

STATE BANK OF INDIA OFFICERS' ASSOCIATION [Chennai Circle]

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Circular to All SBIOACC UNITY ENCLAVE Members:

No. 56 /48 / 2016
19th October, 2016

Dear Comrade,

UDS REGISTRATION

Registration of UDS for our Housing Project at Mambakkam, has started from 23rd March 2016. More than 800 registrations have been completed. It has become easier to complete registration as the number of registrations have come down drastically after the Madras High Court Order. Meanwhile, it has also brought down the revenue to the Government. Hence, the Government has sent a communication to all the SROs to find ways to improve the government's revenue including increasing the guideline values.

Registration charges include the cost of registration of the flat (sale deed) and the construction agreement. Our Housing Committee took a decision to bear the cost of registration (Sale Deed) for all the Unity Enclave members, irrespective of their date of joining the project. The cost of registering the sale deed is listed below:-

Flat	Stamp Duty (Rs.)	Regn. Cost (Rs.)	Total (Rs.)
3 Bhk	39,578.00	5,655.00	45,233.00
2.5 Bhk	31,472.00	4500.00	35,972.00
2 Bhk	29,820.00	4,260.00	34,080.00
1 Bhk	18,865.00	2,695.00	21,560.00

Upto 30/09/2013, there was no necessity to register the Construction Agreement. Members who had joined the project up to 30th September 2013 need not incur any expenses towards registration except some small incidental expenses at the SRO. However, after the amendment of the Tamil Nadu Government's Stamp Act in 2013, those who have joined the project on or after 1.10.2013 have to register their construction agreement by paying 1% of construction cost as stamp duty and another 1% as registration cost. It works out to be approximately Rs.82,000/- for 3 bhk, Rs. 65,000/- for 2.5 bhk, Rs. 62,000/- for 2 bhk and Rs. 38,000/- for 1 bhk.

Before requesting for UDS Registration, please ensure payment as below:-

- 3 bhk - Rs. 31.50 lacs,
- 2 bhk / 2.5 bhk - Rs. 23.50 lacs and
- 1 bhk - Rs. 18.50 lacs.

We request all our Unity Enclave members to pay all their dues with interest, if any for late payment and complete their UDS registration as early as possible to avoid any extra cost due unexpected revision of guideline value by the Government.

To speed up the registration, from 21.10.2016, we are making arrangements for registrations on all Mondays, Wednesdays and Fridays up to 18.11.2016. We request all our Unity Enclave members to make use of this and finish their registrations as early as possible.

Probable Registration Dates.

21.10.2016	24.10.2016	26.10.2016
28.10.2016	31.10.2016	02.11.2016
04.11.2016	07.11.2016	09.11.2016
11.11.2016	11.11.2016	14.11.2016
16.11.2016	18.11.2016	

Please submit the UDS Registration form (attached) with a Xerox copy of the Photo ID (PAN Card, Aadhar Card or any other Govt. ID) to our Registration Committee (SBIOACC Unity Enclave, SBI Officers' Association(CC), C/O State Bank of India, 4 th Floor, 86 – Rajaji Salai, Chennai – 600 001. The contact person is Com. V .Pandiarajan former Zonal Secretary, Ph- 8012143833 **OR** 044-25220225.

With Greetings

Yours Comradely,

(D Thomas Franco Rajendra Dev)
General Secretary

(M Mohan)
Chairman,
SBIOA(CC) Housing Project