

SUBJECT NO. 20 :

RC.NO.5578/95/EM.II,

SUB:- V.U.D.A. - VISAKHAPATNAM - Changing of Registration procedure from Lease-cum-Sale Agreement to Final Sale deed - Ratification - Reg.

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AGENDA NOTE :

The Visakhapatnam Urban Development Authority has executed sale deeds in respect of plots to the general public on payment of the full cost/tentative cost fixed duly collecting additional security deposit. It was observed that No. of allottees have failed to comply with the conditions of allotment for construction of houses on the sites eventhough years of period was lapsed. Hence, Lease-cum-Sale Agreement has been introduced from 01.12.1994 onwards in order to ensure the allottees to construct the buildings within the stipulated period as per the conditions of Lease-cum-Sale Agreement. The final sale deed will be issued on construction of the building on the site.

No. of instances have been brought to the notice of the chairman, V.U.D.A. from the individual allottees of house sites are not being favoured with the registration of sale deed inspite of having paid the full cost of the site. Instead V.U.D.A. has been insisting the allottees that Lease-cum-Sale deed would be registered and upon the satisfaction of the conditions of allotment, a final sale deed would be registered. For the Lease-cum-Sale agreement some of the allottees have problems in getting H.B.A. and loans for construction of houses, besides the likely increased burden in terms of registration charges at a later date. It is also observed in case of Lease-cum-Sale Agreement, there is no scope for giving sale permission even in extremely deserving cases.

In view of the above, it is decided to register the sale deed instead of Lease-cum-Sale Agreement on payment of the full cost of the site, where final cost could be fixed and no L.A. litigation is pending. In respect of such cases, where there is Land Acquisition litigation pending/final costs not fixed, it may continue to have the Lease-cum-Sale Agreement as usual.

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The matter is placed before V.J.D.A. Board for ratification.

Ratified

K. Ganesh