

SATISH MODI

701 Sarila apartments
Road No: 4.
Banjara Hills Hyderabad.

~~Part of Industrial Estate of Marredpally
On a Certificate for Leasing with Industrial Houses.
Leasehold International Dist. 824-02.~~

P/o. Central India Engineering Company,
Azamabad,
HYDERABAD.

Dt. 17-2-1986.

To
The Principal Secretary,
Industries and Commerce,
HYDERABAD.

Dear Sir,

Sub: Industrial Area
Azamabad-converting
lease hold interest
into free hold interest.

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We are in receipt of your demand notice increase the Lease rent of the premises. Our Industry runs through good and bad times periodically. Hence we request you to charge us reasonable-lump-sum amount make our industrial land into a free hold land and oblige. To our knowledge there is already a precedent by which in year 1969 R.T.C had purchased a premises which was formerly leased out to M/s. Fine Hosiery belonging to Shri. Pannalal Pitti.

We have discussed this matter with fellow industrial unit holders of the area. Few are willing to take a reasonable down payment and few others are willing purchase on an Hire Purchase basis of two to three years. We are to invite kind attention of the Government to sale of land alongwith sheds in Industrial Estate, Sanathnagar. The Government have sold away the Factory Sheds along with land on Ownership basis to the Allied Industries on Hire purchase basis. On the same analogy the plots leased in the Industrial Area, may also be sold to the concerned Lessee Industrial Units on Hire

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Past President Lions Club of Madras
Dist. Chairman for Liaison with Industrial
Lions Club International Dist. 624-G2.

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purchase basis, charging reasonable land value. The Government have already sold the leased out plots of Fine Hosiary Mills to the A.P.S.R.T.C on Ownership basis at the value of Rs.40/- per Sq.yard.

Charging 30 years lease rent in advance for converting leasehold interest into free hold land would more then reasonable charge for all ready running/existing units.

Recently some new papers have published article requesting the Government to shift the industrial units to out skirts of the city. Some units holders have expressed their willingness to shift their unit at their own cost provided the present lease hold land is converted to free hold for commercial use.

R.T.C quarters are adjoining our unit. They are complaining and throwing stone and causing damage to our units, when we have to run overtime till late night.

Civil supplies/F.C.I/A.P.S.T.C and other private ware housing/printing (including daily news paper) and residential units are existing in the industrial units with or without Government permission. Hence it would be appropriate to make this offer in the over all interest of immediate liquidity for Government funds as also do away with the organization to collect the rents and litigation and maintain records registers and office. This is un-remunerative and not so desirable industrial units in heart of the city.

Whether or not a decision to generally offer this as a policy we request you to consider this as

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Past President Lions Club of Marredpally
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collective request from our adjoining units and cons
the same favourably and oblige.

Some of the units have also expressed the willi
ness to pay higher lease amount provided they are pe
mitted to sub-lease the additional facilities which
are holding for other & manufacturing or warehousing
purposes.

H.U.D.A and Health Officer of Municipal Corpore
are discouraging the small scale unit in city, A.P.S
is refusing to provide required power for want of tr
formers which the small units are asked to purchase
their own cost. Traffic bottle neck due to busy con
cial area and eight theatre near Golconda Chowrasta
merits consideration. It is also submitted that con
sion can not yeild disired result. Only incentives
profit motives can be used to achieve a socialy/asth
cally desirable goal. It also yaields more revenue t
Government at lessor cost of collection and when the
purchasing power of the rupee is greater today and v
be reduce month after month over next 30 years.

In view of facts stated above we request the Go
ment to consider our request for outright sale of th
leasedout plots of Industrial Area , Azamabad to the
~~business~~ authorised lessees fixing reasonable land va
~~adopting the provision of A.P.D.E.C.~~ or adopting an
other method by the mutual consent of the lessees an
Government.

C.C.to Commissioner of
Industries, A.P.Hyd.
C.C.to Honarary Secretary,
1-8-582, Azamabad, Hyd-20
C.C.

Yours faithfully,

Satish modi