

MODI VENTURES

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.

☎ : 66335551 (4 Lines) Fax : 040-27544058

E-mail : info@modiproperties.com Website : www.modiproperties.com

To,
The Secretary,
Gulmchar Gardens Owners Association,
Mallapur.

Date: 12.10.2011

Dear Sir,

Ref. Your letters dated 06.01.2011 (2 Nos.).

In response to your above referred letter please note the following:

1. Repairs to the MCCB of A block has been made. It is unlikely to give any further trouble. However, we agree to replace it in case of failure.
2. The emergency bore well motor is under repair and will be re-fixed at the earliest.
3. Clubhouse bathroom tiles ceiling work is under way.
4. We have forwarded the memorandum of understanding to the sub-registrar for registration.

Thank You.

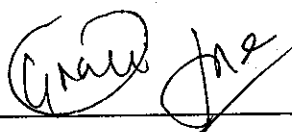
Yours sincerely



Soham Modi
Managing Partner.

Received

13/11/11



Soham Modi

From: "GMG" <gmg@modiproperties.com>
Date: 09 March, 2011 4:55 PM
To: "Soham Modi" <soham@modiproperties.com>
Cc: "GMG" <gmg@modiproperties.com>
Subject: Parking Details...regs
Sir,

Parking No:-4 is effecting Parking No.1 & 2, Present Parking No.4 is 13' length.

Parking No:- 6, 6A are effecting Parking No.7, 8, 9 present Parking No.7, 8, 9 is 12' length.

Parking No:- 32 is effected by Parking No.32A.

Parking No;- 6, 6A, 4, 32A are not possible.

Please reconsider the Parking drawing.

with Regards,
A.Ramesh,
Project Manager,
GMG - II

09-Mar-11

Gulmohar Gardens Owners Association *Ma*

Dear Mr. Raja Reddy
Flat No. B-401

Dt: 10/10/2010

This refers to your unsigned and undated letter which has been circulated by unknown persons to most of the flat owners. On behalf of GMG owners association we would like to clarify the matter as under after thorough discussion on this letter in EC meeting held on 10-10-2010.

Basically, your letter has no value as same has not been signed. Are you trying to create doubts in the minds of members by simply taking refuge in sending such unsigned letter so that you can deny the same at later date.

The GB held on 11.04.2010 had no quorum at 10.30am and hence was postponed for half an hour and as per bye-laws the members present after 11.00am on 11.04.2010 is considered as a quorum and hence your allegations are false.

If the decision of continuing of present EC up to 2011 is illegal body then why didn't you oppose and called for election, on the contrary you were the most delighted person for having the term of EC extended and hence the same cannot be called as illegal body. However the present body is ready to face election at any time if majority of the owners feels so which can be decided at GB called for on 24.10.2010.

Rather than acting in the interest of society you always represented views of Mr. Modi this is one of the reasons for a dissent in EC against you as you always created pressure on us to accept as to what is good for Mr. Modi, but not in the interest of our society.

All members have made enough efforts on their part to ensure that borewell is provided for B block for which association has written seven(7) letters to Mr. Modi which he has acknowledged.

As far as the office equipments are concerned the real efforts are as under:-

Xerox machine, chairs, -Ismail Shaik (free of cost)

Computer-Dharmendar Singh (free of cost)

Street lights-Your efforts at the cost of Rs 10,000/- to the association by bribing the departmental people.

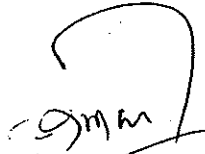
You have resigned the presidentship not by hostile attitude of EC members but by your own deeds whereby you were trying to act on behalf of Mr. Modi/Builder and not in the interest of society.

When initial sales of A to E block were done all the sale deeds are for 350 flats and the brochure as mentioned only 350 flats and proposed F block. The association has agreed to accept F block in the association as combination of A to F block subject to certain amenities provided by Mr. Modi to all the existing A to E block owners. And hence this arrangement was ratified.

Gulmohar Gardens Owners Association

We would like to sum up as under:-

- a. All mollified thoughts have come to your mind after your resignation from the president-ship of this association, however you have not resigned as member of EC.
- b. After your resignation you even went to the extent of threatening the association that you will take up the matter of demolition of administrative office with the concerned authorities and see that a penalty shall be imposed which is against the interest of the society. Please remember you were the first member to request the builder not the demolish the same.
- c. We find that after you left the association there is a better understanding between association and Mr. Mr. Modi and you should not worry about the same.



General Secretary

Gulmohar Gardens Owners Association

Copy to the flat owners of Gulmohar Gardens Owners Association for information pl.

Membership Fees Not Received as per
accounts submitted by you.

Sl.No	Flat No	Names	Sl.No	Flat No	Names
1	A-101	K. prashant - SSB	28	B.304	Mrs. N. Jaya
2	A-302	Kiran. Reddy - SSB	29	B.401	Raja Reddy
3	A.303	Kiran Reddy	30	B.402	shenad
4	A-315	Bal Reddy ^{26/3/09}	31	B.404	Rekha Patel
5	A.401	Krishna Veni	32	B.405	Hansa Patel
6	A.404	kiran Reddy - SSB	33	B.504	Anju Patel
5	A.414	Dr. prasad - SSB	34	B.109	Madhusudan Reddy
6	A.415	kiran Reddy - SSB	35	B.207	Ashok
7	A.501	Krishna Veni	36	B.307	Gr. Sarath kumar
8	A.502	K. vijaysri	37	B.409	chandra shekar
9	A.504	T.S.N	38	B.512	Poornima Saiith
10	A.515	kiran Reddy - SSB	39	C.211	Rama Devi
11	A.106	kiran Reddy - SSB	40	D.109	JayaSree
12			41	D.201	kiran Reddy - SSB
13	A.206	Sai vardhan	42	D.202	yoga jyothi Ganesh
14	A.208	Ruchika Mittal	43	D.208	V. Gr. Prasad Rao
15	A.209	Rohit Mittal	44	D.209	Malla Reddy - SSB
16	A.210	Deepa Mitta	45	D.403	B. V. Sarma - SSB
17	A.211	pradeep Mittal	46	D.404/5	R. shanker - 29/08/08
18	A.212	S.P. Mittal	47	D.502	chalpati Rao - SSB
19	A.213	Sudha Mittal	48	D.503	Aswin kumar
20	A.305	kiran Reddy - SSB	49	D.504	Vajhiuddin
21	A.310	Dr. prasad	50	D.505	Ziauddin. -
22	A.311	Dr. prasad	51	D.509	Gr. S. Sarma - 06/2/09
23	A.411	Kusum kumari	52	E-102	Sai Builders
24	A.508/9	Madhavi shrivastava ^{Pradu}	53	E-103	kota Shiv Shanker
25	A.511	Malla Reddy - SSB	54	E-301	P.L.H. Krishna
26	B.203	B. venkat Rama Sarma	55	E.303	V. Nagvardhan Rao - 25/1/08
27	B.302	venkat Reddy - ^{Pradu}	56	E.304	Malka Reddy - SSB
			57	E-314	Neelu & Mr. Ravi Chavala ^{Pradu} Pate (3)

Sl. No Flat No Names

58	E-315	Ravi chawla - possessor
59	E-401	G. Prasad
60	E-403	Sai Builders - SSB
61	E-415	Vijay Kumar
62		
63	E-504	Raj kr. S. shinani
64	E-106	Kiran Reddy
65	E-108/107	
66	E-110	Chalpati Rao - SSB Sai Sai Builders
67	E-205	Chalpati Rao - SSB
68	E-209	Dr. Prasad - SSB
69	E-308	Sai Builders - SSB
70	E-309	Shazed Zehry
71	E-310	Ziaul Haq
72	E-311	Ambarish. Deshmukh - 04/09/08
78	E-312	D. Tejeswar Rao
79	E-407	Kiran Reddy - SSB
80	E-412	Dinkar Kadam
81	E-413	Vipin Kumar Singh

Details of Bounced cheques not received,

A-503 - Rs. 11700 shown as balance payable, Party has paid. Rs. 4875/-
 leaving a balance of Rs. 6825/- for which you have not given
 any bounced cheques. Pl. advise the details for same
 As party has paid above cheque and none of his cheques have
 bounced in
 B. 6825/-
 cheque bounced
 on 16/10/09
 Ch. no. 616242
 Rec. no. 2368

B 517 - Party says that he had discussions with you & amount of
 Rs. 14625/- be adjusted against service tax refund, which you have agreed.

B 501 - 11700
 Rs. 18282

**GMG OWNERS ASSOCIATION
STATEMENT OF MEMBERSHIP FEES**

S.NO	FLAT NO	NAME	REMARKS
1	A-101	K.Prashanth	Flat Belongs to SSB
2	A-106	Kiran Reddy	Flat Belongs to SSB
3	A-206	Sai Vardhan	paid from Modi Ventures
4	A-208	Ruchika Mittal	Not there
5	A-209	Rohit Mittal	Not there
6	A-210	Deepa Mittal	Not there
7	A-211	Pradeep mittal	Not there
8	A-212	S.P.Mittal	Not there
9	A-213	Sudha Mittal	Not there
10	A-302	Kiran Reddy	Flat Belongs to SSB
11	A-303	Kiran Reddy	Flat Belongs to SSB
12	A-305	Kiran Reddy	Flat Belongs to SSB
13	A-310	Dr.Prasad	Flat Belongs to SSB
14	A-311	Dr.Prasad	Flat Belongs to SSB
15	A-315	Balreddy	Paid on 26.03.09
16	A-401	Krihna Veni	Cash recd on 10.10.08
17	A-404	Kiran Reddy	Flat Belongs to SSB
18	A-411	Kusum Kumari	Cash recd on 25.04.08
19	A-414	Dr.Prasad	Flat Belongs to SSB
20	A-415	Kiran Reddy	Flat Belongs to SSB
21	A-501	Krihna Veni	Cash recd on 10.10.08
22	A-502	K.Vijay Sree	Not there
23	A-504	T.S.N.	Flat Belongs to SSB
24	A-508/509	Madhavi srivastava	Possession not given
25	A-511	Malla Reddy	Flat Belongs to SSB
26	A-515	Kiran Reddy	Flat Belongs to SSB
27	B-109	Madhusudan Reddy	Maintenance & Membership due Rs.6800/- paid on 21.01.08 including membership fee
28	B-203	B.V.R.Sarma	membership fee
29	B-207	Ashok	Cash recd on 28.12.07
30	B-302	Venkat Reddy	Possession not given
31	B-304	Jaya	Possession not given
32	B-307	Sarath Kumar	Cash recd on 08.01.08
33	B-401	Raja Reddy	Maintenance & Membership due
34	B-402	Shenod	Possession not given
35	B-404	Rekha Patel	Not there
36	B-405	Hansa Patel	Not there
37	B-409	Chandra Shekhar	Cash recd on 05.05.08
38	B-504	Anju Patel	Cash recd on 27.03.08
39	B-512	Poornima Sajith	Not there
40	C-211	Rama Devi	Not there
41	D-109	Jayasree	Paid by modi ventures on 21/01/09
42	D-201	Kiran Reddy	Flat Belongs to SSB
43	D-202	Yoga Jothi Ganesh	Not there
44	D-208	V.G.Prasad Rao	Not there
45	D-209	Malla Reddy	Flat Belongs to SSB
46	D-403	B.V.Sarma	Possession not given
47	D-404/405	R.Shanker	Cash recd on 29.08.08
48	D-502	Chalapati rao	Flat Belongs to SSB

Contribution SSB for debit.

to GMG OA

Debit not available

by any one

to GMG OA

*karutti
Tulsi*

49	D-503	Ashwin Kumar	Possession not given
50	D-504	Vajhiuddin	Reg not done, possession not collected & maintenance & membership not paid <i>Diver</i>
51	D-505	Ziauddin	Reg not done, possession not collected & maintenance & membership not paid <i>gives</i>
52	D-509	G.S.Sarma	Cash recd on 06.02.09
53	E-102	Sri Sai Builders	Flat Belongs to SSB
54	E-103	Kota shiva Shanker	Possession not given
55	E-106	Sri Sai Builders	Flat Belongs to SSB
56	E-110	Chalapati rao	Flat Belongs to SSB
57	E-205	Chalapati rao	Flat Belongs to SSB
58	E-209	Dr.Prasad	Flat Belongs to SSB
59	E-301	P.L.H.Krishna	Not there
60	E-303	V.Nagavardhan rao	Cash recd on 25.04.08
61	E-304	Malla Reddy	Flat Belongs to SSB
62	E-308	Sri Sai Builders	Flat Belongs to SSB
63	E-309	Shazed Lehry	Maintenance & Membership due
64	E-310	Zeaul Haq	Not there
65	E-311	Ambarish Deshmukh	Cash recd on 04.09.08
66	E-312	D.Teleshwar rao	Possession issued after handing over to Association, hence, maintenance & membership not collected
67	E-314/315	Neeluchawla	Possession not given
68	E-401	G.Prasad	Not there
69	E-403	Sri Sai Builders	Flat Belongs to SSB
70	E-407	Kiran Reddy	Flat Belongs to SSB
71	E-412	Dinakar Kadam	Not there
72	E-413	Vipin Kumar singh	Maintenance & Membership receivable from Sri Sai Builders towards excess received
73	E-415	Vijay Kumar	Not there
74	E-504	Rajkumar Shivnani	Possession not given
Details of Queries			
1	A-503	Cheque bounce of Rs.6825/- on 16.05.09 of ch no.616802, Rec no.2368 <i>ip to</i>	
2	B-517	Rs.11714/- is the service tax refund which is to be paid to 1st Owner. <i>Down to be collected</i>	

