

MODI REALTY MALLAPUR LLP

5-4-187/3 &4, II Floor,
Soham Mansion, M. G. Road,
Secunderabad – 500 003.
Ph.No.040-66335551/2/3

20th January 2021.

To
The Cess Assessment Officer and
Joint Commissioner of Labour,
T. Anjaiaj Karmika Samkshema Bhavan,
RTC X Roads,
Hyderabad - 500 020.

Dear Sir,

Sub: Details of built up area, total cost of construction, and of 1% labor cess.

M/s. Gulmohar Residency and M/s. Jade Estates are the original Owners of the land admeasuring Ac.8-00 gts forming part of Sy. No. 19, situated at adjacent NFC, Housing Board Main Road, Mallapur, Hyderabad and have obtained building permission from GHMC to construct 295 nos of residential apartments in Nine blocks i.e., A,B, C,D, E, F,G, H & Amenities Block consisting two basements, ground+ four upper floors vide GHMC proceedings No. 1/C1/19077/2017 and Permit No.1/C1/09930/2019 dated 27.06.2019. The name of the project is 'Gulmohar Residency'.

We (Modi Realty Mallapur LLP) have taken the above said project for development from the M/s. Gulmohar Residency and M/s. Jade Estates who are the original owners.

The total built up area details of A to H Blocks, Amenities Block and the parking area is as under:

Block	A block in Sft 1	B block in Sft 2	C block in Sft 3	D block in Sft 4	E block in Sft 5	F block in Sft 6	G block in Sft 7	H block in Sft 8	Amenities Block in Sft 9	Total in Sft
Floor										
Ground	12024	12689	11241	12689	11241	8119	9539	9552	4310	91404
First	12024	12689	11241	12689	11241	8119	9534	9552	4310	91404
Second	12024	12689	11241	12689	11241	8119	9534	9552	4310	91404
Third	12024	12689	11241	12689	11241	8119	9534	9552	4310	91404
Fourth	12024	12689	11241	12689	11241	8119	9534	9552	4310	91404
Total	60120	63445	56205	63445	56205	40,595	47695	47760	21550	457020

Total Parking area is 18,220.44 Sq.mtrs (OR) 1,96,052 Sft as per the GHMC approved plan.

Total 1% labor cess payable as under:

Ground Floor	91,404 Sft	@ 700	=	Rs.	6,39,82,800
First Floor	91,404 Sft	@ 700	=	Rs.	6,39,82,800
Second Floor	91,404 Sft	@ 700	=	Rs.	6,39,82,800
Third Floor	91,404 Sft	@ 760	=	Rs.	6,94,67,040
Furth Floor	91,404 Sft	@ 760	=	Rs.	6,94,67,040
Parking Floor	1,96,052 Sft	@ 500	=	Rs.	9,80,26,000
				Rs.	42,89,08,480

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Total 1% labor cess payable on the total construction cost is **Rs. 42,89,085/-** (Rupees Forty Two Lakhs Eighty Nine Thousand and Eight Five only).

We expect to complete the project in 30 months from this January 2021. As on today we have completed 40% of the work of two blocks i.e., A & B blocks.

We assure you that we will pay a sum of **Rs.4,28,908/-** (Rupees Four Lakhs Twenty Eight Thousand Nine Hundred and Eight only) every quarter starting from January'21 and we will complete the total payment in 10 quarters i.e., in April'22, July '21, October'21, January '22, April'22, July'22, October'22, January'23 & April'23.

Please find herewith we have enclosed cheque bearing no.000281 dated 20.01.2021 drawn on Kotak Bank, Somajiguda, Hyderabad for **Rs. 4,28,908/-** in favour of "Telangana Building and Other Construction Workers' Welfare Board, Hyderabad" towards 1st quarter of 1% labour cess amount for the above said project.

Please acknowledge the same.

Thank you,

Yours sincerely,
for Modi Realty Mallapur LLP,

(Soham Modi)
Designated Partner.

- Encl: 1. Cheque for Rs. 4,30,737/-
2. GHMC Sanction Plan copy
3. GHMC proceedings copy