

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

G/C

Dt. 26.02.2015.

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

Dear Sir,

Sub: Request to levy minimum property tax on Amenities block in our residential project viz., Greenwood Residency situated at Sy. Nos. 202 to 206, Kawkur Village, 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.**

You have levied a sum of Rs. 46,925/- per year towards property tax vide your Special Notice No. GHMC/Cir-16/ 1600003579 dt. 29.01.2015 on the amenities block in our residential project viz., Greenwood Residency situated at Sy. Nos. 202 to 206, Kawkur Village, Malkazgiri Mandal, R. R. Dist.

You have issued another notice No. Essential Services Disconnection notice No. Tax/Cir-16/GHMC/2015 dated 20.02.2015 demanding us to pay property tax of Rs. 2,81,550/- with in 48 hours time.

1. 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.
2. In our sanction plan the amenities block has been clearly marked for amenities and for the use of following purposes.
3. The amenities block in our project has neither been leased or sold to any third party. The said block is only for use of the residents of the residential complex.
4. No user charges are being levied on the residents for use of the amenities block
5. The amenities block is managed by the "Greenwood Residency Owners Association", a non-profit society formed for the benefit of its members.
6. As per its bye-laws no commercial activity can be permitted within the premises.
7. A general store has been provided in the amenities block as required in the bye-laws. General store is being run by a resident of the complex exclusively for its members. The total area of the general stores is 479 sft only.

OFFICE OF THE
ALWAL GHMC

26/2/15

GREENWOOD RESIDENCY OWNERS ASSOCIATION,

Sy.Nos.202 to 206,
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-2-

8. As per rules of the electricity department, electricity meters for common areas should be charged under commercial category. Although, the initial sanction for the electric power connection was for residential purposes. It was later converted to commercial as per rules. Further note that there is no separate electric power connection for the amenities block. Power is being supplied through the common meter of C block.

In light of the above you are requested to withdraw your demand for levy of property tax. At best there can only be a claim for property tax assessment for 479 sft of general store in the premises.

Please do the needful at the earliest.

Thank you,
For Greenwood Estates


(Soham Modi)

C.C to Revenue Officer, GHMC Alwal Circle.



ESSENTIAL SERVICES DISCONNECTION NOTICE

Under Section 269(2) of the Greater Hyderabad Municipal Corporation Act 1955

No: /Tax/Cir.16/GHMC/2015

Date: 20-2-2015

Sub:- Taxes - Circle No.16 - GHMC - Non Payment of Property taxes on the Premises No: 4-2-171/1/NR, Disconnection of Essential Services like Water Supply, Electricity, Drainage etc - Reg.


Ref:- This Office Demand Notice No: 20, Dt: 20-2-2015

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It is observed that an amount of Rs. 281550/-, is due towards Property Tax up to _____. This tax has not been paid till date on the premises No: 4-2-171/1/NR, named _____ under Ms/Sri/Smt. Green wood Estate Kowkoon, in spite of several personal approaches and persuasions and serving of Demand Notice.

Therefore, take notice that Essential Services to the above said premises, such as Water Supply, Electricity, Drainage etc., will be ordered for disconnection under the provisions 2 Sub Section 2 of Section 269 of Greater Hyderabad Municipal Corporation Act 1955 as amended in the Act 3 of 1994, If the dues are not paid within **(48)** hours i.e. on or before 48 hrs, without any further notice.

(By Order of the Commissioner, GHMC)


Dy. Commissioner
Circle No.16, GHMC

To
M/s, Smt/Sri: Green wood Estates
4-2-171/1/NR Kowkoon.

Copy to :

- 1) The Executive Engineer, TSCPDCL / HMWS & SB, _____
Division with a request to implement the orders of the Commissioner, GHMC.

GREATER HYDERABAD MUNICIPAL CORPORATION

Property Tax Special Notice - New Assessment

Under Section 220(2)(3) of GHMC Act, 1955 as amended vide act no 25 of 1994

Date : 29-Jan-2015

Sl.No. : GHMC / Cir- : 16/ 1600003579

Sl.No./Online Reg.No. : 1600003579

Sl.No./Assessment No. : 1160403553

Sl.No./Smt : GREEN WOOD ESTATES

Sl.No./Door No. : 4-2-171/1/NR

Sl.No./Pin : 500010

Take Notice that in exercise of the power vested with Commissioner, GHMC under the Greater Hyderabad Municipal Corporation Act, 1955. (Hyderabad Act II of 1956), the Assessment in respect of Door No. 4-2-171/1/NR Situated at **KOWKOGR** in this Corporation has until further notice been fixed as below for reasons specified with effect from the year commencing from 01-APR-2012 as given under.

In case you are dissatisfied with the assessment fixed, it is upto you to present an application in writing complaining against the assessment so fixed to the Deputy Commissioner or to any officer authorized by the Commissioner in this behalf within 15 days from the date of service of this notice. If no concerned objections against the assessment are presented within the above mentioned period of 15 days, the Assessment will become final and no further claim/objection will be entertained.

Net Annual Rental Value	Half Yearly amount of Tax Rs.	
231717	Property Tax	34758
	Library Tax	2781
	Un authorized construction Penalty	9386
	Total	46925

AMC/VO

Deputy Commissioner
Circle- 16 ,GHMC.

Date of Service of Notice

29-Jan-2015