Kaabb's Title

on further change in the service tax issued

File GMGOA

GMG OWNERS ASSOCIATION			
STATEMENT OF MEMBERSHIP FEES			
S.NO	FLAT NO	NAME	REMARKS
1	A-101	K.Prashanth	Contact Sri Sai builders for Details
2	A-106	Kiran Reddy	Contact Sri Sai builders for Details
3	A-206	Sai Vardhan	Paid to GMGOA by Modi Ventures
4	A-208	Ruchika Mittal	Details not available
5	A-209	Rohit Mittal	Details not available
6	A-210	Deepa Mittal	Details not available
7	A-211	Pradeep mittal	Details not available
8	A-212	S.P.Mittal	Details not available
9	A-213	Sudha Mittal	Details not available
10	A-302	Kiran Reddy	Contact Sri Sai builders for Details
11	A-303	Kiran Reddy	Contact Sri Sai builders for Details
12	A-305	Kiran Reddy	Contact Sri Sai builders for Details
13	A-310	Dr.Prasad	Contact Sri Sai builders for Details
14	A-311	Dr.Prasad	Contact Sri Sai builders for Details
15	A-315	Balreddy	Cash received by GMGOA on 26.03.09
16	A-401	Krihna Veni	Cash recd by GMGOA on 10.10.08
17	A-404	Kiran Reddy	Contact Sri Sai builders for Details
18	A-411	Kusum Kumari	Cash recd by GMGOA on 25.04.08
19	A-414	Dr.Prasad	Contact Sri Sai builders for Details
20	A-415	Kiran Reddy	Contact Sri Sai builders for Details
21	A-501	Krihna Veni	Cash recd by GMGOA on 10.10.08
22	A-502	K.Vijay Sree	Details not available
23	A-504	T.S.N.	Contact Sri Sai builders for Details
24	A-508/509	Madhavi srivastava	Possession not given
25	A-511	Malla Reddy	Contact Sri Sai builders for Details
26	A-515	Kiran Reddy	Contact Sri Sai builders for Details
27	B-109	Madhusudan Reddy	Maintenance & Membership due Rs.6800/- paid on 21.01.08 including membership fee to GMGOA
28	B-203	B.V.R.Sarma	
29	B-207	Ashok	Cash recd by GMGOA on 28.12.07
30	B-302	Venkat Reddy	Possession not given
31	B-304	Jaya	Possession not given
32	B-307	Sarath Kumar	Cash recd by GMGOA on 08.01.08
33	B-401	Raja Reddy	Maintenance & Membership due
34	B-402	Shenod	Possession not given
35	B-404	Rekha Patel	Details not available
36	B-405	Hansa Patel	Details not available
37	B-409	Chandra Shekhar	Cash recd by GMGOA on 05.05.08
38	B-504	Anju Patel	Cash recd by GMGOA on 27.03.08
39	B-512	Poornima Sajith	Details not available
40	C-211	Rama Devi	Details not available
41	D-109	Jayasree	Paid by modi ventures on 21/01/09
42	D-201	Kiran Reddy	Contact Sri Sai builders for Details
43	D-202	Yoga Jothi Ganesh	Details not available
44	D-208	V.G.Prasad Rao	Details not available
45	D-209	Malla Reddy	Contact Sri Sai builders for Details
46	D-403	B.V.Sarma	Possession not given
47	D-404/405	R.Shanker	Cash recd by GMGOA on 29.08.08
48	D-502	Chalapati rao	Contact Sri Sai builders for Details

*Kesava
Mittal*

49	D-503	Ashwin Kumar	Possession not given
50	D-504	Vajhiuddin	Reg not done, possession not given & maintenance & membership not paid
51	D-505	Ziauddin	Reg not done, possession not given & maintenance & membership not paid
52	D-509	G.S.Sarma	Cash recd by GMGOA on 06.02.09
53	E-102	Sri Sai Builders	Contact Sri Sai builders for Details
54	E-103	Kota shiva Shanker	Possession not given
55	E-106	Sri Sai Builders	Contact Sri Sai builders for Details
56	E-110	Chalapati rao	Contact Sri Sai builders for Details
57	E-205	Chalapati rao	Contact Sri Sai builders for Details
58	E-209	Dr.Prasad	Contact Sri Sai builders for Details
59	E-301	P.L.H.Krishna	Details not available
60	E-303	V.Nagavardhan rao	Cash recd by GMGOA on 25.04.08
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62	E-308	Sri Sai Builders	Contact Sri Sai builders for Details
63	E-309	Shazed Lehry	Maintenance & Membership due
64	E-310	Zeauil Haq	Details not available
65	E-311	Ambarish Deshmukh	Cash recd by GMGOA on 04.09.08
66	E-312	D.Teleshwar rao	Possession issued after handing over to Association, hence, maintenance & membership not collected
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68	E-401	G.Prasad	Details not available
69	E-403	Sri Sai Builders	Contact Sri Sai builders for Details
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71	E-412	Dinakar Kadam	Details not available
72	E-413	Vipin Kumar singh	Maintenance & Membership receivable from Sri Sai Builders towards excess received against their flat.
73	E-415	Vijay Kumar	Details not available
74	E-504	Rajkumar Shivnani	Possession not given
Details of Queries			
1	A-503	Cheque bounce of Rs.6825/- on 16.05.09 of ch no.616802, Rec no.2368.	
2	B-517	On further clarification of Service tax issue.	

*Revised
1/1/10*

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007
Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

17-4-2010

Minutes of G.B. Meeting of GMG Owners Association Held on 11-04-2010

General Secretary :

ISMAIL SHAIK

Cell : 9849933563

Ph : 27156786

Since there was no quorum at 10:30 AM meeting was adjourned to transact further business at 11 AM. Exactly at 11AM meeting was conducted with 40 MEMBERS which is a quorum since it is meeting after one adjournment.

Treasurer :

H. VENKATA KRISHNAN

Cell : 9849696921

Ph : 27156577

1. President gave details of Association in his inaugural address.

2. All E.C Members elaborated the achievements through power point presentation. Hard copy of the same available in the office for member's reference.

3. Mr. Modi's letter was read-out and members have given following suggestions...

a. The jogging track should not be tampered with and should be wide stretch with plants near boundary wall as it is the case with other side's boundary walls.

4. Mr. Harikrishna was appointed Election Officer for conducting Election for the year 2010-2011. Mr. Sudarshan Rao will assist him.

5. Since most of the members felt that in short span of time present body has done a good job, their term should be extended up to next term till 31-03-2011. This resolution was passed by voice vote "that present Election term should be extended up to 31-03-2011."

Joint Secretaries :

DHARMENDRA SINGH GUSAIN

Cell : 9849227755

Ph : 27150521

A.R. SEN

Cell : 9441643826

Ph : 27178026

C. ARUDRA KUMAR

Cell : 9849558055

Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 988528850C

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

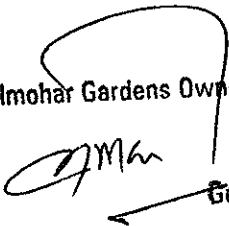
6. Mr. Harikrishna got the consent of members which is as follows...

At the time of voting members present	- 33
Office bearers	- 07
Eligible voters	- 26

Out of 26 members 22 have said E.C should continue till 31-03-2011 and 4 said no hence resolution was passed that present E.C will continue up to 31-03-2011. The new E.C will function from 1-4-2011.

7. It was resolved to appoint Mr. ^{RAKESH} Aklesh Jain & Associates as Auditor to audit the GMG Owners Association account for the period of 1-6-2009 to 31-03-2010 at the annual remuneration of Rs. 7500/-
8. M/S Modi should give the date of completion of boundary wall and gate erected near B Block will not be access to GMG Owners Association, simultaneously M/S Modi Builders should provide plastic cover to arrest the dust flying in the GMG Complex.
9. M/S Modi Builders will provide two additional bore wells for B Block as well as sign board of GMG in F block.
10. Security should improve further.
11. In future all bonafide members should attend the General Body Meeting or their proxies.
12. Residents should not pluck the flowers form the garden nor from the flower plants near parking area.
13. All the residents should park their vehicle in the appropriate parking lots. Nobody should park vehicles on roads. A specific example has been given of flat A 503. All the members felt that such instances should not be repeated in future.

For Gulmohar Gardens Owners Association


General Secretary

(GMA) *File*

Soham Modi

From: "GMG" <gmg@modiproperties.com>
Date: 17 April 2010 10:27
To: "Soham Modi" <soham@modiproperties.com>
Cc: "GMG" <gmg@modiproperties.com>
Attach: 100_2683.JPG; 100_2680.JPG; 100_2681.JPG; 100_2682.JPG
Subject: Shakti Sai Nagar stage...regs.
Respected Sir,

Regarding Shakti Sai Nagar stage now present stage details:-

Size 20' X 16' Height 3' -6" from ground level
Top AC sheets located beside the jogging track towards Western Side of the park.

Asking changes:-

Stage size 20' X 16' with an RCC columns and Slabs towards the Western Wall without jogging track with height of dayase 6'.

With Regards,
A.Ramesh,
Project Manager,
GMG - II

19/4/10

TO. SOHAM SIR
GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007
 Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

K. RAJA REDDY
 Cell : 9394859880
 Ph : 27171618

General Secretary :

ISMAIL SHAIK
 Cell : 9849933563
 Ph : 27156786

Treasurer :

H. VENKATA KRISHNAN
 Cell : 9849698921
 Ph : 27166577

Joint Secretaries :

DHARMENDRA SINGH GUSAIN
 Cell : 9849227755
 Ph : 27150521

A.R. SEN

Cell : 9441643826
 Ph : 27178026

C. ARUDRA KUMAR

Cell : 9849558055
 Ph : 27176078

G. PRAVEEN

Cell : 9985508545
 Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150
 Ph : 27170329

To

13-02-2010

Mr Soham Modi
 Modi Ventures,
 Secunderabad.

Dear Sir,

We have for acknowledgement your letter of 01-02-2010 and would like to have specific replies to the following.

1. Our letter of 29-06-09:
 - a. We enclose here the details of account on which we would like to have clarifications from your end.
 - b. There is still construction work going on beyond 6.00PM causing disturbance to the residents.
 - c. Balance 40 chairs of club house which were missing while handing over the club house charge should be made available to us, as it is a part of amenities which residents have paid to the builder.
 - d. Refund of Service Tax to the owners should be completed by 28-02-2010.
2. Discussion with Mr. Soham Modi on 14-07-09
 - a. Letter boxes for C, D blocks are not yet provided. You have indicated that better locks will be provided. Please replace locks of letter boxes of A, B and E blocks.
 - b. Barbed wire, where houses have come up near boundary wall is not provided. Please complete the work by 15-02-2010.
 - c. Construction defects which are of general nature are to be attended immediately which are as follows.
 - i. All bathroom slopes should be rectified immediately.
 - ii. All areas where fresh plastering has been done should be painted.
 - iii. Rain water seepage from outer wall is not attended.
 - iv. Slope in corridors and stair landing were supposed to be rectified, remedied - No action taken yet

Executive Members :

MRUGESH SHAH

Cell : 9849354435
 Certified by:

Modi
 Project Manager/Engg.
 MODI VENTURES

VIJAY KAUSHIK

Cell : 9991145915
 Ph : 27150185

Dr. NAVEEN KUMAR

Cell : 9985453895

VENKATA SWAMY

Cell : 9701371113
 Ph : 27150169

BHARATH YOGARATHI

Cell : 9346237953

SHYAM KUMAR

Cell : 9835288500
 Ph : 27174970

Page 1

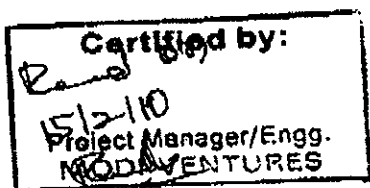
3. Our Letter of 02-08-09
 - a. Generator connection to all flats for which list has been given to your staff to be completed by 28-02-2010.
 - b. Boundary wall between A,B and the new construction should be completed by 28-02-2010 without any further extensions.
 - c. Jogging track should be completed by 28-02-2010 details of which are as under
 - i. Trees to be planted in the same line as it were earlier. We shall provide sapling for the trees to be planted. In between trees please provide the benches. After trees a jogging track to be laid. Balance areas are to be covered by Green Grass lawn.
4. Your letter of 03-08-09.

Boundary wall between new construction and A&B Blocks. You have asked a time of three months from 03-08-2009 upto 03-11-2009. In addition to your request another three months are over by 03-02-2010. Now we are extending this period upto 28-02-2010 and as such we do not see any reason as to why this work cannot be completed.
5. Our letter of 05-08-09
You have not given us the letter regarding the incorporation of F block in GMG owners Association nor the ratification deed to enable us to change the bye-laws.
6. Our letter of 17-08-09
Cracks on the walls of C block – No action has been taken by your people.
7. Our letter of 26-08-09
None of the points have been attended to.
8. Your letter of 16-11-09
 - a. Water tank cleaning: As per point no.5 of your letter, your people have inspected the tanks and only on their confirmation we have taken up cleaning and hence needs reimbursement of bill forwarded to you.
9. Your letter on 01-02-2010
Your letter is trying to safe guard your own interest but the above facts are clear indication of disparity in commitments made earlier. We have never indicated at any point that we are not for cordial relation, we do not see any point in repeating the same time and again.

We now expect that all the pending matters will be completed by you in the time frame mentioned above so that the cordial relation will be strengthened further.

Encl: A list of Membership fees not received and bounce cheques not handed over to us.


General Secretary



Membership Fees Not Received as per

accounts submitted by you.

