



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-ब

वर्ष ११, अंक १५१(४)]

शुक्रवार, ऑक्टोबर १७, २०२५/आश्विन २५, शके १९४७

[पृष्ठे ३, किंमत : रुपये ९.००]

असाधारण क्रमांक ३८८

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमान्वये तयार केलेले
(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

REVENUE AND FORESTS DEPARTMENT

Mantralaya, Madam Cama Marg, Hutatma Rajguru Chowk,

Mumbai 400 032, dated 17th October, 2025.

ORDER

MAHARASHTRA STAMP ACT.

No. Mudrank-2025/C.R.184/Mudrank-2(Policy).—Whereas the Government of Maharashtra has *vide* the Government Resolution, Industries, Energy, Labour and Mining Department, No. MIP-2023/C.R.223/IND-2, dated the 26th August 2024, declared Maharashtra State Logistics Policy-2024 (hereinafter referred to as “the said policy”) and decided to provide *inter alia* fiscal incentives in the form of waiver of stamp duty for the eligible units for acquiring land and for long term lease purposes; And Whereas, the Government of Maharashtra has conferred the status of ‘Mega and Ultra Mega Logistics Park’ on 11 Logistics Park Projects being set up through XSIO Logistics Parks and Horizon Logistics Parks-Blackstone Group at various places in the State under the said policy and decided to remit stamp duty in whole, on the first transaction of instruments for acquiring land, lease and for term loan executed in relation to the Logistics Park Projects;

Now, therefore, in exercise of the powers conferred by clause (a) of section 9 of the Maharashtra Stamp Act (LX of 1958) (hereinafter referred to as ‘the said Act’), the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, hereby remits the stamp duty in whole as per the *Schedule* appended hereto, chargeable under the various Articles of the *Schedule* –I appended to the said Act, on the instruments specified in column (6) of the *Schedule* appended hereto, in respect of the eligible category of units or projects specified as the ‘Mega and Ultra Mega Logistics Park’ (hereinafter referred to as “the eligible unit”), for their respective development period, subject to the following conditions, namely:—

Conditions.—

- (1) The implementing Agency as specified for the said eligible unit or any other Competent Authority, authorized by the Industries, Energy, Labour and Mining Department in this behalf, must certify the eligibility of any project or industry or unit under the said eligible unit, by providing stamp duty remission certificate.
- (2) The implementing Agency must specify the development period of any eligible unit in the stamp duty remission certificate.
- (3) The benefit of stamp duty remission under this Order is applicable to all eligible units during their development period.
- (4) The benefit of stamp duty remission under this Order is applicable to all the eligible units as specified in the *Schedule* appended to this Order.
- (5) The eligible unit which has availed of the remission of stamp duty under this Order shall not be entitled for remission of stamp duty for the same transaction as per any other Order or Policy.
- (6) No refund shall be granted where the stamp duty has already been paid by any eligible unit, prior to the date of publication of this Order in the *Maharashtra Government Gazette*.
- (7) Any eligible unit who is party to the instrument as specified in column (6) of the *Schedule* appended hereto, for which the remission of the stamp duty is granted under this Order, and who fails to fulfil the purpose or objectives of the said eligible unit or commits breach of any of the conditions as specified in this Order, shall be liable to pay the whole stamp duty and penalty, if any, as if there was no remission in the stamp duty from the beginning.
- (8) The implementing Agency as specified in the said eligible unit must convey to the Inspector General of Registration and Controller, Stamps, Maharashtra State, Pune on regular basis, the names and details of the units which have availed of remission of the stamp duty under this Order but failed to fulfil the purpose or objectives of the said eligible unit or committed breach of any of the conditions as specified in this Order.

Explanation.—

- (1) The benefit of stamp duty remission provided by this Order shall not apply to the instrument or document/s of transfer of acquired land by way of lease or conveyance or assignment of lease rights or sale certificate executed between the eligible unit and the subsequent unit under the said eligible unit.
- (2) Further transaction between the eligible unit and the subsequent or the next unit eligible under the said policy shall not be eligible for the remission of the stamp duty under this Order. Thus unit to unit transaction shall not be eligible for stamp duty remission under this Order. However, the remission of stamp duty shall be admissible for the first document of lease between the eligible unit (Logistics Park) and the lessee units coming up inside that logistics park, after commissioning of the said logistics park.

Schedule

Sr. No.	Name of Mega and Ultra Mega Logistics Park	Location	Zone	Extent of Remission	The type of Instruments under Articles of the Schedule I of the said Act.
(1)	(2)	(3)	(4)	(5)	(6)
1	M/s. Vidarbha Cargo Pvt. Ltd.	Village Wadgaon (Gujar), Samrudhhi Expressway, Tahasil Hingna, Dist. Nagpur-441122.	Zone-1	100%	Term Loan Agreement relating to Deposit of Title Deed (Article-6), Certificate of Sale (Article-16), Conveyance (Article-25), Further charge on Mortgaged Property (Article-33), Lease (Article-36), Mortgage Deed (Article-40) and Transfer of Lease by Assignment (Article 60).
2	M/s. XSIO Industrial Parks Pvt. Ltd.	Village Wadgaon (Gujar) And Village Menkhat (Rithi), Samrudhhi Expressway, Tahasil Hingna, Dist. Nagpur-441122.	Zone-1	100%	
3	M/s. XSIO Warehousing Pvt. Ltd.	Village Linga, Tahsil Nagpur (Rural), Dist, Nagpur-440023.	Zone-1	100%	
4	M/s. Alotronix Warehousing Seven Pvt. Ltd.	Plot No. 206, East Wardhaman Nagar, Old Bhandara Road, Nagpur-440008.	Zone-1	100%	
5	M/s. XSIO Logistics Parks Pvt. Ltd.	Plot No. A-7 Additional Butibori Industrial Area, MIDC, Nagpur 441108.	Zone-1	100%	
6	M/s. Horizon Industrial Parks Pvt. Ltd.	Plot No. A -79, Chakan Phase II, Village Savardari, Taluka Khed, Pune-410501.	Zone-3	100%	
7	M/s. Panvel Warehousing Pvt. Ltd.	Plot No. 1, MIDC Chakan V, Village Ambethan, Taluka Khed, Pune-410501.	Zone-3	100%	
8	M/s. Alotronix Warehousing Eight Pvt. Ltd.	Plot No. 1, Sector 20, Near Turbhe Station And APMC Fruit Market, Turbhe, Navi Mumbai – 400703.	Zone-3	100%	
9	M/s. Alotronix Warehousing Six Pvt. Ltd.	Plot No.1 +1 Part+2, F-Ii Block, Pimpri Industrial Area, MIDC Bhosari, Pune -411018.	Zone-3	100%	
10	M/s. Bhivandi Industrial and Logistics Parks Pvt. Ltd.	76/1/1 & Others of Village Bhokari And 116/1/C of Village Dohole, Bhokari And Dohole, Taluka Bhiwandi, Thane-421302.	Zone-3	100%	
11	M/s. Talegaon Industrial Parks Pvt. Ltd.	613 & Others Of Village Navlakhumbre & 12 & Others Of Village Badhalwadi, Navlakhumbre & Badhalwadi, Taluka Maval, Pune-410403.	Zone-3	100%	

By order and in the name of the Governor of Maharashtra,

SATYANARAYAN BAJAJ,
Joint Secretary to Government.