

November 11, 2013

Dear Customer:

Please find hereunder the progress of the Hill County project since my last communication

Highlights:

HILL COUNTY COMPLEX IS LIVABLE NOW:

- We are pleased to notify **Mr. Kilaru Mukherjee** has moved into his Apartment in **Mussourie Tower** on the **3rd of October 2013**

HCPL ensured that the following facilities are made available prior to his moving in.

- Water (Manjeera)
- Power
- Dedicated Parking and approach road till Mussoorie car park.
- Maintenance of the tower (Facility Management for the entire tower)
- Security arrangements including Video Door Phone (VDP).



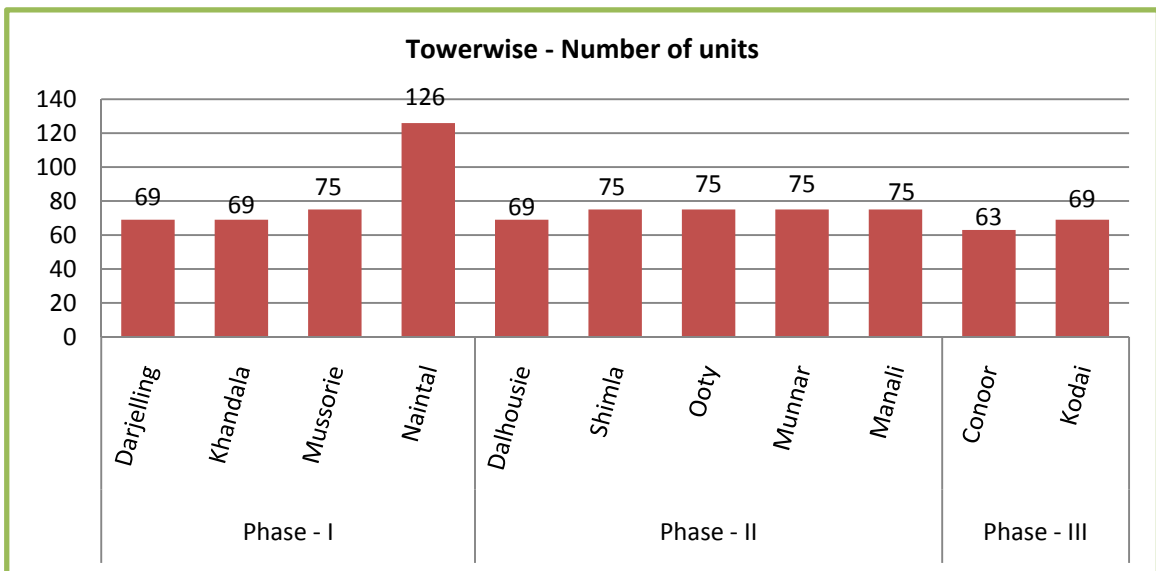
- The Apartment complex construction is completed. As on date, we have handed over 100 flats to individual owners.



- The inspection of Fire Fighting systems for the Apartments blocks was carried out by the Fire Department in the 1st week of September 2013. The Fire NOC for all the 11 towers have been received from the Fire department
- Pursuant to the same, the Occupancy Certificates for all the 11 Towers have been received

(A) Progress in Apartment Towers :

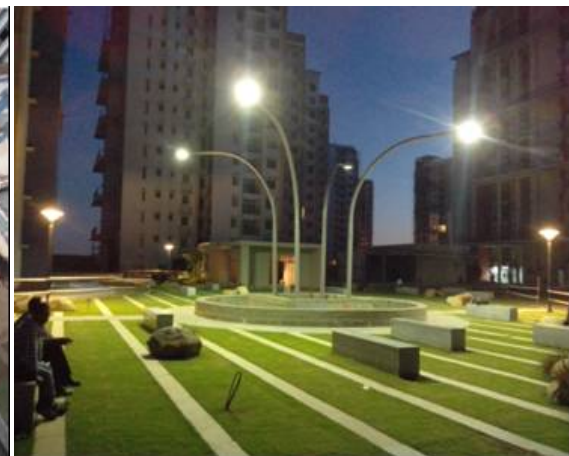
The Apartment complex is consist of 11 towers having 840 units which are divided as follows :



- All sold units in the 11 Towers are livable now



- E-Deck (Environment Deck) : The landscape works and its irrigation, lighting and illumination at night time have been completed and the photos below will enthrall all apartments' customers.



Pic: Greenery on Environmental Deck

Pic: Night View of Environmental Deck

- **Car Parks in the Cellar:** Civil works and screed concreting in the basements are complete. Fire Fighting, electrical and forced ventilation system in both the basements are also in the stage of final commissioning & testing. Marking of car park slots will commence once the dedicated agency completes the cleaning of the Car parks.

The first level Car park has been designed to accommodate 1200 four wheelers and in addition, 700 two wheelers. The photos below are self explanatory.