Sl. No	Flat No	Names	Sl. No	Flat No	Names
1	A-101	K. prashant	28	B-304	Mrs. N. Jaya
2	A-302	Kiran Reddy	29	B-401	Raja Reddy
3	A-303	Kiran Reddy	30	B-402	shenod
4	A-315	Bal Reddy	31	B-404	Rekha Patel
5	A-401	Krishna Veni	32	B-405	Hansa Patel
6	A-404	Kiran Reddy	33	B-504	Anju Patel
5	A-414	Dr. Prasad	34	B-109	Madhusudan Reddy
6	A-415	Kiran Reddy	35	B-207	Ashok
7	A-501	Krishna Veni	36	B-307	G. Sarath Kumar
8	A-502	K. Vijaysri	37	B-409	chandra shekar
9	A-504	T.S.N	38	B-512	Pournima Sasith
10	A-515	Kiran Reddy	39	C-211	Rama Devi
11	A-106	Kiran Reddy	40	D-109	Jayasree
12			41	D-201	Kiran Reddy
13	A-206	Sai vardhan	42	D-202	yoga jyothi Ganesh
14	A-208	Ruchika Mittal	43	D-208	V. G. Prasad Rao
15	A-209	Rohit Mittal	44	D-209	Malla Reddy
16	A-210	Deepa Mitta	45	D-403	B. V. Sarma
17	A-211	pradeep Mittal	46	D-404/5	R. Shanker
			47	D-502	chalpati Rao

Sl. No	Flat No	Name
58	E-315	Ravi chawla
59	E-401	G. Prasad
60	E-403	Sai Builders
61	E-415	Vijay Kumar
62		
63	E-504	Raj kr. S. shinani
64	E-106	Kiran Reddy
65		
66	E-110	Chalpati Rao
67	E-205	Chalpati Rao
68	E-209	Dr. Prasad
69	E-308	Sai Builders
70	E-309	Shahed Zehry
71	E-310	Ziaul Haq
72	E-311	Ambarish. Deshmukh
78	E-312	D. Tejeswar Rao
79	E-407	Kiran Reddy
80	E-412	Dinkar Kadam
81	E-413	Vipin Kumar Singh

Details of Bounced cheques not received.

A-503 - Rs. 11700 shown as balance payable. Party has paid. Rs. 4875/- leaving a balance of Rs. 6825/- for which you have not given us any bounced cheques. Pl. advise the details for same. As party has paid about 63 cheques and none of his cheques have bounced.

B 517 - Party says that he had discussions with you & amount of Rs. 17625/- be adjusted against service tax refund, which you have agreed.

B 501 -
Rs. 18282

Page (4)

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

GMW

President :

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

20/01/2010

General Secretary :

ISMAIL SHAIK

Cell : 9849933563

Ph : 27156786

To,

Mr. Soham Modi

Modi Ventures,

Secunderabad

Dear Mr. Modi,

Please refer to our letter dated 07/12/09 and earlier letters and would like to have the following in writing.

1. There is no progress on the boundary wall between A, B and G blocks. Under no circumstances any activity should take place from stilt of A & B blocks to 40 feet distance with out approval of the association in writing. We find that certain demarcation in our area has been done with out any information to us.
2. No Progress on the Jogging track is made.

For the above two points the dead line of completion was 03-11-2009.

3. Generator connection: Hardly any work has been done so far. — $\frac{Lid\ 1}{Lid\ 2} = 17$
4. Letter boxes: The boxes are provided with a very poor quality of locks which needs replacement (or) provide only hook, so that, individuals can put their own locks.
5. Manjeera water tank's Lid: The Damage is not small. The main frame is broken and as such needs replacement.

Send photo.

Treasurer :

H. VENKATA KRISHNAN

Cell : 9849696921

Ph : 27156577

Joint Secretaries :

DHARMENDRA SINGH GUSAIN

Cell : 9849227755

Ph : 27150521

A.R. SEN

Cell : 9441643826

Ph : 27178026

. ARUDRA KUMAR

Cell : 9849558055

Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

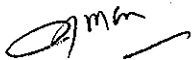
Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

6. The repairs on individual flats for construction defects is not proper and needs more elaboration on defect rectification. We feel that owners can approach you directly as we do not wish to take up this responsibility.
7. Most of the bathrooms are not having proper slope with the result, water stagnates and leaves a layer of minerals and fungus. Due to this residents are forced to use Acid for cleaning the floor. Hence request that all the bathroom slopes are to be rectified by the builder (Modi Ventures) in all the flats.
8. Internal painting of Office building and construction of speed breakers: We were advised by your staff that you have not agreed for the same. In view of your letter dated 22-12-2009, can we now forward you the bills of the above works which is Rs. 20000 (Rupees Twenty Thousand only) for reimbursement.
9. C Block was the model block for further amenities for other blocks. The lifts in the C-block are of Johnson make with open grill door & 'Door closing/Open door' Alarm. Also, they have a logic controller in place. The Otis lifts do not have the above features/facilities and request you to provide the same for all Otis lifts which are installed in A, D and E blocks which is obligatory on the part of the builder as the buyers have opted for the purchase of flats on the basis of amenities provided in the C-Block.
10. After approval from Mr. Martin / Mr. Ramesh, we have forwarded you a bill for cleaning of Over head Tanks which has not been reimbursed to us yet.

Thanks and Regards,



General Secretary

Received on
X/11/10
21/1/10

R
21/1/10

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

K. RAJA REDDY

Cell : 9394859880

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Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

20/12/2009

To

Mr. SOHAM MODI,

M/S.MODI VENTURES,

SECENDRABAD.

Dear Sir,

Please refer to our letter of 7/12/09 and earlier letters and would like to have following in writing.

1. A letter regarding understanding of various issues not yet received.
2. Few letter boxes have been handed over to us, but we would like to bring to your notice that locks fitted are of very inferior quality and everyday one flat owner is bringing back locks and keys, whereas locks are disintegrated into parts when the same are being opened .
3. Manjira water tank lid has not been replaced yet.
4. After going through your account, we had detailed discussion with Ms. Keerthi 's . We had given specific points flat wise to give us clarifications, but instead, we have been given CD which is nothing but a duplicate of hard copy given to us .so it does not serve any purpose . Please give us details on specific points raised by us.


GENERAL SECRETARY

Handwritten note:
21/12/09

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

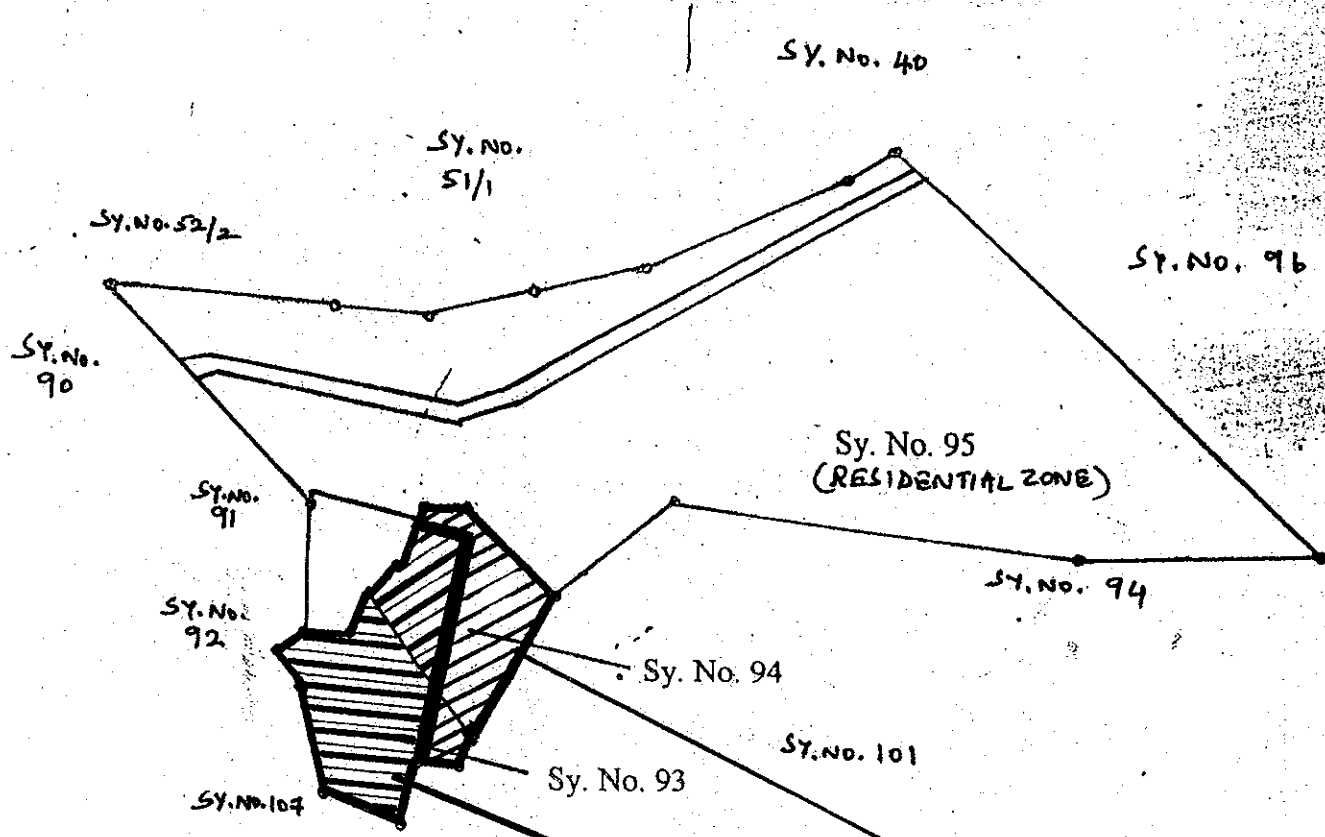
Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

PLAN SHOWING EXTENT OF LAND FOR CHANGE OF LAND USE IN SY. NO. 93 & 94 IN MALLAPUR VILLAGE, UPPAL MANDAL, R. R. DIST.



Sy. No.	Total Extent	Change of land use required for	Balance land
93	Acres 2-02 Guntas	Acres 1-32 Guntas	Acres 0-10 Guntas
94	Acres 2-09 Guntas	Acres 0-39 Guntas	Acres 1-10 Guntas
Total	Acres 4-11 Guntas	Acres 2-31 Guntas	Acres 1-20 Guntas

MODI VENTURES

Cung OA

5-4-187/3&4, II Floor, M.G.Road, Secunderabad-500003
Ph:-66335551(4Lines) Fax: - 040-27544058

NOMENCLATURE FOR APF PROJECT

Name of Builder : MODI PROPERTIES & INVESTMENTS PVT.LTD.

Name of Venture : "GULMOHAR GARDENS" - Phase II with Two Blocks
(five floors each) having about 155 flats, with-Hifi amenities.

Office Address : 5-4-187/3&4, Soham Mansion, II Floor
M.G. Road, Secunderabad-500003

Phone Numbers : 66335551(4Lines) Fax No: 040-27544058

E-mail Address : info@modiproperties.com

Site Address : Sy. Nos. 93, 94 & 95, Mallapur, Uppal Mandal, Ranga Reddy
District.

Builder A/c No. : 0042000021800

Name of the bank & Branch : HDFC Bank S.D. Road Secunderabad.

No. of Blocks : 2 Blocks (F & G).

No. of floors each Block : Each Block having stilt + 5 floors.

No. of flats in 'F' block : 8 flats per floor, total 40 flats

First floor-'F' block : 101-1,320sft, 102-1,320sft, 103-1,320sft, 104-1,040sft,
105-1,320sft, 106-1,440 sft, 107-1,320sft, 108-1,040sft,

Second floor : 201-1,320sft, 202-1,320sft, 203-1,320sft, 204-1,040sft,
205-1,320sft, 206-1,440 sft, 207-1,320sft, 208-1,040sft

MODI VENTURES

5-4-187/3&4, II Floor, M.G.Road, Secunderabad-500003

Ph:-66335551(4Lines) Fax: - 040-27544058

Third floor : 301-1,320sft, 302-1,320sft, 303-1,320sft, 304-1,040sft,
305-1,320sft, 306-1,440 sft, 307-1,320sft, 308-1,040sft.

Fourth floor : 401-1,320sft, 402-1,320sft, 403-1,320sft, 404-1,040sft,
405-1,320sft, 406-1,440 sft, 407-1,320sft, 408-1,040sft.

Fifth floor : 501-1,320sft, 502-1,320sft, 503-1,320sft, 504-1,040sft,
505-1,320sft, 506-1,440 sft, 507-1,320sft, 508-1,040sft.

No. of flats
in 'G' block : 23 flats per floor, total 115 flats

First floor : 101-1,400sft, 102-1,975sft, 103-975sft, 104-1,050sft,
105-1,050sft, 106-1,050sft, 107-975sft, 108-975sft,
109-1,400sft, 110-1,300sft, 111-1,525sft, 112-1,525sft,
113-1,525sft, 114-1,000sft, 115-1,000sft 116-1,000sft,
117-1,000sft, 118-1,300sft, 119-1,400sft, 120-1,400sft,
121-1,400sft, 122-1,400sft, 113-1,300sft.

Second Floor : 201-1,400sft, 202-1,975sft, 203-975sft, 204-1,050sft,
205-1,050sft, 206-1,050sft, 207-975sft, 208-975sft,
209-1,400sft, 210-1,300sft, 211-1,525sft, 212-1,525sft,
213-1,525sft, 214-1,000sft, 215-1,000sft 216-1,000sft,
217-1,000sft, 218-1,300sft, 219-1,400sft, 220-1,400sft,
221-1,400sft, 222-1,400sft, 223-1,300sft

Third floor : 301-1,400sft, 302-1,975sft, 303-975sft, 304-1,050sft,
305-1,050sft, 306-1,050sft, 307-975sft, 308-975sft,
309-1,400sft, 310-1,300sft, 311-1,525sft, 312-1,525sft,
313-1,525sft, 314-1,000sft, 315-1,000sft 316-1,000sft,
317-1,000sft, 318-1,300sft, 319-1,400sft, 320-1,400sft,
321-1,400sft, 322-1,400sft, 323-1,300sft.

