

## **Conversion of the flats from leasehold to freehold**

### **– Frequently Asked Question (FAQ)**

Q. No. 1: Whether a flat can be converted from lease hold to free hold, if it has any unauthorized construction and what is required to be done at the level of applicant of the same?

Ans:- Yes. The flat can be converted from lease hold to free hold even if there is unauthorized construction. All such cases will however be reported to the appropriate local municipal bodies.

Q. No.2: Whether a flat can be converted from lease hold to free hold if it has some misuse and what is required to be done by an applicant in this regard?

Ans: A flat can be converted from lease hold to free hold even if the misuse is existing. However, misuse charges as applicable shall have to be paid by the Applicant.

Q. No.3: Whether a flat can be converted from lease hold to free hold if there is encroachment on public/government land and what is required to be done by an applicant in this regard?

Ans.: No. Conversion is not possible if there is encroachment on Govt/Public land conversion will only be allowed after removal of the encroachment and also subject to payment of necessary damages charges wherever applicable.

Q. No.4: How to calculate the conversion charges in case of DDA flats?

Ans: Conversion Charges in case of DDA flats has been specified in the brochure, category wise and zone wise. In case of allottee, a remission of 40% is allowed and in case of GPA applicants, surcharge @ 33 1/3% is levied.

Q. No.5: How to find out the pending dues against the flat?

Ans: For finding out pending dues against the flat under reference, the relevant file is referred to Accounts Department which after consulting the ledger etc. gives details of the pending dues against that particular flat.

Q. No.6: Whether the applicant can apply for conversion from lease hold to free hold if some dues are pending?

Ans: Yes. The applicant can apply for conversion to free hold. However, the conversion would be allowed after payment of all the dues against the flat.