



LET'S CREATE OUR  
**THANE**  
DESIRABLE



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## VISION



- ▶ To create a favorable Business Environment for Real Estate Developers of Thane.
- ▶ To make the Real Estate Sector more Organized and Progressive by working closely with all Stakeholders.
- ▶ To support the Government's initiative of Housing for All Indians by 2022.
- ▶ To improve industry's Credibility and enhance Confidence amongst Consumers.

## MISSION



- ▶ CREDAI-MCHI Thane intends to reposition Thane City as:
  - 1) Well governed with good infrastructure
  - 2) Eco-Friendly
  - 3) Cost Effective
  - 4) Culturally Advanced
  - 5) Vibrant Cosmopolitan City
  - 6) In short, a great place to Live, Work and Play.
- ▶ To revive and help the Economy grow, through Creation of New Jobs in Thane – Skilled, Unskilled and Entrepreneurial.
- ▶ To grow Consumer Demand for Real Estate through various Initiatives and Activities.
- ▶ To ensure Real Estate Development Business' Financial & Technical Viability.
- ▶ To further strengthen the common platform which makes representations to Central Government, State Government, Local Bodies & other Stakeholders.
- ▶ To continue CSR initiatives; fight the on-going COVID-19 pandemic for safety of the Community.
- ▶ To improve Knowledge and Skills of members through continuous learning and best practices.

## MESSAGE



**SHRI. EKNATH SHINDE**

Cabinet Minister UD & PWD Maharashtra, Guardian Minister - Thane

Thane as a city has evolved, from a city with 'normal' buildings to one with townships and tall skyscrapers. The credit for this goes to the real estate developer community.

I have been associated with the real estate developers' body, CREDAI-MCHI Thane since long. I am pleased to say that they have been doing good work, consistently.

Mr. Ajay Ashar has just completed an excellent tenure, as the President of CREDAI-MCHI Thane. Now, it is time for Mr. Jitendra Mehta, (Jitubhai) to take over.

Mr. Ajay Ashar has put in hard work, and as a senior real estate developer from CREDAI-MCHI Thane has worked very hard; there are many positives to his credit. Similarly, I have seen Jitubhai work in various roles and responsibilities at CREDAI-MCHI Thane, and he has delivered, always.

We have great hopes from CREDAI-MCHI Thane and I am sure that the organisation will always strive hard for the betterment and development of Thane. Wherever need be, I am always there to support the organisation, as I know that they will work hard for the betterment of the people of Thane.

Regards  
Eknath Shinde



## MESSAGE



**DR. JITENDRA AWHAD**

Hon. Minister for Housing Department, Maharashtra

Thane is one of the fastest growing cities of not just Maharashtra but across India, and the credit for same goes to the real estate developer community, as they are the ones who have developed the nation and indeed, Thane city.

I take this opportunity to congratulate Mr. Ajay Ashar for a fantastic tenure as the President of CREDAI MCHI Thane; and I congratulate Mr. Jitendra Mehta on being elected as the new President of the organisation I am sure that the real estate developer community, together, will strive hard for the betterment of the city and the state.

I extend my best wishes to the organization, the outgoing as also the incoming members of the managing body team. Needless to say, I will be present to witness the change of guard, and to wish the organization the very best on Saturday, 07 August, 2021.

Regards  
Dr. Jitendra Awhad

## MESSAGE



**Dr. VIPIN SHARMA (IAS)**  
Hon. Thane Municipal Commissioner

It is a pleasure to congratulate Mr. Ajay Ashar for his marvellous tenure as the President of CREDAI-MCHI Thane, and I would also like to congratulate Mr. Jitendra Mehta, who is taking over from him.

In my tenure as the Thane Municipal Corporation (TMC) Commissioner, I have had the opportunity of working closely with both of them, and I have always found to work with a positive and solution-driven approach.

Beyond the aspect of real estate development, CREDAI-MCHI THANE has also been instrumental in making the 1000-bed Global Covid Hospital a reality. They helped make it happen and that too in the shortest possible time. As the Municipal Commissioner, Thane; I would like to express a warm 'Thank You' to CREDAI-MCHI Thane for their support. This has definitely helped to save so many lives.

Congratulations to Mr Ajay Ashar and his team; Best Wishes to Mr Jitendra Mehta and his team.