MODI VENTURES

5-4-187/3&4, II Floor, M.G.Road, Secunderabad-500003

Ph:-66335551(4Lines) Fax: - 040-27544058

Fourth floor : 401-1,400sft, 402-1,975sft, 403-975sft, 404-1,050sft,
405-1,050sft, 406-1,050sft, 407-975sft, 408-975sft,
409-1,400sft, 410-1,300sft, 411-1,525sft, 412-1,525sft,
413-1,525sft, 414-1,000sft, 415-1,000sft 416-1,000sft,
417-1,000sft, 418-1,300sft, 419-1,400sft, 420-1,400sft,
421-1,400sft, 422-1,400sft, 423-1,300sft.

Fifth floor : 501-1,400sft, 502-1,975sft, 503-975sft, 504-1,050sft,
505-1,050sft, 506-1,050sft, 507-975sft, 508-975sft,
509-1,400sft, 510-1,300sft, 511-1,525sft, 512-1,525sft,
513-1,525sft, 514-1,000sft, 515-1,000sft 516-1,000sft,
517-1,000sft, 518-1,300sft, 519-1,400sft, 520-1,400sft,
521-1,400sft, 522-1,400sft, 523-1,300sft.

MODI VENTURES

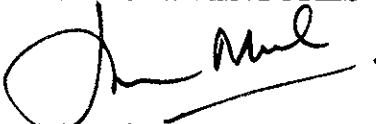
5-4-187/3&4, II Floor, M.G.Road, Secunderabad-500003
Ph:-66335551(4Lines) Fax: - 040-27544058

Parking : Yes
Floor above Parking : No
Flats above with Parking : No
Parking on stilth floor : Yes

Other specification: Yes or No

Wood work : Yes
Flooring : Yes
Painting : Yes
Wall finishing : Yes
Electrical : Yes
Lift : Yes
Generator : Yes
Kitchen platform : Yes

For **MODI VENTURES**


Managing Partner

CIMA

U/S.OF LAND GULMOHAR GARDENS PHASE II FOR 'G' BLOCK:

Total Land Area for 'G' Block : 5808 Sq.yds or Ac.1-08 Gts.,
Proposed Constructed Area : 1,41,050 Sft
Undivided share of land per 100 sft of constructed area : 4 sq.yds.per 100 sft

Area / Sft	U/s. of Land
1525 Sft	61 Sq.yds
1400 Sft	56 Sq.yds
1300 Sft	52 Sq.yds
1050 Sft	42 Sq.yds
1000 Sft	40 Sq.yds
975 Sft	39 Sq.yds

6.15
4.00
3.21

W ✓

3.2

3.20

19,360/-
17,455/-
19105

S.N. No.
Block No.
U/S. of Land per 100 sq. ft.
C.A.
Amount.

INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)

1st Floor, Times Tower, Kamala Mills Compound, S. B. Marg,
Lower Parel, Mumbai - 400 013.

The Income Tax Department takes pleasure in informing that the PAN allotted to you is:

AAAAG5181B

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact:

ITO, WARD-1(1), HYDERABAD

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate **credit of taxes paid by you and faster processing of return of income**. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against law** and may attract **penalty of upto Rs. 10,000/-**.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

Income Tax Department

PKGID : PRC / 00280 / 26122007_01 / OVX



APR / 50 / 327001002057801121 / 12815880

GULMOHAR GARDEN OWNERS ASSOCIATION

5-4-187/384, 2ND FLOOR,
SOHAM MANSION, M G ROAD, SECUNDERABAD,
ANDHRA PRADESH - 500003
TEL NO. : 40 - 66335551

(This being a computer-generated letter, no signatures are required)



INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)

1st Floor, Times Tower, Kamala Mills Compound, S. B. Marg,
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PKG ID : PRC / 00280 / 26122007_01 / OVX



APR / 50 / 327001002057801121 / 12815880

GULMOHAR GARDEN OWNERS ASSOCIATION

5-4-187/384, 2ND FLOOR,
SOHAM MANSION, M G ROAD, SECUNDERABAD,
ANDHRA PRADESH - 500003
TEL NO. : 40 - 66335551

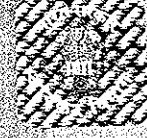
(This being a computer-generated letter, no signatures are required)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GULMOHAR GARDEN OWNERS
ASSOCIATION



08/03/2007

Permanent Account Number

AAAAG5181D

26122007

यदि कार्ड खोने / पाने पर कृपया सूचित करें / नीटार
आयकर सेवा इकाई, एन एस डी एल
पहली मंजिल, टॉर्नेन्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पेरेल, मुंबई - 400 013

If this card is lost / someone's card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Annex Tower,
Kardala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 011-26191000 / 26191001 / 26191064
e-mail: pan@nsdl.com

GMAW
File

Dated: - 22.01.2010

To
M.D.,
Modi Ventures.

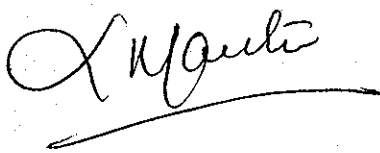
Sub; - G.M.G.O.A Letter date 20.01.2010

Dear Sir,

With regards to the letter dated 20.01.2010 of G.M.G.O.A this is the follow up from our side.

- a. Point No.1 & 2:- No comment.
- b. Point No.3:- For C and D Block 1st list connections have been done two flats of 'C' Block always door locked.
- c. Manjeera water tank lid: The Association is not satisfied with the repair work, we have done. They want complete change of lid. If you give permission, then we will change.
- d. Point No.6:- Defects of individual flats we have completed the same and also Quality Control check has been done. Now new complaints are been taken up will be completing by Monday i.e., on 25.01.2010.
- e. Regards Bathrooms slopping: - Individual complaints where possible it has been done.
- f. Complaints No.8 & 9:- No comments and complaints no.10 we did not give an approval. We had inspected the over head tanks and without our knowledge they have got the tanks cleaned and sent us a bill for which we have sent for sanction but it has not been approved.

With Regards,
L.Martin,
Asst.Admin Manager,
GMG - II.



Pr. 1001 - stamp paper - 2 Nos Agn

MEMORANDUM OF UNDERSTANDING
(Draft 2 dated 11.12.10)

This Memorandum of Understanding is made and executed on this ___ day of December 2010 by and between:

M/S. Gulmohar Gardens Owners Association, a registered society having its office at Sy. no. 93 to 95, Mallapur, Shakti Sai Nagar, Hyderabad and represented by its office bearers as under & hereinafter referred to as the **Association**

1. Mr. Venkataswamy, President, S/o. Late K. Ramulu, aged 44 years, R/o. C 401 Gulmohar Gardens, Shakti-Sai Nagar, Mallapur, Hyderabad - 500076.
2. Mr. Ismail Shaik, General Secretary, S/o. Ibrahim Shaik, aged 71 years, R/o. A 312, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad - 500076.
3. Mr. H. Venkata Krishnan, Treasurer, S/o. V. Hariharan, aged 31 years, R/o. C 404 & 405, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad - 500076.

draft
APPROVED BY
27 DEC 2010
SOHAM MODI
MANAGING DIRECTOR

AND

M/S. MODI VENTURES, a partnership firm having its office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its partner Sri Soham Modi, S/o. Sri. Satish Modi, aged 41 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 34 hereinafter referred as the **DEVELOPER**.

The expressions, ASSOCIATION and DEVELOPER shall mean and include unless it is repugnant to the context, their respective heirs, legal representative, administrator, executor, successor-in-office, assignee, nominee and the like.

WHEREAS:

- A. The DEVELOPER and M/s. Sri Sai Builders were the original owners of the land admeasuring Ac. 4-00 Gts., forming a part of Sy. No. 93 to 95, Mallapur Village, Uppal Mandal, R.R. District.
- B. The DEVELOPER is also a owner of the adjoining land admeasuring Ac. 1-08 Gts., which is unrelated in title to the above referred Ac. 4-00 Gts.
- C. The DEVELOPER has developed part of the said Ac. 4-00 Gts. land into a housing complex consisting of 350 flats in 5 blocks (blocks A to E), having obtained sanction for the same in the year 2005. The said project is named 'Gulmohar Gardens'.
- D. The DEVELOPER is presently constructing block F consisting of 40 flats on the balance portion of the said 4 acres and a new block consisting of 115 flats on the said Ac. 1-08 Gts., having obtained sanction for the same in the year 2008.
- E. Gulmohar Gardens Owners Association is a registered society (Registration no. 411/2007) formed for the purpose of maintaining the common amenities at Gulmohar Gardens and to promote social activities amongst its members. The owners of flats in blocks A to E (350 flats) are the members of the Association.
- F. After a series of deliberations and meetings between the Association and the DEVELOPER they have amicably settled their outstanding differences as on date.
- G. The DEVELOPER and the Association hereto are desirous of reducing into writing the terms and conditions of their understanding.

NOW THEREFORE THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER:

1. The DEVELOPER and Association after a series of deliberations and meetings have jointly agreed to the following:

- a. The constructions in the new block consisting of 115 flats shall be separated physically from blocks A to E and F by way of a compound wall. The new block shall not share any amenities or access with blocks A to F.
 - b. As a special case the Association shall include the owners of flats in F block (40 flats) as its members and they shall abide by the rules of the Association.
 - c. The Members of F block shall be entitled to use the common amenities along with members of blocks A to E, that have been provided in the said 4 acres of land.
 - d. The DEVELOPER shall at his own cost raise a compound wall at a distance of 40 ft from A block (in its original position) along the length of the new block (without gates or gaps) similar to the compound wall that exists on the other 3 sides of blocks A to F. The said compound wall shall be raised within a period of one month from the date of ratification of this understanding by the General Body of the Association with a further grace period of 15 days. In case of failure to raise the compound wall and till such time the construction of the compound wall is completed the DEVELOPER agrees to pay a penalty of Rs. 1,000/- per day to the Association, after the period mentioned above.
2. The Association shall get this understanding ratified by its General Body. This understanding shall come into force from the day on which it is ratified by the General Body of the Association.
 3. The Developer assures the Association and all its members that the road connecting Gulmohar Gardens to the main road on its northern side along with the gate and security kiosk are and shall always be available for common use to the residents of Gulmohar Gardens. The Developer further assures that it is sufficiently entitled to provide such a road, gates and kiosk.
 4. The Developer assures the Association and its members that the title of all the flats in Gulmohar Gardens is legally consistent and valid. The Developer has given a general indemnity against any claims in the sale deed executed in favour of the flat owners. The Developer hereby specifically and further indemnifies all the flat owners of Gulmohar Gardens against any claims that may arise due to the construction and sale of F block.
 5. This memorandum of understanding is executed in two originals each for DEVELOPER and the ASSOCIATION.

WITNESSES:

1.

for M/S. MODI VENTURES,

2.

**Soham Modi,
Managing Partner.**

for Gulmohar Gardens Owners Association,

Mr. Venkataswamy
President

Mr. Ismail Shaik
General Secretary

Mr. H. Venkata Krishnan
Treasurer

MODI VENTURES

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.

☎ : 66335551 (4 Lines) Fax : 040-27544058

E-mail : info@modiproperties.com Website : www.modiproperties.com

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 22.12.2010.

Dear Sir,

Ref.: Your letter dated 13.12.2010.

Further to our discussion regarding the points raised in your above referred letter, please note the following:

1. Caveats filed in the courts will expire shortly. Caveats filed against Gulmohar Gardens Owners Association shall not be renewed. A caveat is an official request to a court not to proceed with a case without notice to the person making the request. Since we have settled our outstanding differences, there is no necessity to renew the caveats.
2. Regarding the assurance about the main gate we have added an additional clause to the proposed MOU as follows:

"The Developer assures the Association and all its members that the road connecting Gulmohar Gardens to the main road on its northern side along with the gate and security kiosk are and shall always be available for common use to the residents of Gulmohar Gardens. The Developer further assures that it is sufficiently entitled to provide such a road, gates and kiosk."

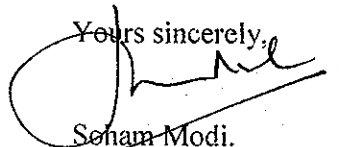
3. With reference to the title of the residents of blocks A to E and block F, we assure you that all the title documents like agreement of sale, sale deed, etc., are perfectly valid. They have been prepared by our legal advisors and are logically consistent. As a matter of abundant caution, we have added the following clause to the MOU.

"The Developer assures the Association and its members that the title of all the flats in Gulmohar Gardens is legally consistent and valid. The Developer has given a general indemnity against any claims in the sale deed executed in favour of the flat owners. The Developer hereby specifically and further indemnifies all the flat owners of Gulmohar Gardens against any claims that may arise due to the construction and sale of F block".

Please find enclosed the MOU (2 copies) for your signature.

Thank You.

Yours sincerely,



Sonam Modi.

Received -
We had made enquiries & have
been informed that MOU can be
rapidly on 100 ft. Atrop paper & hence
MOU to be rapidly.
SM
22/12/2010

~~Handwritten signature~~
Jue 414101

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 22.12.2010.

Dear Sir,

Ref.: Your letter dated 13.12.2010.

Further to our discussion regarding the points raised in your above referred letter, please note the following:

1. Caveats filed in the courts will expire shortly. Caveats filed against Gulmohar Gardens Owners Association shall not be renewed. A caveat is an official request to a court not to proceed with a case without notice to the person making the request. Since we have settled our outstanding differences, there is no necessity to renew the caveats.

2. Regarding the assurance about the main gate we have added an additional clause to the proposed MOU as follows:

"The Developer assures the Association and all its members that the road connecting Gulmohar Gardens to the main road on its northern side along with the gate and security kiosk are and shall always be available for common use to the residents of Gulmohar Gardens. The Developer further assures that it is sufficiently entitled to provide such a road, gates and kiosk."

3. With reference to the title of the residents of blocks A to E and block F, we assure you that all the title documents like agreement of sale, sale deed, etc., are perfectly valid. They have been prepared by our legal advisors and are logically consistent. As a matter of abundant caution, we have added the following clause to the MOU.

