

GREENWOOD ESTATES

5-4-187/3&4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph. Nos. 040 -66 33 5551/2/3

Dt. 11th January 2016

To
The Revenue Divisional Officer,
Malkajgiri,
Ranga Reddy District.

Sir,

Sub: Request for re-consider your show cause notice dated 04.10.2014 as per Hon'ble High Court Order and refund the excess paid amount as per G.O.No. 4 dated 05.01.2016.

**Ref: 1. Your Show Cause Notice No. L/1555/2013-1 dated 04.10.2014.
2. W. P. No. 11325 of 2015.
3. Our letter dated 25.11.2015.
4. Revenue (Land Matters) Department G. O. No. 4 dated 05.01.2016.**

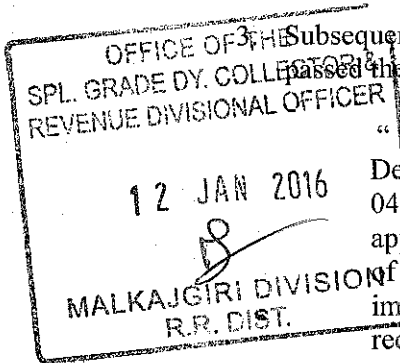
1. You have issued show cause notice bearing No. L/1555/2013 -1 dated 04.10.2014 by levying Rs.87,12,000/- (Rupees Eighty Seven Lakhs Twelve Thousand only) towards Nala conversion fee with 50% penalty of our land admeasuring Ac.6-00 gts bearing Sy. Nos. 202 to 206 situated at Kawkur Village, Malkajgiri Mandal, GHMC Alwal Circle, Hyderabad, Ranga Reddy District.
2. We have challenged the above show cause notice in the Hon'ble High Court vide W. P. No. 11325 of 2015 and the Hon'ble High Court was pleased to grant stay all recovery of all proceedings by imposing on a condition to deposit of 50% of the demanded amount i.e., Rs. 48,56,000/- (Rupees Forty Eight Lakhs and Fifty Six Thousand only) for grant of stay.

As per Hon'ble High Court direction we have paid a sum of Rs. 48, 56,000/- (Rupees Forty Eight Lakhs and Fifty Six Thousand only) vide challan No. 41155 paid at S.B.H, Ghuhakalpa, Nampally, Hyderabad.

Subsequently the Hon'ble High Court has disposed our Writ Petition on 13.10.2015 and passed the following order.

“ that the 2nd Respondent (RDO Malkajgiri & Secretary Revenue Department) is directed to re-consider the show cause notice dated 04.10.2014 in the light of explanation dated 13.11.2014 and pass appropriate orders within a period of eight weeks from the date of receipt of a copy of the order”. Thus the earlier order passed by the your office imposing the conversion fee and penalty was set aside. You are requested to consider our explanation and pass orders afresh.

4. In the new year 2016 Telangana Government has reduced the percentage of Agricultural Land Conversion charges from 5 % to 2% within the Greater Hyderabad Municipal Corporation Areas vide Revenue Department GO Ms. No.4 dated 05.01.2016.



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5. As per the new G.O the total NALA conversion fee payable @ 2% including 50% penalty is Rs. 34,84,800/- (i.e., Rs. 23,23,200/- NALA charges + Rs. 11,61,600/- penalty). Whereas we have already deposited a sum of Rs. 48,56,000/- . An amount of Rs. 13,71,200/- has been paid excess if we go by the latest G.O.

We therefore pray you to consider all the above facts and government orders and orders passed by the Hon'ble High Court and reconsider the entire issue in the light of the above material and withdraw the above show cause notice in view of the fact that the land was put to non-agricultural use even by 2006 by virtue of the same being earmarked for residential purpose in the Master Plan of the HMDA itself. Alternatively, it is submitted that even if we have to pay any conversion fees kindly consider the subsequent events i.e. reduction of conversion fee from 10% to 5% and 5% to 2% and consider the policy of the government that the government is of the opinion that there should be reduction in the conversion fee so as to encourage housing projects.

6. We therefore pray your office to consider the above facts and waive of the penalty amount and reduce the conversion fee to 2% in the event you are of the opinion that conversion from agricultural to non agricultural purpose has not happened by the date of the Act coming into force.

Thank you,

For Greenwood Estates,


(Soham Modi)
Managing Partner.