Regards  
Dr. Vipin Sharma

## MESSAGE



**SHRI. RAJESH NARVEKAR (IAS)**  
Hon. Collector, Thane

The growth of any city reflects in the real estate development; and where real estate development of Thane is concerned, we have the real estate developers' association, CREDAI-MCHI Thane.

I extend warm wishes on the occasion of the change of guard ceremony, where Mr. Jitendra Mehta would be taking over as new President from the Outgoing President Mr. Ajay Ashar.

Mr Ajay Ashar has immensely contributed to the growth of not just this progressive association of real estate developers, but also to that of Thane.

Indeed, your organization has played a very constructive role in shaping the Thane Real Estate Industry and has also played an important role in terms of raising the concerns of developers with various authorities, both Central & State Level. With deep involvement towards the cause of Real Estate Industry, the association is empowering its members by imparting knowledge through various Seminars Conference and programs.

My Best Wishes for all the good work done by the outgoing team led by Mr Ajay Ashar, and 'All the Best' for all new endeavours to the incoming team led by Shri. Jitendra Mehta.

Regards  
Rajesh Narvekar



## MESSAGE



### SHRI. AJAY ASHAR

Immediate Past President  
CREDAI MCHI THANE

Greetings and Heartiest Congratulations to our Newly Elected President Shri. Jitendra Mehta. It is my pleasure to extend a hearty welcome to Shri. Jitendra Mehta on behalf of the entire Managing Committee Members and Team. With his invaluable inputs and commitment to the cause of well-being of the Real Estate sector, Shri. Jitendra Mehta is all set to provide direction to CREDAI-MCHI THANE.

My best wishes are with him as he takes over as President of the CREDAI-MCHI THANE and I am confident that under his guidance, CREDAI-MCHI Thane will achieve great success in all its endeavours.

I will always be grateful for the respect, affection and support provided by all of my fellow members of CREDAI-MCHI Thane during these four years of my being the President. Memories of these days will always be special for me. Seniors, colleagues and Gen Next, all have contributed immensely and wholeheartedly towards the functioning of CREDAI-MCHI THANE. It is this aspect, which truly makes it a unique term in all respects.

As I hand over the Presidency, I reiterate my commitment to the organization and the industry. I will always remain committed in my own way, and will extend my full support to the New President and his Team. I also want to thank my Family for their support in enabling me successfully handle this responsibility over the past four years. I have special bond with my late Father, and I hope he will be pleased with the achievements over the past four years.

I stand before you all today, and a flashback of sorts is running before my eyes – from the time when I joined CREDAI-MCHI Thane as Young member some 20 years back, and the efforts over the years till my rising to the post of President of this coveted association.

No Joy can be greater than this.

Special Memories of Launching JITO Hospital, the successful Property Expos, Raas Rang Thane which have enhanced the cultural vibrance of Thane City to a different level and the Covid Hospital at Balkum where in 15 months more than 15,000 patients have been treated. The most noteworthy part of my tenure has been our strong engagement with the Government of Maharashtra and our role in many Important decisions taken in favour of Real Estate Industry.

Best Wishes to Shri. Jitendra Mehta . I will continue my association with CREDAI-MCHI THANE and shall work hand in hand to keep alive the legacy left behind by our Past Presidents.

All the Best, Dear Jitubhai!  
Regards  
Ajay Ashar

## MESSAGE



**SHRI. JITENDRA MEHTA**

President  
CREDAI MCHI THANE

There is a new paradigm for real estate in India; Thane is among India's fastest growing urban conglomerations and with these twin aspects, it gives me immense pleasure to be elected as the President of CREDAI-MCHI Thane. We stand on the cusp of change of not just real estate as an industry, but also of all stakeholders. I have been associated with CREDAI-MCHI Thane since 1999, and have truly seen the city grow, as did our organisation.

As an association, CREDAI-MCHI Thane has always strived and worked hard to amplify the image of Thane overall, and we will continue the same tradition.

Beyond the city and its growth, I understand that real estate is a subjective area, and problems faced by each and every one will be differ. I request our members to come forward and share the same with the organization, so that we can together, solve them. Friends, it is a fact that real estate is an obvious example for the adage: if we work together, we all benefit. With your support, I will work for the betterment of all. I wish to closely collaborate with all the authorities who we need to coordinate with in our routine work, and smoothen the process, so that things happen smoothly.

