ILLUSTRATIVE CASES FOR CALCULATION OF CONVERSION CHARGES

Illustration-1 :

Suppose an allot tee is having a plot of 125 sq. mtr. in Safderjung Enclave and the possession of the plot has always remained with the original allottee.

The formula for working out conversion charges in this case is the one prescribed for the plots of above 50 sq. mtr. and upto 150 sq. mtr. This formula.

$$0.075 X R X (P-50)$$

Where P= Plot area in sq. mtr.

R = The land rates for residential purposes in Rs. Per sq. mtr. for the locality in question as notified from 1998-2000

As per Annexure-B, the residential land rate for Safderjung Enclave as were applicable from 1.4.2000 is Rs. 11,955/- sq. mtr. Substituting these figures in the above formula, the conversion charges worked out to :

$$.075 X 11955 X (125-50) =$$
$$.075 X 11955 X 75$$

= Rs. 67,246.87 rounded off to Rs. 67247/-

Illustration-2

Suppose an allot tee was was leased out plot of 400 sq. yds. in Vivek Vihar colony the conversion charges in this case can be worked out as follows:-

(i)   One sq. yd. = .836 sq. mtrs.
        -Thus 400 sq. yds. = 334.40 sq.mtr.

A Formula for conversion charges in this case is : -

(17.5XR) plus (0.15XRX (P-250)

Where P=Plot area in sq. mtr.
R= The land rates for residential purposes in Rs. per sq. mtr. for the locality in question as notified for 1998-2000.

From Annuxere-B, the residential land rate for Jhilmil which is also known as Vivek Vihar, as applicable is Rs. 3073/- per sq. mtr.

Substituting these figures in the above formula, the conversion charges work out to : -

$$(17.5X3073)+(0.15X3073X (334.40-250)$$
$$=(53777.5)+(460.95X(84.40)$$
$$= 53777.5+38904.18 = 92,681.68$$

Rounded off the Rs.92,682/-

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IIIustration-3

An allottee 'X' was allotted a plot of 250 sq. mtr. in Swasthya Vihar. He executed a general power of attorney in favour of 'Y' with an agreement to sell in favour of 'A' 'Y' applied for grant of free hold rights in favour of 'A'

(A) The conversion charges will be worked out as follow: -
Formula applicable in this case is: -
       (7.5XR) + (0.1XRX (P-150)

Where P = Plot area in sq. mtrs.

R= Res. Land rate (Annexure-B) for Swasthya Vihar, Since Swasthya Vihar does not find place in the schedule of rates (Annexure-B), the land rate applicable in this case will be those

applicable for colonies in East Zone as Swasthya Vihar fihar falls in Trans-Yamuna (East Zone) area. Thus the land rate applicable in this case is Rs. 3073/- per sq. mtr.

Substituting these figure4s in the above formula, the conversion charges worked out to :-

$$(7.5 \times 3073) + (0.1 \times 3073 \times (250-150)$$
$$= 23047.5A\ 307.3 \times 100)$$

$$23047.5 + 30730 = Rs.\ 53778/-$$

B Surcharge

These are recoverable @ 33.1/3% of the conversion fee. The conversion fee worked out in this case is Rs. 53,778/-
Thus the surcharge would work out to:-

$$53,778 \times 33^1/_3\%\ or \qquad\qquad \frac{53,778 \times 33.33}{100}$$

Rs. 17924.20 Rounded off to Rs. 17924/...........................(B)
Total of (A)+(B) would be chargeable in this case i.e. Rs. 53778/+17,924/-=Rs. 71,702/-

IIIustration-4

An allottee was allotted a plot of 200 sq. mtr. in Pitampura Residential Scheme. He executed a power of attorney in favour of 'X' who in turn executed a power of attorney in favour of 'Y'. Original allottee also entered into sale agreement with 'A' also in turn executed sale agreement with 'B'. Now 'Y' applies for grant of free hold rights in favour of 'B' is in possession of the property.

The total charges payable in this case for grant of free hold rights will be worked out as follows:-
The formula for working out conversion charges in this case is the one prescribed for the plots of above 150 sq. mtr. and upto 250 sq. mtr. The formula is:-

(7.5xR)+(0.1xR(P-150)

Where P=Plot area in sq. mtr.

R=The land rates for residential purposes in Rs. per

sq. mtr. for the locality in question as notified for

1998-2000.