"The Developer assures the Association and its members that the title of all the flats in Gulmohar Gardens is legally consistent and valid. The Developer has given a general indemnity against any claims in the sale deed executed in favour of the flat owners. The Developer hereby specifically and further indemnifies all the flat owners of Gulmohar Gardens against any claims that may arise due to the construction and sale of F block"

Please find enclosed the MOU (2 copies) for your signature.

Thank You.

Yours sincerely,

Soham Modi.



MODI VENTURES

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.

☎ : 66335551 (4 Lines) Fax : 040-27544058

E-mail : info@modiproperties.com Website : www.modiproperties.com

Letter of confirmation

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 22.12.2010.

Dear Sir,

Ref.: Your letter dated 13.12.2010.

With regard to the request for amendment of the sale deeds raised in your above referred letter, please note the following:

1. To the best of our knowledge there is no provision in law and more specifically under the Indian Stamp Act and the Registration Act for making such amendments.
2. Besides, the stamp duty and registration charges payable for making the suggested corrections are likely to be at the current applicable rates for a fresh sale deed.
3. In our opinion any such amendment has no legal value. It will not better the title of any flat owner.
4. The Gulmohar Gardens Owners Association is a registered society which is in effect only a manager without ownership rights. Therefore, amendments to sale deeds or any other title document has no relevance to the operation of the Association.
5. We (Developer) have already indemnified the flat owners in their respective sale deeds against any defect in title. We have further added an additional clause of indemnity in the MOU with the Association. The indemnity being provided shall sufficiently cover any apprehensions about title.

Thank You.

Yours sincerely,



Soham Modi

Recd
gmu
22/12/2010

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007
 Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

K. RAJA REDDY

Cell : 9394859880
 Ph : 27171616

G. ... ary

ISM.

Cell ...
 Ph : 27171616

Treasurer.

H. VENKATA KRISHNAN

Cell : 984958692
 Ph : 27156577

Joint Secretaries

DHARMENDRA SINGH GUSAIN

Cell : 9849227755
 Ph : 27150521

A.R. SEN

Cell : 944163826
 Ph : 27178526

ARUDRA KUMAR

Cell : 9849558055
 Ph : 27176078

G. PRAVEEN

Cell : 9985608545
 Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150
 Ph : 27170329

13-12-2010

To,

Mr. Shyam Modi,
 H/s. Modi Ventures
 Sec.

Dear Sir,

Further to your letter of 11-12-2010 enclosing the draft memorandum of understanding G.O has signed following additions to MOU.

1. Sales deeds of A & E & F should be signed. Modified Amended to incorporate 350+40 flats i.e. 390 flats and plan should attached to it for A & F etc.
 2. Consent filed by Builder should be withdrawn.
 3. From G.O & Road connecting to A & F etc. Road - Builder should give assurance to G.O that Road is legal one & in case of dispute to ensure that Road will remain open for the benefit of G.O.
- A. The Builder should assure us that legally there will not be any problem for people who have taken loan from Banks & people who have purchased flats in 2nd sale.

For Gulmohar Gardens Owners Association

(Signature)
 General Secretary

Executive Members

MRUGESH SHAH

Cell : 9849554435

VIJAY K. SHIK

Cell : 9391111111
 Ph : 27161111

VENKAT...

Cell : 97...
 Ph : 2717...

SHYAM KUMAR

Cell : 9885288500
 Ph : 27174370

Dr NAVEEN KUMAR

Cell : 9885463595

BH...

9885463595

MODI VENTURES

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.
☎ : 66335551 (4 Lines) Fax : 040-27544058
E-mail : info@modiproperties.com Website : www.modiproperties.com

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 11.12.2010.

Dear Sir,

Ref.: Your letter dated 09.12.2010.

In your above referred letter you have raised 3 main issues.

Issue 1: The Association has requested for some changes in the draft MOU.

Issue 2: The Association has requested for some changes in the draft sale deed of the owners in F block.

Issue 3: The Association has asked for details of land area and undivided share of land.

In response to the issues raised by the Association, please note the following:


Issue 1: Draft MOU with the requested changes is enclosed.

Issue 2: In principle we have no objection to the suggestions for changes in the draft sale deed, however, the flow of the recital in the sale deed must be consistent and logical. Appropriate changes can be made on mutual agreement.

Issue 3: Statement of land area and undivided share of land is enclosed.

Thank You.

Yours sincerely,


Soham Modi.

Recd:
gm
11/12/2010

Gulmohar Gardens			
Area statement			
Date		11/12/10	
Undivided share of land statement.			
S.No.	Description / Block No.	Constructed Area (sft)	Undivided share of land (sq yds)
1	A	66,950	4,117
2	B	78,950	4,855
3	C	42,150	2,592
4	D	29,075	1,788
5	E	66,700	4,102
6	F	50,600	1,623
7	Area affected in road widening		274
8	Rounding off error		9
9	Total area	334,425	19,360
Land area statement			
S.No.	Block No.	Area (sft)	Area (sq yds)
1	A	13,764	1,529
2	B	15,740	1,749
3	C	8,531	948
4	D	5,791	643
5	E	13,463	1,496
6	F	11,548	1,283
7	Amenities area	2,551	283
8	Tot-Lot area	17,310	1,923
9	Area affected in road widening	2,465	274
10	Open area (Roads + Misc area)		9,231
11	Total area		19,360

✓

Gulmohar Gardens

Area statement

Date 11/12/10

Undivided share of land statement.

S.No.	Block No.	Constructed Area (sft)	Undivided share of land (sq yds)
1	A	66,950	4,117
2	B	78,950	4,855
3	C	42,150	2,592
4	D	29,075	1,788
5	E	66,700	4,102
6	F	50,600	1,623
7	Area affected in road widening		274
8	Rounding off error		9
9	Total area	334,425	19,360

Land area statement

S.No.	Block No.	Area (sft)	Area (sq yds)
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8	Tot-Lot area	17,310	1,923
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10	Open area (Roads + Misc area)		9,231
11	Total area		19,360

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

9-12-2010

President :

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

General Secretary :

ISMAIL SHAIK

Cell : 9849933563

Ph : 27156786

Treasurer :

H. VENKATA KRISHNAN

Cell : 9849696921

Ph : 27156577

Joint Secretaries :

DHARMENDRA SINGH GUSAIN

Cell : 9849227755

Ph : 27150521

A.R. SEN

Cell : 9441643826

Ph : 27178026

C. ARUDRA KUMAR

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Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

To,

MR. Jotam Modi,

M/s. Modi ventures,

Sec.

Dear Sir,

This has reference to your draft of memorandum of understanding & would like to have following clarification by 10-12-2010 by 5 P.M on 10/12/2010

1. Point no.1 - Only office bearers i.e. President, Secretary & Treasurer will sign the documents.

2. Point 2 should be amended as under - The Builder had developed part of said 4 acre land into housing complex consisting of 350 flats in 5 blocks (Block A to E) having obtained sanction for same in the year 2005, and said project is named 'Gulmohar Gardens'.

Since all the sale deeds of A to E blocks mentions of 4 acres & 350 flats, how come additional 40 flats on same land is being constructed. Pl. give us the details as under -

1. Area of each Block in Sq. M. (A to E)

2. Area of undivided share of land of all the owners in sq. meters (A to E) in detail.

3. Areas of Amenities in Sq. M. (i.e. club house etc. etc)

4. Areas of Roads in Sq. M.

f. If Block sale deeds should delete mentioning of B land & construction thereon in point (i)

P.T.O.

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

(2)

The sale deeds of A & E Blocks only specifies 4 acres & 250 flat how come permission is obtained for additional 40 flats.

Point L & M should be deleted from sale deeds of F Blocks.

Point G should read as Under - " That the blocks of Residential apartments shall always be called A & E as 'Gulmohar Gardens' and not new construction if any in the vicinity of A & E Block

Point no. 1 of memorandum - " The developers & M/s Sai Builders were the original owners of land Admeasuring Ac 4.40 Guntas forming part of Sy. no. 93E 95 Mallapur village Uppal mandal R. Dist

Point no. 3 - Word present to be deleted.

Point no. 4 - After series of deliberation and meetings between the association & the builder, they have amicably settled their (Consistently) outstanding differences as on date.

Point 1a - New construction of 115 flats should be separated from Block A & E by way of compound wall & all present amenities will be shared by the flat owners of A & E Block.

Point b) As a special case association shall include all owners of flats in F block (40 flats) as its members & they shall abide by the rules of association.

Point d) The Builder shall at his own cost raise a compound wall at a distance of 40" from A & B Block in its original position along with the length of new construction, without any gaps or gates, similar to compound wall that exists on 3 side of A & E Block. The said compound wall should be raised within a period of 1 month from the date of this understanding by the General body of Association with a further grace period of 15 days. Penalty of Rs. 1000/- per day to be paid by Builder for further delay.

Point 2 to be omitted.

For Gulmohar Gardens Owners Association

General Secretary

*File in 40A. This is a
Loose copy by Ganna A*

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and executed on this ___ day of November 2010 by and between:

M/S. Gulmohar Gardens Owners Association, a registered society having its office at Sy. no. 93 to 95, Mallapur, Shakti Sai Nagar, Hyderabad and represented by its office bearers as under & hereinafter referred to as the **Association**

1. Mr. Venkataswamy, President, S/o. Late K. Ramulu, aged 44 years, R/o. (B 117) C401 Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
2. Mr. Ismail Shaik, General Secretary, S/o. Ibrahim Shaik, aged 71 years, R/o. A 312, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
3. Mr. H. Venkata Krishnan, Treasurer, S/o. V. Hariharan, aged 31 years, R/o. C 404 & 405, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
4. Mr. Dharmendra Sign Gusain, Joint Secretary, S/o. Yashpal Singh, aged 34 years, R/o. A 114, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
5. Mr. A.R. Sen, Joint Secretary, S/o. B.C. Sen, aged 42 years, R/o. B 116, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
6. Mr. C. Arudra Kumar, Joint Secretary, S/o. Raghunadham, aged 33 years, R/o. C 513, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
7. Mr. G. Praveen, Joint Secretary, S/o. G.S. Siva Prakash, aged 33 years, R/o. D 506 & 507, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
8. Mr. S. Vaithyanathan, Joint Secretary, S/o. K. Subbiah, aged 51 years, R/o. E 101, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
9. Mr. Mrugesh Shah, Member, S/o. Sureshchandra B Shah, aged 39 years, R/o. (E 101) A215 Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
10. Mr. Vijay Kaushik, Member, S/o. J.P. Kaushik, aged 34 years, R/o. B 117, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
11. Mr. Shyam Kumar, Member, S/o. Late M. Shyamjai, aged 31 years, R/o. D 508, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
12. Dr. Naveen Kumar, Member, S/o. B.R.V. Mohan, aged 33 years, R/o. E 215, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
13. Mr. Bharath Togarrathi, Member, S/o. G. Ramakoti, aged 36 years, R/o. E 406, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.

AND

M/S. MODI VENTURES, a partnership firm having its office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its partner Sri Soham Modi, S/o. Sri. Satish Modi, aged 41 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 34 hereinafter referred as the **BUILDER**.

The expressions, ASSOCIATION and BUILDER shall mean and include unless it is repugnant to the context, their respective heirs, legal representative, administrator, executor, successor-in-office, assignee, nominee and the like.

WHEREAS:

1. The Builder and M/s. Sri Sai Builders were the original owners of the land admeasuring Ac. 4-00 Gts., forming a part of Sy. No. 93 to 95, Mallapur Village, Uppal Mandal, R.R. District. The Builder is also a owner of the adjoining land admeasuring Ac. 1-08 Gts.
2. The Builder has developed part of the said Ac. 4-00 Gts. land into a housing complex consisting of 350 flats in 5 blocks (blocks A to E), having obtained sanction for the same in the year 2005. The said project is named 'Gulmohar Gardens'. The Builder is presently constructing block F consisting of 40 flats on the balance portion of the said 4 acres and G block consisting of 115 flats on the said Ac. 1-08 Gts., having obtained sanction for the same in the year 2008.

3. Gulmohar Gardens Owners Association is a registered society (Registration no. 411/2007) formed for the purpose of maintaining the common amenities at Gulmohar Gardens and to promote social activities amongst its members. The owners of flats in blocks A to E (350 flats) are the present members of the Association.
4. After a series of deliberations and meetings between the Association and the Builder they have amicably settled all their outstanding differences.
5. The Builder and the Association hereto are desirous of reducing into writing the terms and conditions of their understanding.

**NOW THEREFORE THIS MEMORANDUM OF UNDERSTANDING
WITNESSETH AS UNDER:**

1. The Builder and Association after a series of deliberations and meetings have jointly agreed to the following:
 - a. Block G consisting of 115 flats shall be separated physically from blocks A to E and F by way of a compound wall. Block G shall not share any amenities or access with blocks A to F.
 - b. The Association shall include the owners of flats in F block (40 flats) as its members and they shall abide by the rules of the Association.
 - c. The Members of F block shall be entitled to use the common amenities along with members of blocks A to E, that have been provided in the said 4 acres of land.
 - d. The Builder shall at his own cost raise a compound wall at a distance of 40 ft from A block (in its original position) along the length of G block (without gates) similar to the compound wall that exists on the other 3 sides of blocks A to F. The said compound wall shall be raised within a period of 3 months from the date of ratification of this understanding by the General Body of the Association with a further grace period of one month.
2. The Association has requested the Builder to recommend a suitable agency to survey the said 4 acres of land to verify its extent and the Builder has agreed to the same.
3. The Association shall get this understanding ratified by its General Body. This understanding shall come into force from the day on which it is ratified by the General Body of the Association.
4. This memorandum of understanding is executed in two originals each for BUILDER and the ASSOCIATION.