Along with this, I truly believe and practice that continuous learning is the best solution for playing a long innings – this applies to all the aspects, be it work or other aspects of life. Especially in Real Estate, we need to be updated with all the happenings of the fast-changing areas - be it the GST, development rules, new marketing areas etc. To ensure this, we will strive hard and work out a knowledge series for the joint development for all.

I am sure that with the team of experienced developers, we will always be there whenever you need us. On a personal note, I want all of you to feel that you are the President - on all aspects of CREDAI-MCHI Thane's activities. As we all work in unison, there is a need for your active support. Together, let us take this organisation to greater heights.

Regards,  
Jitendra Mehta

## MESSAGE



**SHRI. MANTHAN MEHTA**  
President  
YOUTH WING, CREDAI MCHI THANE

The Youth Wing is not just about 'Gen Next', it also represents the future of real estate development in Thane. It was set up with the aim of involving the second generation of real estate developers in the working off CREDAI-MCHI Thane.

The Youth Wing has worked in sync with the Managing Committee. As President of the Youth Wing, I have strived to maximise a number of unique and new ideas from my fellow members in the Youth Wing, as also work to fulfil the goals of the Managing Committee.

With due guidance and support from my seniors, I have, as President of the Youth Wing, tapped, mobilized and created opportunities for Gen Next, played a part in helping them to utilize their inventiveness in the real estate sector. Our seniors have helped us achieve the aims to foster, guide and help mould talented youth into future leaders. I would like to specially thank Mr Ajay Ashar for his constant support, not just as President but as a true Mentor.

The Youth Wing has also been mentored by the MCHI-CREDAI Thane's Managing Committee. We, in turn, have collaborated and worked in line with our seniors, the office bearers of MCHI-CREDAI Thane. We have organized seminars, exhibitions and study tours of the organization, and also have plans to hold annual awards related to the real estate sector.

The Youth Wing has worked hard to achieve the goal of bringing in a futuristic thought process, ensuring that as an organization, MCHI-CREDAI Thane is 'Future Ready'.

Regards,  
Manthan Mehta



# CREDAI MCHI THANE

## MANAGING COMMITTEE 2021-23



Mr. Jitendra Mehta  
President  
JVM Group



Mr. Ajay Ashar  
Immediate Past President  
Ashar Group



Mr. Rajul Vora  
Vice President  
Dosti Group



Mr. Sachin Mirani  
Vice President  
Square Feet Group



Mr. Manish Khandelwal  
Hon. Secretary  
Mahadeo Construction Pvt. Ltd  
(Cosmos Group)



Mr. Gaurav Sharma  
Treasurer  
Siddhi Group



Mr. Amar Sing Thakur  
Jt. Secretary  
Saptashree Group



Mr. Sandeep Maheshwari  
Jt. Secretary  
Raymond Group



Mr. Faiyaz Virani  
Jt. Treasurer  
Virani Group

## COMMITTEE MEMEBERS



Mr. Munish Doshi  
Acme Housing  
India Pvt Ltd.



Mr. Manish Mehta  
Cosmos Group



Mr. Jagdish Khetwani  
Rosa Group



Mr. Atul Gulati  
Kalpataru Group

# CREDAI MCHI THANE MANAGING COMMITTEE 2021-23

## PAST PRESIDENT



Mr. Chaitanya Parekh  
Soham Group



Mr. Nainesh Shah  
Terraform Realty



Mr. Shailesh Puranik  
Puranik Builders Pvt. Ltd.



