

Proceedings of Sub-Committee Meeting

Date: 07.04.2022

Time: 11.00 AM

Venue: SLBC conference hall, Vijayawada

STATE LEVEL BANKERS' COMMITTEE OF ANDHRA PRADESH

CONVENER: UNION BANK OF INDIA

यूनियन बैंक ऑफ इंडिया  **Union Bank of India**

भारत सरकार का उपक्रम A Government of India Undertaking



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A meeting of SLBC Sub-committee was held on 07.04.2022. The meeting was attended by FGM Vishakhapatnam, Union Bank of India, AGM from RBI, OSD (IF & SLBC) Finance Dept, GoAP, OSD VSWS Dept, GoAP, executives & senior officers from major Banks.

Asst. General Manager and Co-ordinator, SLBC of AP extended a warm welcome to the participants and initiated discussion on agenda items.

Agenda 1 : Digital Districts Phase 2 Expanding and deepening of the Digital payments Ecosystem – Review of progress

Assistant General Manager RBI, informed that as part of digital district project under phase 1, YSR Kadapa was 100% Digitally enabled, and now RBI decided to extend the same facility to one or two other Districts.

Accordingly, SLBC analysed various parameters prescribed by Reserve Bank of India and identified 2 Districts - Guntur & Srikakulam for Expanding and Deepening of the Digital Payments Ecosystem (Phase 2). He also told that LDMs of these districts were already advised to apprise the significance of the project with district administration to enlist their support for successful completion of the project. The project is scheduled to be accomplished by June 30, 2022.

He asserted that despite a series of meetings and many reminders, banks have not submitted the preliminary data in this regard which is hindering the progress of the project. He requested all concerned banks for submission of error free data for both Srikakulam and Guntur districts in the prescribed formats.

Field General Manager, UBI, Vishakhapatnam highlighted that this is one of the flagship programs of RBI aimed at expanding and deepening the digital payment ecosystem which would enable banks to leverage alternate channels of banking to reduce footfall at branches. He also advised the co-bankers to sensitize customers about usage of digital channels in a safe manner.

Assistant General Manager SLBC expressed concern on implementation of the project since bifurcation of the said districts in the process of new districts formation in the State.

After thorough deliberations the following action points emerged

- Irrespective of bifurcation of the said districts, the entire geography of the old district shall be considered and covered for the project.
- The data flow in the project should be through SLBC by the State controllers of the concerned bank.
- Banks shall submit the base data as on 31.12.2021 in the RBI prescribed format to SLBC latest by 15.04.2022.
- The monthly progress shall be submitted to SLBC for the months of January, February and March by 22.04.2022 and thereafter monthly data shall be submitted by 7th of each succeeding month.



(Action: SLBC, All concerned banks)

Agenda: 2: Identification of instruments and sale agreements not subjected to stamp duty – Reporting to District registrar

Assistant General Manager SLBC informed that Registrations and Stamps Dept, GoAP reported that some of the banks are sanctioning loans against unregistered sale agreements. As per Registration Act, 1908, un-registered sale agreement which conveys any property worth more than Rs.100/- shall be compulsorily registered.

Hence, Stamps and Registrations dept. requested banks to entertain only the registered & duly stamped sale agreements/ additional agreements while processing loan proposals.

Responding to the above, bank representatives expressed the following concerns.

- In some other States like Karnataka, Maharashtra etc. the agreement is registered and made as sale deed and the total amount of stamp duty is paid up front.
- If 1% stamp duty is paid on agreement, whether this amount can be deducted at the time of actual registration of sale deed or at the time of mortgage registration by the banks.
- Borrower needs to pay stamp duty at i) the time of agreement ii) at the time of registration and iii) at the time of bank documentation for loan. As such, payment of stamp duty at multiple levels may lead to discontent among the public.

There is no participation from the Stamps and Regn Dept to clarify on the above concerns where the OSD Finance Dept, GoAP and others felt that a special meeting needs to be conducted with the Stamps & Registration Dept for obtaining clarifications to their concerns.

Agenda 3: Establishment of ATMs at Village and Gram Secretariat

OSD, GVWV&VSWS Department informed that a formal meeting was conducted with SLBC and select bankers on 17.03.2022 where it was informed that the GVWV&VSWS Department intended to provide all services including Banking Services to the citizens through Village/Ward Secretariats and conducted Survey where Banking Services are not available in the nearby Secretariats to the citizens. There are 15,004 Village/Ward Secretariats in the State delivering the Welfare Scheme benefits and services to the citizens at their door steps.

Initially 368 Village/Ward Secretariats list was prepared where the areas have potential to establish ATMs in Village/Ward Secretariats.

He requested to consider establishment of ATMs at these 368 village and ward secretariats.

Assistant General Manager SLBC welcomed the proposal and advised the bankers to view the idea in a commercial perspective which would be a win-win for both sides. However, he felt that the number may be limited to 200 having significant footfalls and other suitable technical compatibility for ATM establishment



The following action points emerged in the meeting.

- The identified 368 village and ward secretariat list is to be shared with all member banks through SLBC.
- Banks to scrutinize these locations according to their bank guidelines for establishment of ATMs and decision is to be conveyed by 22.04.2022.

