

SUBJECT NO 26

Sub:- VUDA – Visakhapatnam – PMU Wing – Development of Housing Project in S.No.1 of Yendada & S.No.386/p of Madhurawada (v) measuring an extent of Ac.80.00 to Design, Develop, Finance, Construct, & Market Residential Township at Madhurawada & Yendada, Visakhapatnam – Project finalized on Joint Venture Basis under Public Private Partnership Mode – Pre-closure of the Project with Government orders on payment of Lumpsum amount – Ratification – Reg.

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Agenda Note:

The VUDA Board in its Resolution No.152, dated 18.12.2006 has resolved to ratify the action for the letter of award issued in favour of M/s. ABS Infrastructure (India) Pvt. Ltd., Bangalore for the development of the Housing Project in S.No.1 of Yendada (V) and S.No.386/p of Madhurawada (V) measuring an extent of Ac.80.00 on Joint Venture Basis under Public Private Partnership Model.

Later, the said firm has formed an SPV and registered as Global Entropolis Asia Pvt. Ltd., Bangalore. Subsequently, after payment of non-refundable development cost of Rs.1.00 Crore, a Development Agreement was concluded on 31.3.2007 and the same was executed in the concerned Registration Department vide document no.4196/2007, dated 31.3.2007. The minimum guaranteed amount payable by the developer is Rs.236.50 Crores (or) 26.8% of the sale proceeds whichever is higher.

Subsequently, the developer in their letter dated 18.1.2008 has requested VUDA for pre-closure as per the clause no.2.2(f) of the Development Agreement of the Project on Lumpsum payment and avoiding highly cumbersome Registration process. The matter was referred to Government with report of Bid-Process Consultants of M/s APITCO Ltd., Hyderabad for orders. The government in their GO Ms No. 201, MA&UD Department dated 5.3.2008 has finalized the pre-closure amount of Rs.242.29 Crores which is arrived duly followed the NPV methodology.

As per the Government Orders, the developer has paid the full cost of the payment of Rs. 242.29 Crores and a sale deed was executed in lieu of Development Agreement vide document no. 1025/08, dated 1.4.2008, duly execution of the cancellation deed for the Development Agreement vide document no.1024/08, dated 1.4.2008. After payment of Statutory fees, the building plans of the above Project has been approved vide this office proceedings dated 19.2.2009. The construction of Project work is under progress.

In view of the above, the matter is placed before the VUDA Board for ratification.

VUDA Resolution No. 26, dated. 30-7-2010

Ratified

26/115


Collector & Chairman
VUDA