of bribe is a punishable offence : HC

In an important ruling, the Bombay high court has held that mere demand of bribe is punishable under provisions of the Prevention of Corruption (PC) Act, 1988.

A bench of Justices RM Savant and Sarang Kotwal said Section 7 of PC Act-which uses words "accepts" or "obtains" or "agrees to accept" or "attempts to obtain", and phrases such as "agrees to accept" or "attempts to obtain" -clearly indicate that mere demand is covered under the law.

On July 29,2017,the anti-corruption bureau had registered an offence against Rajendra Shinde and Sanjay Bramhankar-employees of Maharashtra Agro Industries

Development Corporation (MAIDC)- after a complaint was lodged by one Ravish Maru, who manufactures HDPE pipes. The pipes are supplied to various zilla parishads through MAIDC and the payment is again routed to Maru through the agency. Maru alleged that they had demanded 2% of the total bills paid by the MAIDC. Shinde and Bramhankar approached the high court and sought quashing of an FIR. They argued that mere demand of bribe does not amount to an offence. The complainant also alleged that the accused had accepted Rs50,000 from him as bribe for disbursement of part of the payment.

Courtesy HT, Mumbai, 25/03/2018

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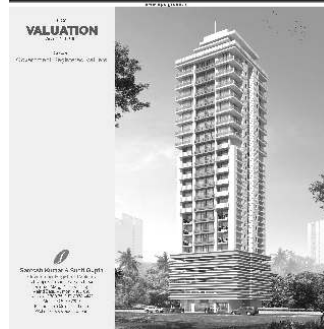
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