WITNESSES:

1.

for **M/S. MODI VENTURES,**

2.

**Soham Modi,
Managing Partner.**

for **Gulmohar Gardens Owners Association,**

Mr. Venkataswamy
President

Mr. Ismail Shaik
General Secretary

Mr. H. Venkata Krishnan
Treasurer

Mr. Dharmendra,
Joint Secretary

Mr. A.R. Sen
Joint Secretary

Mr. C. Arudra Kumar
Joint Secretary

Mr. G. Praveen
Joint Secretary

Mr. S. Vaithyanathan
Joint Secretary

Mr. Mrugesh Shah
Member

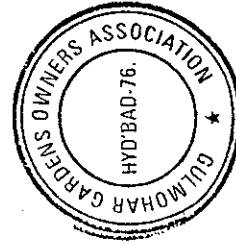
Mr. Vijay Kaushik
Member

Mr. Shyam Kumar
Member

Dr. Naveen Kumar
Member

Mr. Bharath Togarrathi
Member

Received on 22/11/10.



GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President:

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

General Secretary :

ISMAIL SHAIK

Cell : 9849933563

Ph : 27156786

Treasurer :

H. VENKATA KRISHNAN

Cell : 9849696921

Ph : 27156577

Joint Secretaries :

DHARMENDRA SINGH GUSAIN

Cell : 9849227755

Ph : 27150521

A.R. SEN

Cell : 9441643626

Ph : 27178026

C. ARUDRA KUMAR

Cell : 9849583055

Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

08-11-2010

Minutes of G.B. Meeting of GMG Owners Association Held on 24-10-2010

1. For want of quorum the meeting postponed by 30 minutes and will commence at 11:30 AM available members will be considered to be quorum.
2. The meeting started at 11:30 AM as members who were present at the time is considered to be the quorum as per earlier adjournment.
3. New President Mr. Venkataswamy C-401, co-opted members Mr. Shesh Mohan D-301, Mr. Y Venkatachalam B-303 were introduced to SGB. Mr. Srinivas B-514 was not available due to his preoccupation.
4. The income and expense statement of 2009-2010 was approved by SGB with the following
 - a. Any members want to check a/c they are available in the office and can be checked any time.
 - b. Mr. Jassi B-104 wanted to call the tender for House Keeping and he was advised to get quotations which should be competitive and should have quality service.
5. GMG security guards should be provided with Identity Cards Already implemented from 26.10.2010.
6. The builder to be asked to disconnect water supply to 'A' Block even it is costing association extra expenses.
7. Discussion on the builder's letter dated 03-09-2010
 - a. All the residents wanted boundary wall to be constructed at its original place as it was before demolition.
 - b. Gates for fire safety - Mr. Modi should be advised to provide necessary fire safety equipments for A to E Blocks.

Contd - 2

Executive Members :

MRUGESH SHAN

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARATHI

Cell : 9346287953

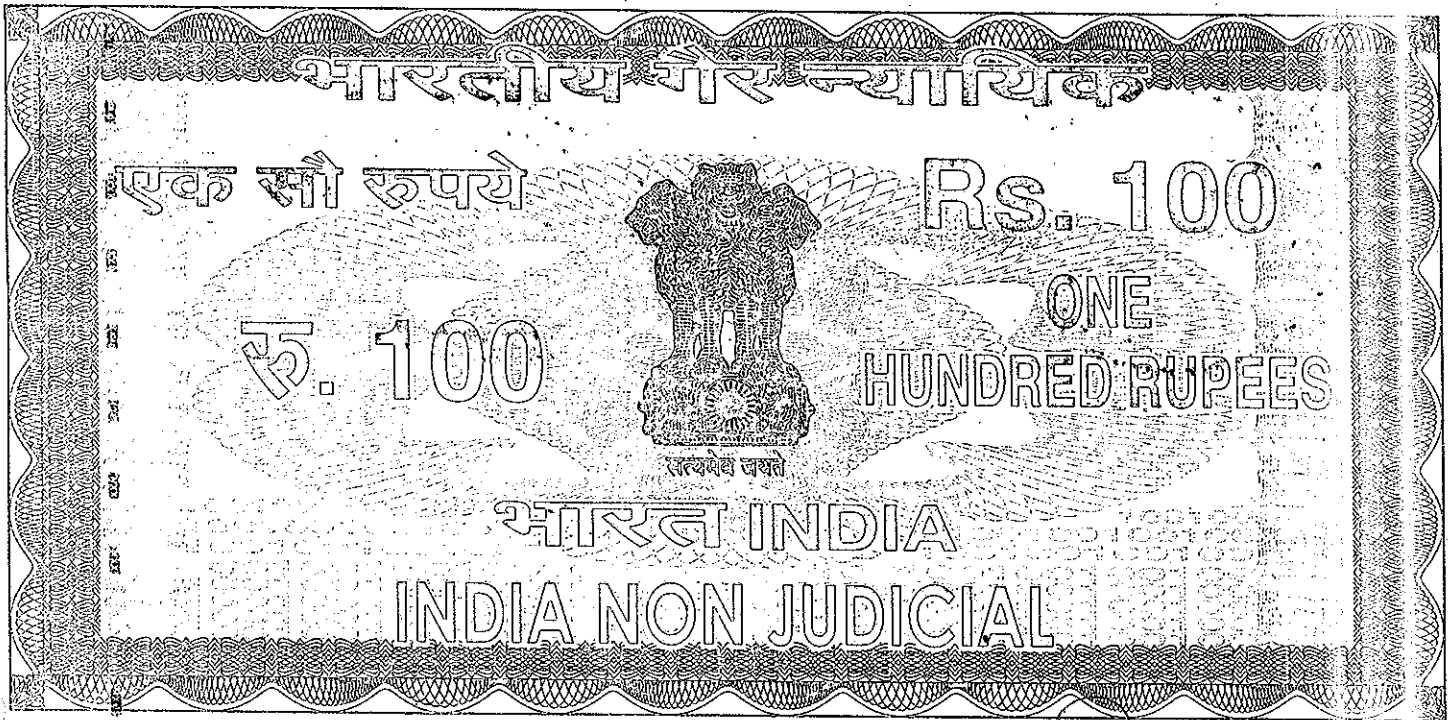
- c. All the residents wanted boundary wall to be constructed at its original place as it was before demolition.
- d. Gates for fire safety – Mr. Modi should be advised to provide necessary fire safety equipments for A to E Blocks.
- e. Mr. Venkataswamy suggested giving ad in vernacular news paper that GMGOA is consisting of only A-E Blocks. It has been accepted by SGB.
- f. A flexi board to be put up in A to E premises about above suggestion in (c).
- g. We should get stay order which will bind the builder – Mr. Venkatachalam
- h. It was unanimously decided to file a suit to get Block A to E as ^{one} separate entity as per sale deeds of all 350 flats and for the purpose the following decision were taken.
 - i. Mr. CK Sinha (A 205) and Mr. Jassi (B 104) will contact lawyer and file the suit in court. Dr. A V Prasad (A414) will help in getting right advocate known to him.
 - ii. For fighting the case a special fund to be raised and separate account to be maintained. Each flat owners has to pay Rs. 500/- initially by 15-11-2010.
8. Mr. BSS Rao has enquired about expenditure towards maintenance and sought reasons for Mr. Raja Reddy's resignation from the president's post.
 - a. Mr. SS Rao was informed that nowhere 2 years guarantee is issued by builder for repair and maintenance but since another construction of builder is in progress we could get lot of defects rectified amicably.
 - b. Mr. Bharat narrated the reasons behind Mr. Raja Reddy's resignation and SGB felt it is in order and his unsigned letter should not be considered.
9. SGB again reposed faith in current Executive Committee.
10. Mr. Shaik concluded the meeting by saying that maximum benefits have been availed from builder & now it is right time to go ahead with legal course of action. As members have nothing to loose.

For Gulmohar Gardens Owners Association

General Secretary

For Gulmohar Gardens Owners Association

General Secretary



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 190260

S.No. 2060 Date 16/12/2010 Rs. 100
Sold to Santosh
S/o. S/o. W/o. Shankar
For Whom Modi Ventures

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajandranagar (M), R.R. Dist.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and executed on this ___ day of December 2010 by and between:

M/S. **Gulmohar Gardens Owners Association**, a registered society having its office at Sy. no. 93 to 95, Mallapur, Shakti Sai Nagar, Hyderabad and represented by its office bearers as under & hereinafter referred to as the **Association**

1. Mr. Venkataswamy, President, S/o. Late K. Ramulu, aged 44 years, R/o. C 401, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
2. Mr. Ismail Shaik, General Secretary, S/o. Ibrahim Shaik, aged 71 years, R/o. A 312, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.
3. Mr. H. Venkata Krishnan, Treasurer, S/o. V. Hariharan, aged 31 years, R/o. C 404 & 405, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad – 500076.

AND

M/S. **MODI VENTURES**, a partnership firm having its office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its partner Sri Soham Modi, S/o. Sri. Satish Modi, aged 41 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 34 hereinafter referred as the **DEVELOPER**.

The expressions, ASSOCIATION and DEVELOPER shall mean and include unless it is repugnant to the context, their respective heirs, legal representative, administrator, executor, successor-in-office, assignee, nominee and the like.

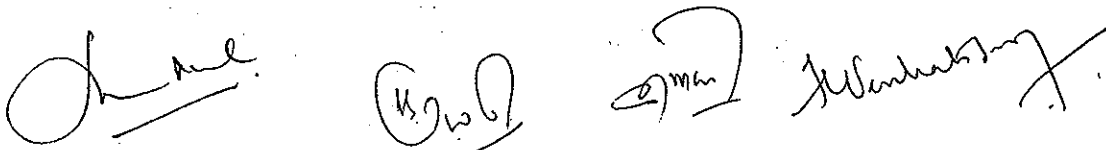
(Signatures of representatives from both parties)

WHEREAS:

- A. The DEVELOPER and M/s. Sri Sai Builders were the original owners of the land admeasuring Ac. 4-00 Gts., forming a part of Sy. No. 93 to 95, Mallapur Village, Uppal Mandal, R.R. District.
- B. The DEVELOPER is also a owner of the adjoining land admeasuring Ac. 1-08 Gts., which is unrelated in title to the above referred Ac. 4-00 Gts.
- C. The DEVELOPER has developed part of the said Ac. 4-00 Gts. land into a housing complex consisting of 350 flats in 5 blocks (blocks A to E), having obtained sanction for the same in the year 2005. The said project is named 'Gulmohar Gardens'.
- D. The DEVELOPER is presently constructing block F consisting of 40 flats on the balance portion of the said 4 acres and a new block consisting of 115 flats on the said Ac. 1-08 Gts., having obtained sanction for the same in the year 2008.
- E. Gulmohar Gardens Owners Association is a registered society (Registration no. 411/2007) formed for the purpose of maintaining the common amenities at Gulmohar Gardens and to promote social activities amongst its members. The owners of flats in blocks A to E (350 flats) are the members of the Association.
- F. After a series of deliberations and meetings between the Association and the DEVELOPER they have amicably settled their outstanding differences as on date.
- G. The DEVELOPER and the Association hereto are desirous of reducing into writing the terms and conditions of their understanding.

NOW THEREFORE THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER:

1. The DEVELOPER and Association after a series of deliberations and meetings have jointly agreed to the following:
 - a. The constructions in the new block consisting of 115 flats shall be separated physically from blocks A to E and F by way of a compound wall. The new block shall not share any amenities or access with blocks A to F.
 - b. As a special case the Association shall include the owners of flats in F block (40 flats) as its members and they shall abide by the rules of the Association.
 - c. The Members of F block shall be entitled to use the common amenities along with members of blocks A to E, that have been provided in the said 4 acres of land.
 - d. The DEVELOPER shall at his own cost raise a compound wall at a distance of 40 ft from A block (in its original position) along the length of the new block (without gates or gaps) similar to the compound wall that exists on the other 3 sides of blocks A to F. The said compound wall shall be raised within a period of one month from the date of ratification of this understanding by the General Body of the Association with a further grace period of 15 days. In case of failure to raise the compound wall and till such time the construction of the compound wall is completed the DEVELOPER agrees to pay a penalty of Rs. 1,000/- per day to the Association, after the period mentioned above.
2. The Association shall get this understanding ratified by its General Body. This understanding shall come into force from the day on which it is ratified by the General Body of the Association.



3. The Developer assures the Association and all its members that the road connecting Gulmohar Gardens to the main road on its northern side along with the gate and security kiosk are and shall always be available for common use to the residents of Gulmohar Gardens. The Developer further assures that it is sufficiently entitled to provide such a road, gates and kiosk.
4. The Developer assures the Association and its members that the title of all the flats in Gulmohar Gardens is legally consistent and valid. The Developer has given a general indemnity against any claims in the sale deed executed in favour of the flat owners. The Developer hereby specifically and further indemnifies all the flat owners of Gulmohar Gardens against any claims that may arise due to the construction and sale of F block.
5. This memorandum of understanding is executed in two originals each for DEVELOPER and the ASSOCIATION.

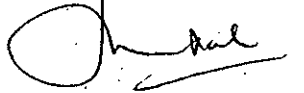
WITNESSES:

1.

2. 

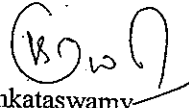
Block C flat 213
Gulmohar gardens
+ Hallapur
cell - 9849485016.

for M/S. MODI VENTURES,

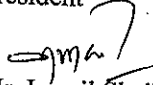


Soham Modi,
Managing Partner.

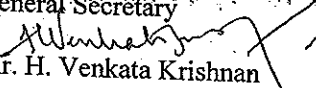
for Gulmohar Gardens Owners Association,



Mr. Venkataswamy
President



Mr. Ismail Shaik
General Secretary


Mr. H. Venkata Krishnan
Treasurer

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

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25th September'2010

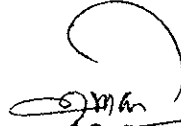
General Body Meeting

It is proposed to call for extra ordinary General Body Meeting of association on Sunday 24/10/2010 in club house at 11 AM.

