

SUBJECT NO.71

Sub: VUDA- Allotment Wing – Collection of final cost in various layouts Developed by VUDA – Certain representations from the allottees or waiver of penal interest on the differential cost for the Plots- Submitted – Reg.

Agenda Note :

VUDA has developed various layouts and allotted plots on tentative cost basis and on payment of full tentative site cost, the conditional sale deeds were done duly collecting Rs.10/- towards security deposit. After fixation of final cost in the VUDA Board, the same was informed to the allottees for payment of differential cost.

The details of some of layouts for which tentative cost was fixed in the 1st instance and later final cost was made are as follows;

Sl. No.	Name of the layout	Tentative Cost Rs.	Final cost Rs.	Difference cost Rs.	Board Resolution No. & date
1	Kurmannapalem	LIG =145/- MIG=140/- HIG=170/-	LIG =189/- MIG=208/- HIG=227/-	LIG =44/- MIG=68/- HIG=57/-	Res.No.391, dt.18.06.1999
2	Madhurawada Midhilapuri	LIG =140/- MIG=300/- HIG=347/-	LIG =175/- MIG=300/- HIG=420/-	LIG =35/- MIG=30/- HIG=73/-	Res.No.159, dt.10.01.2004
3	Kanapaka Ayyannapeta at Vizianagaram	LIG =135/- MIG=135/- HIG=185/-	LIG =227/- MIG=227/- HIG=273/-	LIG =92/- MIG=92/- HIG=88/-	Res.No.78, dt.14.05.2003
4	Babametta at Vizianagaram	LIG =50/- MIG=52.50/-	LIG =80/- MIG=83/-	LIG =30/- MIG=30.50/-	Res.No.473, dt.27.10.1991
5	Madhavadhara	LIG =81/- MIG=81/- HIG=97.50/-	LIG =110/- MIG=120/- HIG=130/-	LIG =29/- MIG=39/- HIG=32.50/-	Res.No.440, dt.02.11.1999
6	Pedagantyda	LIG =140/-	LIG =170/-	LIG =30/-	Res.No.442, dt.1.11.1999

		MIG=145/- HIG=170/-	MIG=175/- HIG=200/-	MIG=30/- HIG=30/-	
7	Marripalem	MIG=120/- HIG=144/-	MIG=190/- HIG=214/-	MIG=70/- HIG=70/-	Res.No.439, dt.02.11.1991

Some of the allottees of the above layouts, who have been allotted Plots on tentative cost have paid the differential cost voluntarily and also at the time of issue of sale permissions for the concerned Plots.

The Plot No.68, Phase-I VUDA Nagar Kurmannapalem layout has been allotted to Sri. A.Padmanabha Rao. He has paid full tentative cost and sale deed executed in his favour vide Document No.1902/1994, dt.24.11.1994. The allottee requested for permission to sell the property vide his letter dt.04.06.1997. The request of the allottee was considered and the sale deed was executed in favour of Sri. V. Koteswara Rao (2nd purchaser) with condition to pay the differential cost on fixation of the final cost for the above layout.

Now, Sri. V. Koteswara Rao has requested for issue of NOC to obtain loan from S.B.I, Steel Plant Branch, Visakhapatnam. The sale deed was executed in his favour vide document No.1061/1991 through 3rd party registration with a condition that as the final cost has not been fixed, the differential cost has to be paid after fixation of final cost for the layout.

The VUDA Board in its Resolution No.390, dt.18.06.1999 has resolved and fixed the final cost for LIG, MIG, HIG and further resolved to allot the balance salable area at a rate not less than Rs.300/- per Sq.Yd.

Tentative Cost Rs.	Final cost Rs.	Difference cost Rs.
LIG =145/-	LIG =189/-	LIG =44/-
MIG=140/-	MIG=208/-	MIG=68/-
HIG=170/-	HIG=227/-	HIG=57/-

Accordingly, the allottees of some layouts were informed regarding payment of differential cost. Some allottees have paid the differential cost and the other allottees have not paid the differential cost. In the instant case, it could not be ascertained whether the allottee was informed to pay the differential cost as the original file is missing.

The following are the details of the Plot No.MIG-68 of Kurmannapalem;

Total cost of the Plot @ Rs.208/- per Sq.Yd for 296 Sq.Yds	=	Rs.61,560/-
Amount paid by the allottee @145/- + 10/-	=	Rs.45,880/-
Balance to be paid @ Rs.53/- per Sq.Yd	=	Rs.15,688/-
Penal interest @ 18% from 07.06.1999 to 31.12.2013	=	Rs.41,096/-

The allottee has paid the principal amount of Rs.15,688/- vide VUDA Receipt No.3734/2013-14, dt.16.01.2014 and he has given a Notarized Affidavit duly stating that the penal interest of Rs.41,096/- upto 31.12.2013 will be paid after the Board's decision.

Out of 184 allottees in Kurmannapalem Phase-I layout (as per DCB Register) approximately 120 allottees have paid the differential cost, 64 allottees have to pay the differential cost for the allotted Plots.

Hence, the matter is placed before the Board for a decision of waiver of penal interest calculated up to 31.12.2013 for the above allottee and similarly placed persons of this layout.

Sl. No.	Subject No.	Subject	Resolutions
72	71	VUDA- Allotment Wing - Collection of final cost in various layouts Developed by VUDA - Certain representations from the allottees or waival of penal interest on the differential cost for the Plots-Submitted - Reg.	In the circumstances explained, the request of waiver is considered.
73	72	VUDA- Allotment Wing - Allotment of Plot Nos.1 & 2 in Sy.No.6/p of Madhavadhara Layout - Allotted in the open spaces - Clarification from GVMC - Furnishing of facts - Reg	Allotment of plots in notified open space of the layouts cannot be agreed upon. Follow the government instructions in this regard.
74	73	VUDA - Visakhapatnam - Allotments - Allotment of Plot No.A-22 of Adibhatlanagar layout - Allotment of additional extent - Registration- And other issues - Regarding.	<ol style="list-style-type: none"> 1. As the wife has agreed in writing, the request for registration in the name of Sri Appa Rao is considered as the amount is deposited from his account 2. The Request for joint registration is not agreed upon 3. It is reaffirmed to follow the decision of Res.no.10 dated 16.12.2005 w.r.t extent of excess extent within the ear marked plot for only less than 50 sq.yds.