

SUBJECT NO. 45

Sub:- VUDA – Visakhapatnam – 3rd party transfer of allotment not allowed by the Registration Department for Registration – Proposals for stopping 3rd party transfer hereafter and arranging registration in the name of original allottee - Ratification - Reg.

AGENDA NOTE :-

VUDA has been transferring the allotment of house/ flat in favour of 3rd party, duly observing the procedure as per the G.O.Ms. No.62 M.A. dated 21.02.2004 extending “ the facility of 3rd party transfer, nominee facility, transfer of property in the name of family members ” for implementing the same to the allottees concerned. After examining the whole issue, a policy decision was also taken by VUDA in the interest of organization as follows:

1. To continue the existing facility of 3rd party registration to the Housing Scheme only at the risk of allottees concerned. There shall be no liability on the part of “VUDA in the above transaction.
2. The existing facility of 3rd party registration in respect of Sites and Services Scheme is dispensed with in order to avoid the scope of speculation of the Brokers/Real estate people. (copy enclosed).

VUDA vide Board resolution No.88, dt. 31-05-2006 has resolved to approve the proposal for third party transfer as a special case in the case of allotments of Sites to press photographers at Kapulauppada layout. Since then, this resolution became the base for entertaining third party transfers in Housing Schemes in VUDA.

It is to submit that house No. MIG-1-57 of Rajeev Nagar, Phase-III, Kurmannapalem housing Scheme was allotted to Sri.A.Suresh Kumar, S/O A.Jogi Raju and subsequently, the allotment of above house was transferred in favour of Sri. V.V.Satyanarayana Raju, S/O Late V.Ramachandra Raju under 3rd party transfer vide this office

proceedings H.No. MIG-I/57/KPHS/G3 dated. 28-02-2011. When the 3rd party allottee approached the Joint Sub-Registrar, Gajuwaka for registration, the sale deed was rejected and informed in their letter No. Nil dt.5-10-2012 (copy enclosed) that the documents executed by VUDA in favour of 3rd parties are not admitted for registration as per the instructions issued by the Commissioner and Inspector General of Registrations and Stamps, A.P, Hyderabad vide circular No. G1/16682/12-1 dt.14-9-2012 (copy enclosed).

When the matter stood like that the Vice-Chairman, VUDA vide the note orders in Rc.No.MIG/I/KPHS/G3 ordered to cancel all the 3rd party proceedings issued post 2006 resolution but not subsequently registered in favour of third parties. The Vice Chariman has ordered to issue individual proceedings in respect of those cases where proceedings have been issued by VUDA and to communicate the same decision in the form of a memo to the concerned where ever proceedings are not issued by VUDA duly taking note file order of the Vice Chairman. The Vice Chariman ordered for the refund of the transfer fee without interest if paid by the applicant in both the cases where proceedings towards 3rd party transfer are issued and where such proceedings are not issued.

Accordingly action was taken on the following files, cancelling the 3rd party transfer proceedings given in favour of 3rd party and the details are given below for favour of information.

Sl. No.	House/ Flat details	Name of the original allottee and date of allotment	This office proceedings Dated on cancellation of 3 rd party proceedings	Particulars of transfer fee returned in favour of original allottee	Remarks
1	H.No. MIG-I-57 of Kurmannapalem housing scheme	Sri.A.Suresh Kumar Dt. 14-10-91	20-4-2013	Rs.57,550/- Cheque No. 197759, Dt. 29-4-2013	Sale deed executed in favour of original allottee
2	F.No.MIG-A-50 of Sagar Nagar Housing Scheme	Sri. B.V.V.S.N. Raju, Dt. 3-11-89	24-4-2010	Rs. 28,700/- Cheque No. 197770, Dt. 29-4-2013	Sale deed executed in favour of original allottee

3	H.No. MIG-I-278 of K.A.Peta Housing Scheme	Sri. Ch.Venkata Ratnam Dt. 21-12-94	17-5-2013	Rs. 35,910/- Cheque No. 197881, Dt. 24-5-2013	Sale deed executed in favour of original allottee
4	H.No. LIG-144 of K.A.Peta Housing Scheme	Sri.B.Surya Rao 11-6-93	17-5-2013	Rs. 32,600/- Cheque No. 197882, Dt. 24-5-2013	Sale deed executed in favour of original allottee
5	F.No. A-405, Seva Enclave, Ph-VII, Kurmannapalem Housing Scheme	Sri.D.Peeru Babu Dt. 23-7-2005	6-6-2013	Under process for refund	Sale deed to be executed in favour of original allottee
6	Flat No. EWS A-411 of Seva Enclave, Kurmannapalem Housing Scheme	Smt.S.Padma Dt.31-12-2005	Informed 3 rd party cancellation	3 rd party transfer fee to be refunded	Sale deed to be executed in favour of original allottee
7	H.No. MIG-IIB-330 of Rajeev Nagar, Kurmannapalem Housing Scheme	Smt.D.Lakshmi Bai Dt. 21-10-50	Informed 3 rd party cancellation	3 rd party transfer fee to be refunded	Sale deed to be executed in favour of original allottee

Therefore the matter placed before VUDA Board for ratification of the action taken in cancelling the 3rd party Transfer proceedings in the housing scheme.

SI No	Subj ect No	Subject	RESOLUTIONS
45	45	VUDA – Visakhapatnam – 3 rd party transfer of allotment not allowed by the Registration Department for Registration – Proposals for stopping 3 rd party transfer hereafter and arranging registration in the name of original allottee - Ratification - Reg.	The stand taken is approved and ratified. III party transfer is not allowed both in plots and flats.
46	46	VUDA – Visakhapatnam – Allotment of houses in Row Housing at Rushikonda – Delay in construction and handing over – Request of Waiver of penal interest for the belated handing over period -Reg.	The provision of penal interest is part of the allotment conditions and there are no changed circumstances to review or revisit the same
47	47	VUDA – Reports submitted on certain allotments made by VUDA to the government – Government entrusted the case for enquiry to V&E Department for conducting detailed enquiry into the irregularities in allotment of House sites / lands in various survey numbers and layouts in VUDA area and furnish enquiry report brining out the revenue loss caused to the authority and also the persons responsible for the irregularities – Action	Action plan proposed is perused and it is directed to produce the committee's findings in the next meeting.


CHAIRMAN, VUDA


2013/10/13