The agenda of meeting is as under:

1. Introduction of President and co-opted members.
2. Discussion on Mr.Modi's letter. Copy enclosed.
3. Any other points with the permission of chair.

We request all tenants to inform their owners about the meeting and ask them to try their best to attend the meeting.


General Secretary.

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

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BHARATH TOGARRATHI

Cell : 9346237953

MODI VENTURES

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.
© : 66335551 (4 Lines) Fax : 040-27544058
E-mail : info@modiproperties.com Website : www.modiproperties.com

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 03.09.2010.

Dear Sir,

Ref.: 1. Your letters dated 02.07.2010, 15.8.10 & 26.8.10.
2. Our meeting at site office on 01.09.10


Further to our meeting held on 01.09.2010 in the presence of Mr. Ismail Shaik and Mr. Dharmender Singh, I would like to confirm and clarify the following:

1. The work on the jogging track and boundary wall along G block is in progress and shall be completed shortly.
2. 2 gates are being erected along the boundary wall for access to emergency vehicles like fire engines. In the last few years the fire department, municipal authorities, High Court and the Government of Andhra Pradesh have laid down very strict norms for implementation of fire safety measures in new and existing constructions. It is imperative that both the builder and the owners/Owners Associations provide and maintain the specified fire safety measures and equipment. You may recall that in the recent past the Owners Association of Carlton Towers, Bangalore was indicted for the fire in their building resulting in loss of life and property. One of the conditions as per fire safety norms is to provide a clear passage for movement of emergency vehicles around the building. Therefore, the gates have to be provided and can be kept closed at all times.
3. At your request the said gates shall be erected in such a manner that they will fall clearly within the boundary of the 4 acres related to block A to F. Thereby, the access control of the gates shall be in control of Gulmohar Gardens Owners Association.
4. The boundary wall next to G block has been erected as per plan approved by you earlier. The said boundary wall is at a distance of about 41'6" from A & B block. This boundary wall shall be permanent and I assure you that there will be no claims made by the owners/association of G block with regard to the additional setback provided.

With regard to your query about service tax, please note that the litigation with the service tax department has not concluded and therefore we are unable to take a decision in the matter. We have filed a writ petition in the High Court and are awaiting its outcome.

I hope the issues raised by you in your letters has now been clarified. In the larger interest of maintaining cordial relations we request you to refrain from imposing deadlines. From the date of your approval of the plans for construction of the jogging track, we are trying our best to complete it at the earliest.

Thank You,
Yours sincerely,


Sohnam Modi.

areas particularly when the common usages like roads, are to be shared. Therefore it is illogical for any to raise objection to allow access to the coming up G-block merged. Merging G-block with ours best advantage.

8. It is sorry to bring the notice some more facts for my disheartening and resigning i.e. on the maintenance of book of accounts. As per the arrangement not more than Rs 5000/- can be drawn by self at a time. But unfortunately our secretary unilaterally drawing more than this limit in spite of objections doubting the credibility of expenditure. Therefore I objected in the interest of the association. Hence I request all of you to be vigilant in this regard. Otherwise we may land in problems.
9. I also opposed to coercive methods being employed by the committee in collecting the dues. In my opinion persuasion is more important to maintain cordial relations between the members.
10. To sum up it is urged all members to press for an elected body by conducting general body meeting for the following reasons.
 - a. To have a legally valid body.
 - b. To consider merger of G-block in the gated community.
 - c. To audit and formulate guidelines in the matter of collecting and spending funds.
11. Audited balance sheet is not disclosed to members for the year 2009-10. And also audit for our association maintained accounts not disclosed.

At your service always. With best wishes.

(K. Raja Reddy)

Dear Friends,

You may kindly recall the elections for the Gulmohar Garden Owner's Association held in April, 2009 wherein I was elected as President for which I am always indebted to you. The life of the Managing Committee originally for one year as per the Bye Laws. However when a General Body Meeting was called for initiating to discuss about elections the Quorum was not sufficient to take a decision (39 member attended out of 350 members - 1/3rd members (117) required for Quorum). Members attended the Meeting strongly opined that they were fully satisfied with the functioning of the existing Committee and insisted the body to continue for a further period of one year. **In fact the decision was against the by-laws and hence can not be called a legal Body..** However, honouring the sentiments the existing body continued in it's office.

Unfortunately the subsequent events were discouraging and resulted in voluntary resignation to my Presidentship. As I felt it is my bounden duty to bring the facts before you to keep up enormous confidence reposed in me.

1. As you are aware of that I was a partner in the development of Gulmohar Garden venture right from the beginning and also a Owner of Flat No. B 401 and residing therein and therefore I am equally interested in the development & prosperity of the Colony.
2. During my tenure I put lot of efforts in this direction and sought the cooperation of the Developers and outsiders. Resultantly we have more amenities (a bore was provided in B Block) though the Developer was not under obligation to do so.
3. Office equipments like Xerox M/c, Computer, Chairs, Street lights etc. were acquired through outside resources using my personal influence.

While so, I had to resign the Presidentship pained by the hostile attitude of some of the Office Bearers who are trying to disturb the congenial relationship between the Association, Developer and the neighbourhood. Some of the incidents are shared here.

1. You are aware the Developers initially have acquired 4.00 Acres land and obtained all the required permissions in 2005 from various agencies and built 350 + 40 flats and built with all amenities as promised without any deviations. They even provided additional amenities as already brought out supra.
2. Developers acquired 1 Acre 13 Guntas for the construction for 115 flats is 'ON'. They have obtained a common plan including all the earlier constructed A to F Blocks. It may be noted that in 2005 plan did not have an approach road at the Main Gate. Now in the new plan the road is clearly shown. Thus we are at an advantageous position as per the new plan. In the new plan approach has been shown linking the 40' wide road with the new G Block. It may be noted that as per the GHMC Rules wherever 40' wide roads are provided it is mandatory to give access to the neighbouring layout/colonies. It may be mentioned here that the new extension (G Block) is provided with 4000 Sft. ~~amenities block as against the 5000 Sft.~~

provided in the existing blocks. If all the blocks are integrated the availability of amenities space per head of A to F blocks will go up from 12.82 sft. to 17.82 Sft. Thus this also is to the advantage of the existing Association members (5000 sft divided by 390 = 12.82 sft.. After merger 9000 sft divided by 505 i.e. 17.82 sft.) This will benefit us by 5 sft. additional amenity space.

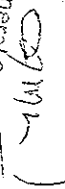
3. Further by amalgamating the 'G' Block we have two more additional advantages.
 - a. One we will be getting more maintenance charges approx. Rs.1,00,000/- additionally.
 - b. The additional manpower cost and common electricity bill will be maximum Rs.50,000/- (additional - 3 watchman, and 3 sweepers). This means a saving an amount of Rs.50,000/- per month.
 - c. It may be noted that at present we are getting an amount of Rs.2,40,000/- towards maintenance against the expenditure of Rs.2,00,000/-. The net saving from all the blocks of A to F is around Rs.40,000/-.
 - d. If the 'G' block also is amalgamated the amount of saving from this one Block would be Rs.50,000/- ..
 - e. If we deposit the total saving in a Bank i.e. at the rate of Rs.1,00,000/- per month it will multiply in such a way that it will take care of price spiral in the cost of maintenance with the interest earned.
 - f. Further this amount also will come handy in maintaining or colouring the buildings every 5 years which would be costing not less than Rs.15,00,000/- for one time painting.
4. Further, the Developer has expressed his readiness to handover the corpus fund collected from 'G' Block to the Association which amounts to Rs.20,00,000/- This itself is a big amount and earns an interest of about Rs.10,000/- per month which would work out Rs.1,20,000/- per year. Thus the total advantage from 'G' Block would be Rs.6,00,000 +1,20,000=Rs.7,20,000/- per year which works out to Rs.36,00,000/- for 5 yrs. and is sufficient to take care of painting/lift maintenance etc.
5. It is sad that the committee members refused to understand this logic. With their narrow thinking are creating hurdles in settlement with the Developers which is not good for the Association.
6. Further the committee is trying to block the approach to the 'G' Block which is illegal. For their objection they are citing the sanctioned plan of 2005 where they failed to notice that there was no approach road to the Main Gate. But a road was established in the 2008 combined sanction plan which clearly shows the clearance of approach road to the Main Gate. This could be possible with the efforts of the Developers in cooperation with the neighbours at no cost of our members.
7. When we are living in the Society we ought to adjust a little with our immediate neighbours to have a common benefit. But, unfortunately, our Committee is too rigid on this type of issues. I personally feel that more flexibility is required in certain

Gulmohar Gardens Owners Association

As you are aware the General Body Meeting will be conducted on 24th Oct 2010 at 10.30 AM. All the owners are requested to attend the same as very important topics are to be discussed and decision to be taken in General Body. The tenants are requested to pass on this note to their respective owners.

Dt: 20-10-2010

The audited Balance Sheet for 2009-2010 is enclosed herewith for your reference.


General Secretary

GULMOHAR GREENS OWNERS ASSOCIATION
 Survey No. 93 to 95, Malhampur, Hyderabad - 500076

Receipts & Payments Account for the period from 01.06.2009 to 31.03.2010

Receipts	Amount	Payments	Amount
To Maintenance Charges Collection	2453354.00	By Printing & Stationery	17766.00
To Club House Bookings	35785.00	By General Charges	31533.00
To Identity Cards	32550.00	By Electrical goods	68675.00
To Electricity Charges	16700.00	By Entertainment	18257.00
To Misc. Receipts	21955.00	By House Keeping Exp	369019.00
To Generator Charges	42200.00	By Maintenance Charges	342609.00
To HDFC Bank(Prev.Exe.Committee balance handover)	310484.97	By Plant & Machinery	21539.00
To Interest on SB a/c (Andhra Bank)	5470.00	By Telephone Charges	5021.00
To Interest on F.D. (HDFC Bank)	4722.53	By Staff Welfare	3688.00
To F.D. Matured (HDFC)	100000.00	By Salaries	62333.00
		By Wages	155783.00
		By Security Exp.	185768.00
		By Furniture & Fixtures	37685.00
		By Electrical Charges	421402.00
		By Fixed Deposits (Andhra Bank)	835000.00
		By Fixed Deposits (HDFC)	50000.00
		By Recreation Exp.	30850.00
		By Bank Charges (Andhra Bank)	542.50
		By Closing Balances	
		Cash in hand	13063.00
		Cash in Bank (Andhra)	337481.00
		Cash in Bank (HDFC)	15207.00
	3023221.50		3023221.50

Note : HDFC Bank Account bearing No. 0042232005164 operated by builder till 08.08.2009 and were handover to the Association w.e.f that date. Hence transactions from that is recorded in the accounts.

(Small Shaik)
 General Secretary

(H. Venkata Krishnan)
 Treasurer

For Rakesh S. Jain & Associates
 Chartered Accountants
 Hyderabad
 M. No. 214496



Gulmohar Gardens Owners Association

Dear Mr. Raja Reddy
Flat No. B-401

Dt: 10/10/2010

This refers to your unsigned and undated letter which has been circulated by unknown persons to most of the flat owners. On behalf of GMG owners association we would like to clarify the matter as under after thorough discussion on this letter in EC meeting held on 10-10-2010.

Basically, your letter has no value as same has not been signed. Are you trying to create doubts in the minds of members by simply taking refuge in sending such unsigned letter so that you can deny the same at later date.

The GB held on 11.04.2010 had no quorum at 10.30am and hence was postponed for half an hour and as per bye-laws the members present after 11.00am on 11.04.2010 is considered as a quorum and hence your allegations are false.

If the decision of continuing of present EC up to 2011 is illegal body then why didn't you oppose and called for election, on the contrary you were the most delighted person for having the term of EC extended and hence the same cannot be called as illegal body. However the present body is ready to face election at any time if majority of the owners feels so which can be decided at GB called for on 24.10.2010.

Rather than acting in the interest of society you always represented views of Mr. Modi this is one of the reasons for a dissent in EC against you as you always created pressure on us to accept as to what is good for Mr. Modi, but not in the interest of our society.

All members have made enough efforts on their part to ensure that borewell is provided for B block for which association has written seven(7) letters to Mr. Modi which he has acknowledged.

As far as the office equipments are concerned the real efforts are as under:-

Xerox machine, chairs,-Ismail Shaik (free of cost)

Computer-Dharmendar Singh (free of cost)

Street lights-Your efforts at the cost of Rs 10,000/- to the association by bribing the departmental people.

You have resigned the presidentship not by hostile attitude of EC members but by your own deeds whereby you were trying to act on behalf of Mr. Modi/Builder and not in the interest of society.

When initial sales of A to E block were done all the sale deeds are for 350 flats and the brochure as mentioned only 350 flats and proposed F block. The association has agreed to accept F block in the association as combination of A to F block subject to certain amenities provided by Mr. Modi to all the existing A to E block owners. And hence this arrangement was ratified.

Gulmohar Gardens Owners Association

As far as additional 1 acre 13 guntas for 115 flats the common plan was only known to you and you have kept that secret yourself thus denying the reality to other owners.

Regarding additional amenities of A to F blocks by additional 5 sq.ft this point is totally misleading as A to E block has more open space than the new construction.

In special GB meeting held on 02-08-2009, it was resolved that new construction cannot be a part of A to E block and hence all financial aspects have been buried by the members and hence EC members have toed the same line of the majority.

Association is good enough to bear the cost of maintenance without amalgamating the new block.

If new block's corpus fund is taken over by GMG owners association the owners of the new construction will have preference over the owners of A to E block as they may ask for more benefits or they may ask present A to E block owners to contribute equal amount of corpus fund.

