

Dated: 05/02/2018

In regards of : Unit no. **605** in Prakashdeep Building

Sub.: Seeking your consent for Conversion of Land Use from Leasehold to Freehold w.r.t. Prakashdeep Building

Dear Sir/ Madam,

This is in reference with Prakashdeep building at 7 Tolstoy Marg, New Delhi-110001, wherein you have been allotted unit bearing no. 605

The nature of property of the subject building including your unit is presently leasehold in nature. The maintenance of the subject building was duly handed over to RWA namely "Prakash Deep Flat Owners Welfare Society" (Regd.) vide agreement dated 19.11.2014.

We have already applied and initiated process of Conversion of Land Use (CLU) from Leasehold to Freehold w.r.t. Prakashdeep Building. We, being developer of the said building through its maintenance agency have billed every Allottee of the Prakash Deep Building including you, ground rent as per the rate which was in consistency with the rates applicable and demanded by Land & Development Office (L & DO) at that point of time. In response few of the allottees have paid only a part of the demanded amount till now. Now, As per the office Order/ circular bearing HO/ 01/2017 issued by L & DO has issued a circular whereby it was conveyed that rate of ground rent as earlier notified for CLU is to be substantially revised w.e.f. 01.04.2000 and accordingly all processes initiated for CLU of various properties including subject building was decided to keep in abeyance. The copy of the L&DO circular is attached.

Subsequent thereto, we are in constant follow up with L & DO for their revised rates and terms, however response on their part is still awaited and hence we cannot proceed further. Copy of our last communication/ reminder made to L & DO is attached.

As the above action is a one-time conversion, in light of above Circular, it is necessary to get consent of each and every Allottee of the subject building for their intention to share the cost of conversion and Misc. Legal Costs, and the said process can only be completed by making pay of 100% of Conversion charges of CLU from Leasehold to Freehold, which will be informed by L&DO officers after they visit the said property.

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12/3/2018

Kindly appreciate that we were/ are completely willing to get the CLU of the subject property done at earliest however until and unless we get 100% revised CLU charges from the allottees in their pro-rata basis, we cannot proceed further. We will let you know vide separate letter about your share of CLU charges on pro-rata basis, once we get it confirmed from L&DO.

Kindly note that mere deposition of a part of earlier determined CLU amount or any further amount is non-interest bearing, as we are only custodian and facilitator of said CLU process.

In accordance thereto, please find attached herewith a format of declaration for providing your consent to pay the revised CLU charges on pro rata basis, as already discussed above. Kindly fill, sign and return it as token of your acceptance within 15 days from date of this letter.

Seeking your cooperation in getting the process of CLU completed.

This is for acknowledging our intent as well as for reference and future purposes.

Thanking you.

For Ansal Properties & Infrastructure Ltd.

Through Authorized Signatory

This is a computer generated document and does not require any signature.

Encl.: As stated above.

Copy to 1. Land & development Office (L&DO)

⑦



Government of India
Ministry of Housing and Urban Affairs
Land and Development Office
Moulana Azad Road, Nirman Bhawan
New Delhi-110011
Tel:23062871 Fax:23061384 Email:ldo@nic.in

DAK Acknowledgement

Diary Number: 88785 Report Date: 16-Feb-2018 03:09:00 PM

Property Details: PRAKASH DEEP BUIDLING / 7 / TOLSTOY MARG (KEELING ROAD) / Delhi / New Delhi
Letter Details (if any): Dated ***

A DAK type Documents has been received on 16-Feb-2018 from Mr./Ms. NARESH SHARMA ANSAL API 115 ANSAL BHAWAN 16 KG MARG NEW DELHI regarding Request by By Hand pertaining number (if any).

Total Number of Pages: 5

Number of Enclosures: ***

S.No.	Enclosure Type	Copy Type	No.Of Pages
***	***	***	***

Note: This is computer generated acknowledgement which does not require any signature.

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Dated- 16th Feb. '2018

To,
The Dy. Land & Development Officer
Ministry of Housing & Urban Affairs
Land & Development Office
Maulana Azad Road, Nirman Bhawan
New Delhi -110011

Subject : Reminder to the earlier Communication/Application.

Reference :

1. Letter dated 4th Oct., 2017, requesting the Conversion of Leasehold property into Freehold Property,
2. The Property No. 7, Prakash Deep Building, Tolstoy Marg, New Delhi.

Dear Sir,

In continuation to our earlier communications and application dated 20th August, 2011, duly filed vide Serial No. 106073 regarding the proposed conversion of the above mentioned property from Leasehold to freehold, filed in your office through challan of axis bank. The Copy of the said Application is enclosed herewith.

We have sent various reminders in this regard but positive response from your side is still awaited. The recent last reminder was sent on 4th Oct. '2017, the copy of which is enclosed for your reference.

We humbly request that an official of your department be deputed to look into the matter and visit the property to calculate the conversion charges and inform the same so that the same be got arranged for depositing with the department, for further necessary action at earliest, to get our property converted into freehold.

Your kind co-operation is highly solicited.

With Best Regards,

For Ansal Properties & Infrastructure Ltd.



Naresh Sharma
Authorised Signatory

Encl: As above



To,
Ansal Properties & Infrastructure Ltd.
115, Ansal bhawan, 16 k.g. Marg,
New Delhi-110001

Through – Authorized Representative

DECLARATION

Date:

1. I/We..... S/o, D/o, W/o.....
..... R/o.....
.....

do hereby undertake to give my unconditional consent with respect to sharing the cost of conversion as applicable / revised ground rent at the time of final sanction to the developer i.e. ANSAL API with Misc. legal cost and any other applicable charges for the purpose of converting the land use of “ **Prakash deep Building**” from Leasehold to Freehold.

2. I further undertake that as and when demanded, I shall bear in this long drawn process till the time building will get final clearance from L&DO and CLU from Leasehold to Freehold.

3. The Undersigned undertakes to abide by the terms, conditions and charges for conversion, as applicable for registration of conveyance deed (in future), without any demur and protests.

Thanking you

Yours faithfully

Name :- _____

Phone No:- _____

Property Detail

Property No.:- _____

Building Name:- _____

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