Table 2

The summary of Work is given below:

Apartment Tower	Structure		Super Structure (Masonry)		Super Structure (Plastering)	
	Jul' 13	Sep' 13	Jul' 13	Sep' 13	Jul' 13	Sep' 13
Mussoorie	100%	100%	100%	100%	100%	100%
Nainital	100%	100%	100%	100%	100%	100%
Darjeeling	100%	100%	100%	100%	100%	100%
Khandala	100%	100%	100%	100%	100%	100%
Dalhousie	100%	100%	100%	100%	100%	100%
Shimla	100%	100%	100%	100%	100%	100%
Ooty	100%	100%	100%	100%	100%	100%
Munnar	100%	100%	99%	100%	98%	100%
Manali	100%	100%	99%	100%	98%	100%
Kodai	100%	100%	92%	100%	77%	100%
Coonoor	92%	100%	70%	100%	54%	100%

(B) Progress on Independent Houses:

- Overall 285 (sold & unsold) units have been completed. Out of this 212 units have been handed over to their respective owners. All the other customers have been intimated to come forward and take the handover of their Units

The stage wise completion status and delivery of independent houses is given below:

Stage	Total No. of Units	Units Sold	Completed / Inspected by SGS	Delivered/Possession taken
Stage 1 (H. No's 55 to 116)	62	61	62	48
Stage 2 (H. No's 232 to 325)	94	93	94	81
Stage 3 (H. No's 117 to 168)	52	49	51	32
Stage 4 (H. No's 169 to 231)	63	55	60	45
Stage 5 (H. No's 1 to 54 & 15A)	55	27	18	6
Total	326	285	285	212

(C) Infrastructure :

1. Power: The APCPDCL representatives have inspected and the Substation located in Hill County premises has been energized on September 30, 2013. Application for Meters for individual houses and apartments has been submitted to APCPDCL and based on occupancy/handed over units; meters will be installed shortly by APCPDCL

Pic: Substation.OHL, DG Power and other electrical Infra



2. Sewerage: The structural work for the Permanent Sewage Treatment Plant has been completed and installations of equipment including commissioning activities are satisfactorily done. The system performance will be tested based on levels of occupancy and required feed to the Plant is available. Mobile packaged STPs units are already installed at site to cater immediate requirements.



Pic: 1 MLD Sewage Treatment Plant Pic 2 : 0.25 MLD Sewage Treatment Plant

3. Water: The main water connection from Manjeera is already established and occupants in stage 1-5 are already being supplied with Manjeera water for over two years and one apartment in Mussoorie since the time the customer has started residing. The Company has received sanction for 3 lakh liters of additional water quota per day in addition to existing 1 lakh liter per day from Water Board this is subject to the availability of water in the reservoirs.



Pic : Water Treatment Plant

4. Storm Water: The Storm Water drainage network and peripheral areas are completed including apartment block Storm Water ring. As part of the environmental sustainability and innovative eco-sensitive Project Implementation, HCPL has undertaken installation of rain harvesting system as value addition to the project.

5. Club House: In past, HCPL had set up a temporary club house with the facilities for Gym, Table Tennis, Badminton, Yoga Room, Library, Kid Zone and Mini theatre. On permanent Club House, 100% of the structural works have been completed. Masonry & Plastering works at the commercial areas, interiors works for the gaming zone i.e. Squash Court, Badminton Court, Gym and Library are completed. The structure work for the Swimming pool has been completed, with deck work in progress. The swimming pool is expected be operational in November 2013.

The compaction of the cricket ground and outdoor gaming zones has been completed and kept for monsoon curing/settlement. With the monsoon getting over the grass work has commences and expected to be completed in November 2013. HCPL had engaged Tennis Association of India to seek their professional advice on setting up of the tennis courts.

6. Beautification: Trunk road and all internal connecting roads to Villas & Apartments have been completed except for a small stretch of the road near the main STP. The Fountain works at the entrance of stage V has also been done. The green sideways on the North-South trunk road is under progress and will be completed soon.



Pic: Fountain at Stage V Entrance



Pic: Internal road in Stage V

7. Gas Connection: The Gas Connection for the Tower blocks has been obtained. An agreement has been completed with HPCL for supply of Gas to the Gas Banks in Hill County. The prepaid metering facility is in place and coordination activities have been outsourced to M/s Futuristic Gas Company, an intermediary who would coordinate with Hindustan Petroleum Company Limited regarding refilling, billing and other customer issues.



Gas Bank

8. Internet, Telephone and DTH: Provision for Internet, Telephony and other allied services including DTH have been organized for all Apartment blocks from Airtel & BSNL. They will also provide connection based on the requirement of the customers.

9. Compensation: Pursuant to formal announcement on compensation policy, many customers have availed/taken Compensation for the delay in delivery. There is another batch of customers waiting to complete the compensation matter with HCPL, pursuant to completion of the project.

10. APREDA Property Show :The Company has participated in APREDA (Andhra Pradesh Real Estate Developers Association) Property Exhibition Hyderabad 2013. A quite good number of families with definite requirement to buy the flats in the Hill County visited the stall



We celebrated Ganesh festival, Dussehra and Diwali festival with joy and delight. HCPL team wishes all its Customers lots of joy, happiness and good health in Vikram Samvat 2070. May the coming year, show us the way and lead us together on path of peace and harmony

Your suggestions if any, for further improvement of the Hill County is highly appreciated



With Best Regards,

**Arun K Saha
Chairman
Hill County Properties Ltd**