

GREENWOOD RESIDENCY OWNERS ASSOCIATION,

Sy.Nos.202 to 206,
Kawkur Village, Malkazgiri Mandal,
Hyderabad – 500 010, R. R. Dist.
Ph. No. 040- 64 54 14 56

Dt. 19.03.2015.

To,
The Deputy Commissioner,
Greater Hyderabad Municipal Corporation,
Cir-16, Alwal,
Hyderabad.

Dear Sir,

Sub: Payment of property tax of amenities block under protest in our residential project viz., Greenwood Residency bearing Sy. Nos. 202 to 206 situated at Kawkur, GHMC Alwal Circle, Malkazgiri Mandal, R. R. Dist.

- Ref: 1. Your Special Notice No. GHMC/Cir-16/1600003579 dt. 29.01.2015.**
2. Your Essential Services Disconnection notice No. Tax/Cir-16/GHMC/2015 dated 20.02.2015.
3. Our letters dated 26.02.2015, 09.03.2015 & 13.03.2015.

You have levied a sum of Rs. 46,925/- per half year towards property tax on the amenities block vide your Special Notice No. GHMC/Cir-16/ 1600003579 dt. 29.01.2015. You have also issued another notice No. Essential Services Disconnection notice No. Tax/Cir-16/GHMC/2015 dated 20.02.2015 (copies enclosed). In this connection we have replied to your above notices vide the above said reference No. 3 (copies enclosed)

As per rules specified in G.O. 86 M.A dated 03.03.2006 clause 10.7 (b) group development and group housing schemes above 4,000 sq.mtrs have to provide up to 5% land area for common amenities. There is no mention about levy of property tax on amenities block in the above said G.O. In every residential project the amenities block is managed by the "Owners Association" a non-profit society formed for the benefit of its members. As per its bye-laws no commercial activity can be permitted within the premises.

Please note in our project the construction of Amenities Block was completed in the month of June 2014. We have completed the amenities block construction, only after completion of final residential block i.e., block 'B'. The usage of amenities block will not comes under commercial use. However we are paying the property tax for the year 2014-15 under protest. This is without prejudice to our rights to appeal the matter regarding levy of property tax on Amenities Block in the appropriate forum/court of law.

Please find enclosed herewith two cheques bearing Nos. 000288 & 000289 both dated 18.03.2015 drawn on HDFC Bank, S. D. Road, Secunderabad for Rs. 46,925/- each towards property tax from 01.04.2014 to 31.03.2015 i.e., current year.

For Greenwood Residency Owners Association,

(Soham Modi)

Encl: 2 cheques.

18.03.2015
Soham Modi