Late Mr. Suraj Parmar  
Cosmos Group

## MENTORS / ADVISORS



Mr. Deepak Goradia  
Dosti Group



Mr. Boman Irani  
Rustomjee Group

## FOUNDER PRESIDENT



Late Mr. Mukesh Savla  
Manas Enterprise

## YOUTH WING OF CREDAI MCHI THANE



Mr. Manthan Mehta  
President  
JVM Group



Mr. Dhairya Shah  
Vice-President  
Rosa Group



Mr. Abhishek Parmar  
Jt. Secretary  
Cosmos Group



Mr. Jainil Mehta  
Secretary  
Rosa Group



Mr. Dhaval Shah  
Jt. Treasurer  
Square Feet Group



Mr. Manish Dedhia  
Treasurer  
ACE Group

## COMMITTEE MEMEBERS



Mr. Akash Khetwani  
Rosa Group



Mr. Jenish Shah  
SquareFeet Group



Mr. Jay Vora  
Dosti Group



Mr. Bhuvanesh Sharma  
Siddhi Real Estate  
Developers



Mr. Anuj Goradia  
Dosti Group



Mr. Tejas Jain  
Sagar Enterprise



Mr. Yash Mutha  
Nandivardhan Group



Mr. Sohan Thakur  
Saptashree Developers



Mr. Fenil Bheda  
Fenkin Realty



Mr. Samyag Shah  
Marathon Group



## TEAM CREDAI MCHI THANE



Sumit Gudka  
General Manager

Ganesh Dharade  
Accounts Head



Kusum Sharma  
Admin Head

Pravin Patil  
Office & Outdoor Assistant



Suraj Ranpise  
Housekeeping Department

# CREDAI-MCHI THANE KRA & TASK LIST

SR. NO.	NAME OF COMMITTEE	TASK OWNER	PLAN OF ACTION/TERMS OF REFERENCE
1.	RBI Banking Relations Finance Ministry	Mr. Boman Irani Mr. Gaurav Sharma	<p><u>Finance Ministry</u></p> <ol style="list-style-type: none"> <li>Any purchase of the property up to 31<sup>st</sup> March 2022, the purchase cost and interest thereon, should be allowed as a deduction under Income Tax Act, over a period of 7 years, provided the property acquired is self-occupied or if it is not self-occupied, then it is given on rent or leave and licence, for a period of not less than six months in each of the financial year.</li> <li>Reduce housing loan interest rates to 5% for limited period and promote rental housing further, entire rental income be exempted for next 5 years.</li> <li>80 IBA: definition of affordable housing unit i.e. 60 sq. meters. for metros and 120sq. meters for non-metros.</li> <li>At option of Developer, to restore, Input tax credit with GST @80% Affordable house definition for metro cities where size of unit is upto 60 sq mtrs, the price cap of Rs 45 lakhs should be removed for metro cities.</li> </ol>
2.	Housing Department (RERA)	Mr. Shailesh Puranik	<p><u>Housing / RERA</u></p> <ol style="list-style-type: none"> <li>Automatic extension of 9 Months to Project Completion period and the same not to be treated as an extension under the Provision of Section 6 of RERA. Automatic extension of Nine months to possession date of handing over of an apartment while adjudicating complaints under section of 18 RERA.</li> <li>Issue directions that till 31st March 2022, interest payable to lenders of Real Estate Project not to be added to total cost of construction and consequentially such interest not to be paid out of 70% Escrow Account.</li> <li>Reliefs in relation to cancellation of apartment and compensation for delay in handing over of apartment and payment of the same.</li> </ol> <p><u>SRA</u></p> <ol style="list-style-type: none"> <li>Work towards bringing changes with respect to ease of doing business.</li> </ol>

## CREDAI-MCHI THANE KRA & TASK LIST

SR. NO.	NAME OF COMMITTEE	TASK OWNER	PLAN OF ACTION/TERMS OF REFERENCE
3.	UDD/ All other corporations and Planning Authorities/UDCPR	Mr. Ajay Ashar	Issue of modification in UPDCR like Height, Open Space, Podium Distance, etc as many as 40 suggestions are under Discussion and Modification
4.	Revenue Department	Mr. Prashant Rathod	<p><u>Revenue Department</u></p> <ol style="list-style-type: none"> <li>Stamp duty on sale of residential and commercial units to reduce to 1% till March 2022,</li> <li>Rationalization of Ready Reckoner Rates <ul style="list-style-type: none"> <li>To be reduced at least by 20% and land rate should be 25% of sale of residential flats in city of Mumbai.</li> <li>Under construction unit to be 80% of the value of completed/ready unit.</li> <li>Due to this anomaly, tax liability under Section 43CA of Income Tax Act.</li> </ul> </li> </ol> <p>MHADA</p> <ol style="list-style-type: none"> <li>Work towards bringing changes with respect to ease of doing business.</li> </ol>
5.	Legal Issues	Mr. Sandeep Maheshwari	<p>Legal team and examine all issues</p> <ol style="list-style-type: none"> <li>Possibility of force majeure.</li> <li>No interest to be charged during Covid time.</li> </ol>
6.	Environment	Mr. Rajul Vora	<ol style="list-style-type: none"> <li>To Release G. R. for flamingo issue</li> <li>Work towards bringing necessary changes with respect to ease of doing business in MoEF Clearance.</li> </ol>

