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Dt.13.02.2015

From:
Modi & Modi Constructions & Nilgiri Estates,
5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.

To,
The Metropolitan Commissioner,
Planning Department (Unit- II)
Hyderabad Metropolitan Development Authority,
Tarnaka, Secunderabad.

13/2/15



Dear Sir,

Sub: Submission of Structural drawings, E.Cs, undertaking, & photographs of the proposed gated community lay-out cum group housing in Sy. Nos. 75, 77 to 79, 96 and 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.

**Ref: 1. Your letter No. 001839/MP2/Plg/HMDA/2013 dated 31.01.2015.
2. Our letter dated 03.02.2015.**

In response to your above referred letter we have paid a sum of **Rs.41,57,286/-** (Rs.38,67,243/- towards D.C. & P.C + Rs. 2,90,043/- towards Interest) (Rupees Forty One Lakhs Fifty Seven Thousand Two Hundred and Eighty Six only) at IOB, Extension Counter, HMDA towards Development and Processing charges of above said proposed gated community lay-out cum group housing in Sy. Nos. 75, 77 to 79, 96 and 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District. A copy of challan have already submitted to you on 03.02.2015 along with a covering letter.

We have also paid a sum of **Rs. 8,544/-** towards FSID Fund on 03.02.2015 and the challan of the same have been submitted to you on 03.02.2015.

Our point wise reply to your above referred letter is as follows:

1. We have demarcated block of plots and open spaces on the ground as per the plan submitted to HMDA for approval. There is no difference in the land area. Hence we have proceeded with fencing the plots to be mortgaged.
2. We have fenced four (4) plots (A 34 to A 37) with barbed wire which are to be mortgaged to HMDA and displayed a board "Plot Nos A 34 to A 37 are mortgaged to HMDA and not for sale". Photographs of the same are enclosed herewith.
3. We have also enclosed herewith Encumbrance Certificates before mortgage of Plot Nos. A 34 to A 37 infavour of Metropolitan Commissioner, HMDA.
4. (i) Enclosed herewith Indemnity Bond executed on Rs.100/- non-judicial stamp paper duly notarized .
(ii) Enclosed Deed of Mortgage by Conditional Sale duly typed on Rs.100/- non-judicial stamp paper by mortgaging 5% of units (i.e. Plot Nos. A 34 to A 37) area infavour of Metropolitan Commissioner, HMDA.

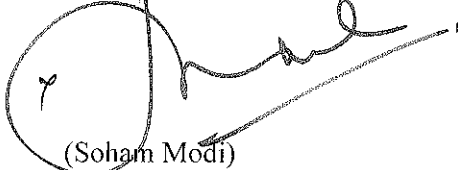
5. We have mortgaged 5% of the total units i.e., 4 units (A 34 to A 37) infavour of Metropolitan Commissioner, HMDA.
6. We undertake that we will engage registered architects, licensed builders and licensed structural engineers to supervise the construction work of buildings. Copy of Structural Stability Certificate is enclosed herewith for your records.
7. We undertake that works of building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel only.
8. Please note that the structure of the buildings in our proposed lay-out are designed earth quake resistance and resisting other natural hazards.
9. Enclosed herewith structural designs of the buildings in the proposed lay-out.
10. We assure that we will submit Contractors All Risk Policy to the local authority before release of plans by the local authority.
11. Please note that the internal roads and open spaces in the neighbouring lay-out (i.e., Shilpa lay-out) have been handed over to the local authority i.e., Rampally Grampanchayat by way of registered gift settlement deed vide document No. 974/2010 dated 15.03.2010 registered with SRO, Keesara, R. R. Dist (Copy enclosed). Even then we have taken permission from Shilpa Lay-out management to break the compound wall to have approach road to our proposed lay-out. Copies of photographs of dismantled compound wall are enclosed herewith. We have also enclosed herewith an undertaking to use the roads as approach and at the time of carrying of the development activity to protect the roads with out any damage. We will submit the same undertaking to the local authority also before release of plans by them.

We request you to release our proposed lay-out cum gated community group housing plans at the earliest.

Thanking you,

Yours sincerely,

For Modi & Modi Constructions & Nilgiri Estates,



(Soham Modi)
Managing Partner.

- Encl: 1. Photographs of mortgaged plots.
2. Original Encumbrance Certificate - 1 No.
3. Original Indemnity Bond.
4. Original Mortgaged Deed.
5. Structural designs of the buildings.
6. Copy of Gift Settlement Deed No. 974/2010.
7. Photographs of dismantled wall.
8. Original Undertaking.