



SOLAR POWER DEVELOPERS ASSOCIATION
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SPDA/PG/2021/268

February 15, 2021

To,
Shri Dinesh Waghmare
Principal Secretary-Energy
Government of Maharashtra
Mumbai.

Subject: Request letter for immediate intervention regarding resolution of issues in the Sale Deed registration process for land.

Dear Sir,

Greetings from Solar Power Developers Association.

We are an independent industry association, committed to promoting the solar sector in India. We provide a neutral platform for policy advocacy, discussions, and examination of issues critical to the development of the solar sector and are well recognized by the Ministry of New and Renewable Energy (GoI). SPDA represents around 50-member companies from the solar sector providing their assistance in policy evolution and a healthier investment climate for renewable energy projects and services. The member companies of SPDA includes all the large players who have actively contributed with more than 75% of total capacity operation in India.

We are writing to you in reference to the Renewable Energy policy that has been issued by the Govt of Maharashtra on 31st December 2020 with a target of adding RE capacity of 17,385 MW by 2025. In the coming five years, the Government is targeting an investment of Rs 75,000 crore in the sector. The Industry is really keen to support the Government's effort to achieve the said target.

In view of the above, we would like to highlight challenges faced by the developers in the the land registration process which is presently causing major hinderance to developers in implementing RE projects. Inorder to streamline the process, we propose the following:

- i. Deemed mutation should be available post completion of 15 days of mutation period.
- ii. Parallel mutations for the same Gat number should be allowed and should be accepted by server incase of undivided property where in you are purchasing the land with part-owners. Currently this is a sequential process.
- iii. Simplification of the Sale Deed Registration Process:
 - a. Server availability issues in the Registrar Office**
The connectivity issues needs to be resolved to ensure smooth registration of Sale Deeds. Due to unavailability of the server, the Sale Deed Registration process gets stalled and entire process needs to be restarted whereby causing



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great hassles to all parties involved. For e.g. Sub-registrar office, Barshi, Solapur District.

- b. Allowing Sale Registration in Off-line Mode:** Until the connectivity issues gets resolved, the registration process should be allowed in off-line mode.
- c. Exception for getting Purnavasani (Rehabilitation) certificate for executing Sale Registration of more than 8 Acres:** - Currently there is a requirement of getting Purnavasani (Rehabilitation) certificate from Purnavasani collector which takes approx. 10-15 days for executing Sale Registration of more than 8 Acres even when the 7/12 extract doesn't mention about Purnavasani. For e.g. Sub-registrar office, Barshi, Solapur District.
- d. Unlocking of Portal for any registration of more than 8 Acres:** - Current process requires thumb impression of Tehsildar for executing any registration of more than 8 Acres to unlock the portal. As Tehsildar is unavailable due to other responsibilities the process gets stalled. Hence, kindly consider assigning the similar process to provide thumb impression to build redundancy in the system and avoid any potential delays.
- e. Clarity on relaxation for Renewable Project specific for Solar Project at Tehsildar Office:** - There is a need to periodically inform and educate the staff available at Tehsil Offices on the Central and State policies for Renewable projects. Some of the topics to be covered could be:
 - Stamp Duty Waiver for RE Projects
 - Ceiling Act – Not applicable
 - NA Conversion – Deemed NA
 - Clarity on the applicability of the Gram Panchayat Tax on Solar projects.

We shall be glad to provide additional details as may be required by you.

Thanking you.

Yours Sincerely

Praveen Gorash
Joint Secretary, SPDA

CC:

1. **To,**
Shri Ashish Singh (IAS),
Additional Chief Secretary to CM
Govt of Maharashtra
Mumbai