From annexure 'B' the residential land rate for Pitampura is Rs. 3488/-per sq. mtr.

Substituting these figures in the above formula, the conversion charges work out to:-

(7.5x3488)+(0.1x3488x(200-150)

=26160+(348.8x50)

B   Surcharge

These charges are recoverable @ 33-1/3% of the conversion charges. The conversion charges worked out in this case are Rs. 43600/-. Thus the surcharge would worked out :-

43,600×33-1/3%

=43,600×33.33

_____

100

Rs. 14532/-

Total of (A)+(B) would be chargeable in this case i.e. Rs. 43600+14532=Rs. 58,132/-

Illustration-5

Suppose an allottee is having a plot of 683 sq.mtr. in Safderjung Enclave and plot remained with the original allottee. Formula applicable in this case is : 62.5× R+{ (0.25)*R(P-500)× P=Plot area in sq.mtr. R=Res. Land Rate for Safderjung Enclave (Annex.B).

The conversion charges in this can be worked out as under :

1)   One sq.yds.=.836 sq.mtr.-Thus 683 sq.yds.

=570.98 sq.mtr.

$$(62.5 \times 11955) + (.25 \times 11955(570.98-500)$$
$$7,47,187.5 + 2,12,141.47 = Rs. \ 9,59,328.97/-$$
$$Say \ Rs. \ 9,59,329/-$$

Illustration-6

Suppose an allottee 'x' was allotted a plot of 1000 sq.yds. at Ashok Vihar. He executed a general power of attorney in favour of 'Y' with an agreement to sell in favour 'A'. 'Y' applies for grant of free hold rights in favour of 'A'

The conversion charges will be worked out as follows :-
1)   One sq.yds.=.836 sq.mtr.-Thus 1000 sq. yds.
$$= 836 \ sq.mtr.$$

(A)   Formula applicable in this case is
$$(125 \times R) + [.30 \times R \times (P-750)]$$
$$(125 \times 7450) + [.30 \times 7450 \times (836-750] = Rs. \ 11,23,460/-$$

B   Surcharge

Sucharges are recoverable @ 33.33% of the conversion fee. The conversion fee worked out in this case is Rs. 11,23,460/-/-. Thus the surcharge works out to:-
$$\frac{11,23,460 \times 33.33}{100} = 3,74,449/-$$

Total of (A)+(B) i.e.

C.C.+S.C. would be chargeable in this case

Illustration-7

An allottee was allotted a plot of 1500 sq.yds. in East of Kailash Residential Scheme. He executed a power of attorney of 'X' who in turn executed a power of attorney in favour of 'Y'. Original allottee also enntered into sale agreement with 'A' also in turn executed sale agreement with 'B'. Now 'Y' apllies for grant of free hold right in favour of 'B' in possession of the property.

The total charges payable in this case for grant of free hold rights will be worked as follows :-

(a)   The formula for working out conversion charges is as under :-

$(200 \times R) + [0.4 \times R \times (P\text{-}1000)]$
Where P=Plot area in sq.mtr.
R=The land rates per sq.mtr. for the locality in question.

From Annexure 'B' the residential rate for East of Kailash is Rs. 10626/- per sq.mtr. The conversion charges works out to :-

(j)   One sq.yds.=.836 sq.mtr.-Thus 1500 sq.yds. =1254 sq.mtr.
$(200 \times 10626) + [0.4 \times 10626 \times (1254\text{-}1000)]$
21,25,200+10,79,602=32,04,802/- (A)

Surcharge

(B)   33.33% of conversion charges

=$\dfrac{32,04,802 \times 33.33}{100}$ = Rs. 10,68,160.5

Say Rs. 10,68,161/-

Total of (A)+(B) would be chargeable in this case i.e. Rs. 32,04,802+10,68,161
=Rs. 42,72,963/-

Illustration-8

Suppose an allottee is having a plot of 2500 sq.yds. in Maharani Bagh and plot remained with the original allottee

The conversion charges in this case can be worked out as under :

One sq.yds. =.836 sq.mtr.
Thus 2500 sq.yds. =2090 sq.mtr.

As per Annexure-'B' the land rate is Rs. 13,283/- per sq.mtr.

The formula for working out conversion charges is as under :
   $(600 \times 13,283) + [0.5 \times R \times (P\text{-}2000)]$
   Conversion charges works out as under :
   $(600 \times 13,283) + [0.5 \times 13,283 \times (2090\text{-}2000)$