(Action: SLBC and concerned banks)

Agenda 4: One Time Settlement Scheme – Proposal for sanction of Property term loan by banks on pledge of registered documents

Assistant General Manager SLBC informed that the Government of Andhra Pradesh have accorded permission for One Time Settlement (OTS) to the Loanees of the Andhra Pradesh State Housing Corporation Limited to waive the Principal and Interest owe to the APSHCL, after repayment of certain fixed amounts in accordance with their residential Jurisdiction. Accordingly, beneficiaries of Housing programme with effect from 1983 till 2011 (Nearly 52 lakh) who were only enjoying their houses with their properties mortgaged with the APSHCL would be benefitted.

Now as per Amendment to PoT Act, 1977 upon payment of OTS amount, Title-deeds under the name of "Jagananna Sampoorna Gruha Hakku Pathakamu" would be issued to the beneficiaries. The title deeds give free hold title to the beneficiary over the housing property and the lands have been deleted from 22-A (1)(a) prohibitory lists by the District Collector.

Now Housing Dept, GoAP requested banks in the State to consider sanctioning of Property Term Loans to the Housing Loanee / Non-Loanee beneficiaries upon pledging the registered documents issued under OT Scheme to meet contingent needs/expenses of beneficiaries.

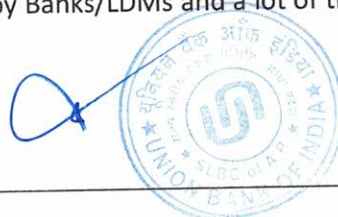
The following action point emerged in the meeting.

- In view of the issuance of title deeds to the beneficiaries under the captioned scheme, which would be released from 22-A (1)(a) prohibitory lists and registered with clear title, and are transferable, inheritable/marketable, banks can accept these properties as a collateral security to sanction loans similar to any other loan.

(Action: All banks)

Agenda: 5 Timely Submission of data to SLBC by Banks and LDMs

Assistant General Manager SLBC informed that it is observed Reports/ Data is received from many banks and LDMs with inordinate delay, that too after constant persuasion through mails / personal contacts, resulting in delay of the consolidation process at SLBC. Further, on many occasions a lot of inconsistencies are observed in the data so submitted by Banks/LDMs and a lot of time is lost in getting



the corrected data. Inconsistencies are also observed in the District-wise data being submitted by the banks to LDMs and SLBC and reconciliation of the same is also delaying the consolidation process.

Accurate data submission is paramount for ensuring correct & timely reporting by SLBC. Hence banks are requested to ensure submission of data with accuracy and in timely manner.

Controllers are requested to sensitize the staff responsible for preparation and submission of data as per timelines to enable SLBC to submit the data to all concerned as per schedule and conduct the meetings of SLBC as per the yearly calendar.

Banks were requested to ensure accurate and prompt data submission, duly verifying with previous quarter data.

(Action: All member banks)

Agenda: 6 Other Items

OSD, Finance Dept, GoAP requested bankers to express their preparedness for processing of the amount pertaining to Farmer Motor Electric Subsidy through DBT into the farmers' accounts thereby to the DISCOM's accounts within one week.

Assistant General Manager SLBC requested bankers to bestow their attention for clearing the received and pending applications in specified portals under various government schemes like PMFME, Stand Up India, PMSVANidhi etc. as the matter will be reviewed by DFS at frequent intervals with top management of banks.

The meeting ended with vote of thanks



OFFICIALS FROM BANKS

S No	Name of the official Smt/Shri	Designation	Organization/ Department
1	K S D S V Prasad	Field General Manager, Visakhapatnam	Union Bank of India
2	E Raju Babu	AGM & Coordinator	SLBC of AP
3	S S Murthy	Regional Head	Central Bank of India
4	Ch Raja Sekhar	Deputy General Manager	Bank of Baroda
5	P Raja	Assistant General Manager	Union Bank of India
6	G Venkateswara Rao	Assistant General Manager	State Bank of India
7	J S V Subrahmanyam	Assistant General Manager	Canara Bank
8	C Jagan Mohan Rao	Assistant General Manager	Indian Bank
9	V Sasikumari	Chief Manager	Indian Overseas Bank
10	N Gayathri	Chief Manager	Punjab National Bank
11	G V Raveendra	Chief Manager	Central Bank of India
12	A K Narayana	Chief Manager	Central Bank of India
13	Gopinadh T	Manager	Bank of India
14	Rama Somayaji	General Manager	APGVB
15	P Srivatsala Mani	Deputy General Manager	APCOB
16	B Dinesh Kumar	Assistant General Manager	APCOB
17	J Ramakrishna	Assistant General Manager & RM	SGB
18	M Venkata Satish	Coordinator	CGGB
19	Vijaya Krishna	Chief Manager	Kotak Mahindra Bank
20	K Venkat Rao	Deputy Vice President	HDFC Bank
21	KrupajiPutta	Senior Manager	Axis Bank
22	LakshmikanthKunda	Regional SLBC Coordinator	ICICI Bank
23	T Nagarjuna Sagar	Manager	Karur Vysya Bank

Officials Attended through VC

1	M V S Murthy	OSD	Finance Department, GoAP
2	DomaSarath Chandra	Assistant General Manager	RBI
3	K Vijay Bhaskar	General Manager	APGB

