

Draft subject : **NO 595**

Sub: Allotment – VUDA/Vsp. – Chinamushidiwada layout – refund of amount to the allottees together with interest – reg.

The VUDA has taken up Chinamushidiwada layout during the year 1994-95 under Sites & Services scheme. 104 plots have been allotted to the public. In certain cases conditional Sale Deeds / Lease-cum- Sale Agreements have been executed to the allottees.

The layout is situated amidst quarries of blue chips and granite stones. The layout is involved with public litigations by the quarry owners / operators. The VUDA is not in a position to provide infrastructure and other developmental activities to the said layout due to quarrying and atleast not in a position to hand over possession of the plots to the allottees to whom the plot was allotted.

At this juncture a considerable No. of allottees of Chinamushidiwada layout are frequently approaching the office and requesting either to handover the plots duly registering the deeds in their favour or to refund the total amount paid by them so far together with interest. Some of the allottees have approached the District Forum also in seeking the amount back together with interest.

VUDA has allotted 57 plots to Indian Railway Welfare Organisation (IRWO) during the years 1995 & 1997. IRWO paid RS.40.00 lakhs also towards the cost of the plots. Subsequently IRWO insisted for handing over of the plots with registration. Because of the difficulties enlisted and also not providing the infrastructural facilities, the plots could not be handed over. Later IRWO proposed to take other land unused by VUDA and requested to adjust the amount paid by them along with 12% interest and further agreed to pay the balance amount. The matter was placed in the Board meeting held on 30-3-2000. The Board proposed to agree the proposal with payment of 10% interest and

recommended to the government for approval. The proposal was sent to the government and the government approved the proposal in their letter 7319 / 2000 H2 MA, dt 25-7-2000.

Therefore it is desirable to settle the refunds to other allottees who are coming forward to take back the amount with 10 % interest. In one case the District Forum ordered for refund of amount with 15% interest. If the proposal of refund with 10% is considered, VUDA can save 5% on interest payable itself.

The factual position of the plots at Chinnamushidiwada layout is detailed as here under for the plots taken up for development against the total number 473 pl

Sl. No	Category	Total Plots	Plots Allotted	Nos. of Plots registering Lease cum Sale Agreement.	Nos. of Plots yet to be registered.	Balance Available
1	2	3	4	5	6	7
1.	HIG - I	23	20	3	17	3
2.	HIG - II	33	11	3	8	22
3.	MIG - I	52	42	14	28	10
4.	MIG - II	30	27	10	17	3
5.	LIG	6	4	1	3	2
Total :		144	104	31	73	40

Separate proposal will be submitted in the case of allottees in whose cases the Lease Cum Sale Agreement / Sale deed were concluded by the VUDA.

In view of the above, the matter is placed before the Board for approval on the above issue to pay amount together with normal interest of 10% of the allottees, who come forward for refund of amount. An offer will be given to the allottees to express their willingness for a refund with 10% interest. The amount to be paid to the allottees will be worked on the receipt of specific request from the allottees.

VUDAR. NO. 595 DT. 8-2-01

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29/1/2001

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31/1/01
VC

Agreed in view of the Govt decision in this layout for Railway employ keep Govt informed

[Signature]
S/O 27/1/01