

Dt. 22 June 2019.

From:
Vishal Goel & Mrs. Shivani Goel
Flat No. 302, Vista Apartments,
Road No. 12, Banjara Hills,
Hyderabad,
Telangana - 500034

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority,
Tarnaka,
Hyderabad.

Dear Sir,

Sub: Payment of development and other charges and submission of relevant documents to process our file for release of sanctioned plans.

**Ref: D.C & P.C intimation letter No. 021601/MED/R1/U6/HMDA/15032019
dt. 31/05/2019.**

In response to your above referred letter please note that we have paid the following amounts paid through online.

- a. **Rs. 6,83,348/-** (Rupees Six Lakhs Eighty Three Thousand Three Hundred and Forty Eight only) towards D.C & P.C charges.
- b. **Rs. 2,533/-** (Rupees Two Thousand Five Hundred and Thirty Three only) towards FSID charges.
- c. **Rs. 98,457/-** (Rupees Ninety Eight Thousand Four Hundred and Fifty Seven only) towards 3% of environmental impact fee.

General Conditions Compliance:

1. The Applicant shall pay DC, PC and other charges within 30 days.

We have paid DC, PC, FSID and Environmental Impact Fee and copies of receipts are uploaded herein for your reference.

2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7.4.2012 and NBC.

We assure that we will comply the conditions laid down in the G.O.Ms. No. 168 dt.7.4.2012 and NBC.

3. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA

Enclosed herewith undertaking in terms of G. O. Ms. No. 541 M.A duly notarized.

Shivani

4. The applicant shall mortgage 10% of the built up area in the ground floor or first floor or the second floor, as the case may be to the sanctioning authority by the way of mortgage deed as per G. O. Ms. No. 168 M.A, dt 07.04.2012.
- Registered Mortgage deed bearing document No. 8698/2019 dated 14.06.2019 duly mortgaged 10% of the built up area (i.e. 4 flats) on the Second floor of the proposed building as per G. O. Ms. No. 168 M.A dated 07.04.2012 and the same is uploaded herein.
 - Also uploaded herein additional mortgage deed registered vide document No. 8699/2019 dated 14.06.2019 duly mortgaged 5% of the built up area (i.e., 2 flats) on the first floor of the proposed building as additional mortgage towards security deposit in lieu of non-submission of NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes as per HMDA O/O. No. 15076IPS/Policy/PlgIH12007 Date: 26.10.2015.

5. The applicant shall follow the conditions imposed by HMDA.

We assure that we shall follow the conditions imposed by HMDA.

6. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.

We agree the above said condition.

7. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations

We agree the above said condition.

8. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice.

We agree the above said condition.

9. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.

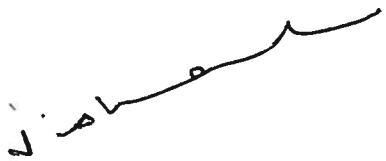
We agree the above said condition.

10. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.

We agree the above said condition.

11. The applicant shall provide the STP and septic tank as per standard specification.

We assure that we will provide STP and septic tank as per standard specification.



12. Any conditions laid by the authority are applicable.

We have no objection for the above condition.

13. The applicant shall follow the fire service department norms as per act 1999.

We will follow the fire service department norms as per act 1999.

14. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.

We assure you that we will submit the original mortgage deed to the Director, HMDA.

15. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in installments.

Additional mortgage deed bearing document No. 8699/2019 dated 14.06.2019 duly mortgaged 5% of the built up area (i.e., 2 flats) on the first floor of the proposed building as additional mortgage towards security deposit in lieu of non-submission of NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes as per HMDA O/O.No.15076IPS/Policy/PlgIH12007 Date:26.10.2015 and the same is uploaded herein.

16. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing installment system of payment of development charges & capitalization charges.

Please note that we are not availed any installment system for payment of development charges and capitalization charges. Hence submission of undertaking on Rs. 100/- stamp paper is not required.

17. In case the applicant completes the project / development within the period of allowable installments, he shall pay the total balance charges along with final layout application /Building application for release of Mortgage.

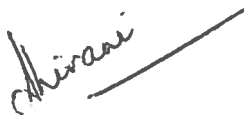
This condition will not be applicable to us.

18. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for installment payments.

This condition will not be applicable to us.

19. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.

This condition will not be applicable to us.



20. If any applicant / promoter / builder fails to pay the installments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh.

This condition will not be applicable to us.

Precedent Conditions for Compliance:

1. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub -Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.

Enclosed herein two Encumbrance certificates i.e., before mortgage deeds registration and after mortgage deeds registration.

2. You are required to mortgage 10% of the built up area as per rule 25(d) of G.O No 168 dt. 07.04.2012 in favour of Secretary/ Executive officer of concerned Grampanchayat/ Commissioner- Municipality before the release of technically approved plans to local bodies for release.

We have executed two mortgage deeds infavour of the Metropolitan Commissioner, HMDA duly mortgaged 10% and 5% of built up area as per rule 25 (d) of G. O. Ms. No. 168 MA dated 07.04.2012 before release of technical approval plans to local bodies as per rule and the same are uploaded herein.

3. The Owner/Developers shall ensure the safety of construction workers.

We assure you that we will take care of the safety of construction workers.

4. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.

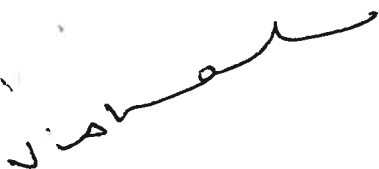
Please note that we have already obtained comprehensive insurance policy of construction workers for the duration of the construction and the same has been uploaded to HMDA along with building permission application. Once again we are uploading the same herein.

5. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.

Ours is a small housing project consisting 30 flats in 5 floors even though we assure you that we will provide temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures.

6. The Owner/Developers shall be responsible for the safety of construction workers.

We agreed the above said condition.



7. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.

We have no objection for the above condition.

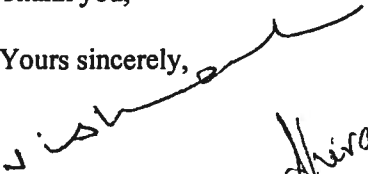
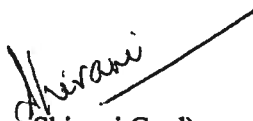
8. The HMWS and SB and A.P Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

We have no objection for the above said condition

As per the above referred D.C & P.C letter we have complied all other conditions. We request you to release our sanctioned plans and proceedings at the earliest.

Thank you,

Yours sincerely,


(Vishal Goel)
(Mrs. Shivani Goel)

Encl: As above.