## CREDAI-MCHI THANE KRA & TASK LIST

SR. NO.	NAME OF COMMITTEE	TASK OWNER	PLAN OF ACTION/TERMS OF REFERENCE
7.	CP, Consultants, Advocates, Architect, Structural Designers, MEP Consultants, Counsels, Advocates	Mr. Munish Doshi Mr. Ehtesham Khan	Advisory to the Industry To achieve the cost saving in various professional fees to members.
8.	Procurement Wing, Vendors, Suppliers	Mr. Manish Mehta	Vendors Management & Purchase of Materials Endeavor to achieve at least 10% saving on construction cost.
9.	Marketing Campaign on Real Estate	Mr. Sachin Mirani	WOW THANE Real Estate Sahi Hai Campaign & Promotion
10.	Public Relation	Mr. Manish Khandelwal	To ensure maximum publicity for CREDAI-MCHI on media as well as on Social Media
11.	Research & Analytics Wing	Mr. Nayan Shah	To be the central consolidated data bank for the purpose of various representations and media briefings. The task force will on a quarterly basis publish Research Papers and also explore Collaborative Research Studies with various Stakeholders of our Sector.
12.	Members Assistance	Mr. Atul Gulati	Members Assistance under RERA, SWAMIH fund, Consumer forum, NPA issues Etc.
13.	Youth Wing	Mr. Manthan Mehta	
14.	Events and Exhibitions	Mr. Gaurav Sharma	
15.	CSR	Mr. Amar Singh Thakur	Covid 19 fight Ambulance Services

\*Task owner to select his team in consultation with President.



## PROPOSED CALENDER FOR CREDAI MCHI THANE ANNUAL ACTIVITES

NO.	ACTIVITIES	MONTH
1	Managing Committee Meeting & Youth Wing Meeting	3 <sup>rd</sup> Friday of every Month
2	Seminar & Workshop on various Topics · Engineering · Sales & Marketing · Digital Marketing · Finance & Banking · Health & Fitness	October 2021 December 2021 March 2022 May 2022 July 2022 August 2022
3	7 <sup>th</sup> Sports Day 2022	January 2022
4	19 <sup>th</sup> Real Estate & HFC Expo 2022	February 2022
5	"OPPORTUNITY THANE" Channel Partner Meeting at Pune, Nasik, Surat, Ahmedabad & Indore	October 2021 April 2022 July 2022 September 2022 November 2022
6	Study Tour for Youth Wing	August 2022

# CORPORATE SOCIAL RESPONSIBILITY

CREDAI MCHI THANE

MEMBERS HAD PLANTED 15000+ TREES

IN JULY 2016



## MOBILE DISPENSARY VAN SPONSORED BY DOSTI GROUP





## DIWALI LIGHTING WORK



## SHREE MAHAVIR JAIN HOSPITAL & PRATAP J. ASHAR CARDIAC CENTER INUGARATED ON 11TH SEPTEMBER 2019





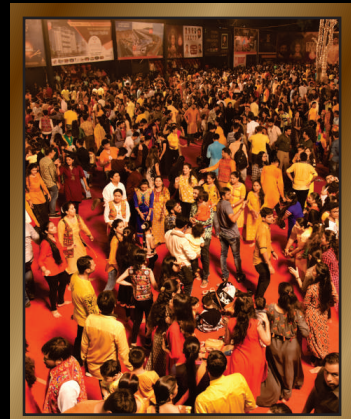
## THANE COVID HOSPITAL AT BALKUM

- Build In Record Time 30 Days
- 1024 Total Beds
- ICU Beds- 76
- Triage Bed – 10
- Dailysis Beds- 10
- Oxygen Beds – 393
- General Beds – 535





RAAS RANG THANE 2017-19  
ENHANCE THE BRAND OF THANE CITY







5<sup>th</sup> Floor, 501, Odyssey IT Park, Behind Bank of Maharashtra, Road No.9,  
Wagle Estate, Thane- 400 604

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