You are more interested in the benefit of far away neighbours than the owners of A to E block which are your immediate neighbours.

As far as the common usage of roads etc is concerned you are trying to be more flexible because you have your own interest, and may be additional benefits from somewhere.

As far as the expenses are concerned the expenses which were taking place during your tenure were very much known to you, you have also signed few vouchers for sanctioning the expenses, most of the expenses were incurred only after sanction of EC which were above Rs. 5000/-, the bye-laws do not specify any where as to what are the limits of expenditure.

As far as the maintenance due collections are concerned, please read the bye-laws thoroughly before making any comments on the same. If maintenance are not received in time, the association cannot maintain the wellbeing of the entire blocks and hence it is imperative that the maintenance are received on time and appropriate means have to be used to get the maintenance dues. You have your own interest by making these comments because you wanted to accommodate yourself by delayed payments for flat no. B-501 as well as all the flats of SAI BUILDERS.

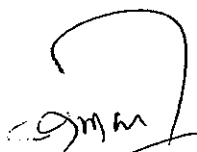
Finally we would like to give you details as under:-

1. Present EC is ready for fresh election and the same will be put up in the GB to be held on 24.10.2010 for necessary action.
2. You have indicated to consider the merger of G block in the gated community which is in total contrast to your letter's point No. 7 this also can be put up for discussion in GB meeting.
3. Audited balance sheets for the year 2009-10 is ready and will be circulated to the members before GB meeting on 24.10.2010.

Gulmohar Gardens Owners Association

We would like to sum up as under:-

- a. All mollified thoughts have come to your mind after your resignation from the president-ship of this association, however you have not resigned as member of EC.
- b. After your resignation you even went to the extent of threatening the association that you will take up the matter of demolition of administrative office with the concerned authorities and see that a penalty shall be imposed which is against the interest of the society. Please remember you were the first member to request the builder not the demolish the same.
- c. We find that after you left the association there is a better understanding between association and Mr. Mr. Modi and you should not worry about the same.


General Secretary

Gulmohar Gardens Owners Association


Copy to the flat owners of Gulmohar Gardens Owners Association for information pl.

Gulmohar Gardens Owners Association

As you are aware the General Body Meeting will be conducted on 24th Oct 2010 at 10.30 AM. All the owners are requested to attend the same as very important topics are to be discussed and decision to be taken in General Body. The tenants are requested to pass on this note to their respective owners.

Dt: 20-10-2010

The audited Balance Sheet for 2009-2010 is enclosed herewith for your reference.


General Secretary

Receipts & Payments Account for the period from 01.06.2009 to 31.03.2010

Receipts	Amount	Payments	Amount
To Maintenance Charges Collection	2453354.00	By Printing & Stationery	17766.00
To Club House Bookings	35785.00	By General Charges	31533.00
To Identity Cards	32550.00	By Electrical goods	68675.00
To Electricity Charges	16700.00	By Entertainment	18257.00
To Misc. Receipts	21955.00	By House Keeping Exp	369019.00
To Generator Charges	42200.00	By Maintenance Charges	342609.00
To HDFC Bank(Prev.Exe. Committee balance handover)	310484.97	By Plant & Machinery	21539.00
To Interest on SB a/c (Andhra Bank)	5470.00	By Telephone Charges	5021.00
To Interest on F.D. (HDFC Bank)	4722.53	By Staff Welfare	3688.00
To F.D. Matured (HDFC)	100000.00	By Salaries	62333.00
		By Wages	155783.00
		By Security Exp.	185768.00
		By Furniture & Fixtures	37685.00
		By Electrical Charges	421402.00
		By Fixed Deposits (Andhra Bank)	835000.00
		By Fixed Deposits (HDFC)	50000.00
		By Recreation Exp.	30850.00
		By Bank Charges (Andhra Bank)	542.50
		By Closing Balances	
		Cash in hand	13063.00
		Cash in Bank (Andhra)	337481.00
		Cash in Bank (HDFC)	15207.00
	3023221.50		3023221.50

Note : HDFC Bank Account bearing No. 0042232005164 operated by builder till 08.08.2009 and were handover to the Association w.e.f that date. Hence transactions from that is recorded in the accounts.

Examined & Signed
 For Rakesh S. Jain & Associates
 Chartered Accountants
 RAKESH S. JAIN
 HYDERABAD
 500016
 M. No. 214496

(H. Venkata Krishnan)
 Treasurer

(Ismail Shaik)
 General Secretary

Gulmohar Gardens Owners Association

Dear Mr. Raja Reddy
Flat No. B-401

Dt: 10/10/2010

This refers to your unsigned and undated letter which has been circulated by unknown persons to most of the flat owners. On behalf of GMG owners association we would like to clarify the matter as under after thorough discussion on this letter in EC meeting held on 10-10-2010.

Basically, your letter has no value as same has not been signed. Are you trying to create doubts in the minds of members by simply taking refuge in sending such unsigned letter so that you can deny the same at later date.

The GB held on 11.04.2010 had no quorum at 10.30am and hence was postponed for half an hour and as per bye-laws the members present after 11.00am on 11.04.2010 is considered as a quorum and hence your allegations are false.

If the decision of continuing of present EC up to 2011 is illegal body then why didn't you oppose and called for election, on the contrary you were the most delighted person for having the term of EC extended and hence the same cannot be called as illegal body. However the present body is ready to face election at any time if majority of the owners feels so which can be decided at GB called for on 24.10.2010.

Rather than acting in the interest of society you always represented views of Mr. Modi this is one of the reasons for a dissent in EC against you as you always created pressure on us to accept as to what is good for Mr. Modi, but not in the interest of our society.

All members have made enough efforts on their part to ensure that borewell is provided for B block for which association has written seven(7) letters to Mr. Modi which he has acknowledged.

As far as the office equipments are concerned the real efforts are as under:-

Xerox machine, chairs, -Ismail Shaik (free of cost)

Computer-Dharmendar Singh (free of cost)

Street lights-Your efforts at the cost of Rs 10,000/- to the association by bribing the departmental people.

You have resigned the presidentship not by hostile attitude of EC members but by your own deeds whereby you were trying to act on behalf of Mr. Modi/Builder and not in the interest of society.

When initial sales of A to E block were done all the sale deeds are for 350 flats and the brochure as mentioned only 350 flats and proposed F block. The association has agreed to accept F block in the association as combination of A to F block subject to certain amenities provided by Mr. Modi to all the existing A to E block owners. And hence this arrangement was ratified.

Gulmohar Gardens Owners Association

As far as additional 1 acre 13 guntas for 115 flats the common plan was on y known to you and you have kept that secret yourself thus denying the reality to other owners.

Regarding additional amenities of A to F blocks by additional 5 sq.ft this point is totally misleading as A to E block has more open space than the new construction.

In special GB meeting held on 02-08-2009, it was resolved that new construction cannot be a part of A to E block and hence all financial aspects have been buried by the members and hence EC members have toed the same line of the majority.

Association is good enough to bear the cost of maintenance without amalgamating the new block.

If new block's corpus fund is taken over by GMG owners association the owners of the new construction will have preference over the owners of A to E block as they may ask for more benefits or they may ask present A to E block owners to contribute equal amount of corpus fund.

You are more interested in the benefit of far away neighbours than the owners of A to E block which are your immediate neighbours.

As far as the common usage of roads etc is concerned you are trying to be more flexible because you have your own interest, and may be additional benefits from somewhere.

As far as the expenses are concerned the expenses which were taking place during your tenure were very much known to you, you have also signed few vouchers for sanctioning the expenses, most of the expenses were incurred only after sanction of EC which were above Rs. 5000/-, the bye-laws do not specify any where as to what are the limits of expenditure.

As far as the maintenance due collections are concerned, please read the bye-laws thoroughly before making any comments on the same. If maintenance are not received in time, the association cannot maintain the wellbeing of the entire blocks and hence it is imperative that the maintenance are received on time and appropriate means have to be used to get the maintenance dues. You have your own interest by making these comments because you wanted to accommodate yourself by delayed payments for flat no. B-501 as well as all the flats of SAI BUILDERS.


Finally we would like to give you details as under:-

1. Present EC is ready for fresh election and the same will be put up in the GB to be held on 24.10.2010 for necessary action.
2. You have indicated to consider the merger of G block in the gated community which is in total contrast to your letter's point No. 7 this also can be put up for discussion in GB meeting.
3. Audited balance sheets for the year 2009-10 is ready and will be circulated to the members before GB meeting on 24.10.2010.

Gulmohar Gardens Owners Association

We would like to sum up as under:-

- a. All mollified thoughts have come to your mind after your resignation from the president-ship of this association, however you have not resigned as member of EC.
- b. After your resignation you even went to the extent of threatening the association that you will take up the matter of demolition of administrative office with the concerned authorities and see that a penalty shall be imposed which is against the interest of the society. Please remember you were the first member to request the builder not to demolish the same.
- c. We find that after you left the association there is a better understanding between association and Mr. Modi and you should not worry about the same.


General Secretary

Gulmohar Gardens Owners Association

Copy to the flat owners of Gulmohar Gardens Owners Association for information pl.

File in G.M.H.O.A

Dear Friends,

You may kindly recall the elections for the Gulmohar Garden Owner's Association held in April, 2009 wherein I was elected as President for which I am always indebted to you. The life of the Managing Committee originally for one year as per the Bye Laws. However when a General Body Meeting was called for initiating to discuss about elections the Quorum was not sufficient to take a decision (39 member attended out of 350 members - 1/3rd members (117) required for Quorum). Members attended the Meeting strongly opined that they were fully satisfied with the functioning of the existing Committee and insisted the body to continue for a further period of one year. **In fact the decision was against the by-laws and hence can not be called a legal Body.** However, honouring the sentiments the existing body continued in its office.

Unfortunately the subsequent events were discouraging and resulted in voluntary resignation to my Presidentship. As I felt it is my bounden duty to bring the facts before you to keep up enormous confidence reposed in me.

1. As you are aware of that I was a partner in the development of Gulmohar Garden venture right from the beginning and also a Owner of Flat No. B 401 and residing therein and therefore I am equally interested in the development & prosperity of the Colony.
2. During my tenure I put lot of efforts in this direction and sought the cooperation of the Developers and outsiders. Resultantly we have more amenities (a bore was provided in B Block) though the Developer was not under obligation to do so.
3. Office equipments like Xerox M/c, Computer, Chairs, Street lights etc. were acquired through outside resources using my personal influence.

While so, I had to resign the Presidentship pained by the hostile attitude of some of the Office Bearers who are trying to disturb the congenial relationship between the Association, Developer and the neighbourhood. Some of the incidents are shared here.

1. You are aware the Developers initially have acquired 4.00 Acres land and obtained all the required permissions in 2005 from various agencies and built 350 + 40 flats and built with all amenities as promised without any deviations. They even provided additional amenities as already brought out supra.
2. Developers acquired 1 Acre 13 Guntas for the construction for 115 flats is 'ON'. They have obtained a common plan including all the earlier constructed A to F Blocks. It may be noted that in 2005 plan did not have an approach road at the Main Gate. Now in the new plan the road is clearly shown. Thus we are at an advantageous position as per the new plan. In the new plan approach has been shown linking the 40' wide road with the new G Block. It may be noted that as per the GHMC Rules wherever 40' wide roads are provided it is mandatory to give access to the neighbouring layout/colonies. It may be mentioned here that the new extension (G Block) is provided with 4000 Sft. ~~amenities block as against the 5000 Sft.~~

provided in the existing blocks. If all the blocks are integrated the availability of amenities space per head of A to F blocks will go up from 12.82 sft. to 17.82 Sft. Thus this also is to the advantage of the existing Association members (5000 sft divided by 390 = 12.82 sft.. After merger 9000 sft divided by 505 i.e. 17.82 sft.) This will benefit us by 5 sft. additional amenity space.

3. Further by amalgamating the 'G' Block we have two more additional advantages.

- a. One we will be getting more maintenance charges approx. Rs.1,00,000/- additionally.
- b. The additional manpower cost and common electricity bill will be maximum Rs.50,000/- (additional - 3 watchman, and 3 sweepers). This means a saving an amount of Rs.50,000/- per month.
- c. It may be noted that at present we are getting an amount of Rs.2,40,000/- towards maintenance against the expenditure of Rs 2,00,000/-. The net saving from all the blocks of A to F is around Rs.40,000/-.
- d. If the 'G' block also is amalgamated the amount of saving from this one Block would be Rs.50,000/- ..
- e. If we deposit the total saving in a Bank i.e. at the rate of Rs.1,00,000/- per month it will multiply in such a way that it will take care of price spiral in the cost of maintenance with the interest earned.
- f. Further this amount also will come handy in maintaining or colouring the buildings every 5 years which would be costing not less than Rs.15,00,000/- for one time painting.

4. Further, the Developer has expressed his readiness to handover the corpus fund collected from 'G' Block to the Association which amounts to Rs.20,00,000/- This itself is a big amount and earns an interest of about Rs.10,000/- per month which would work out Rs.1,20,000/- per year. Thus the total advantage from 'G' Block would be Rs.6,00,000 +1,20,000=Rs.7,20,000/- per year which works out to Rs.36,00,000/- for 5 yrs. and is sufficient to take care of painting/lift maintenance etc.

5. It is sad that the committee members refused to understand this logic. With their narrow thinking are creating hurdles in settlement with the Developers which is not good for the Association.

6. Further the committee is trying to block the approach to the 'G' Block which is illegal. For their objection they are citing the sanctioned plan of 2005 where they failed to notice that there was no approach road to the Main Gate. But a road was established in the 2008 combined sanction plan which clearly shows the clearance of approach road to the Main Gate. This could be possible with the efforts of the Developers in cooperation with the neighbours at no cost of our members.

7. When we are living in the Society we ought to adjust a little with our immediate neighbours to have a common benefit. But, unfortunately, our Committee is too rigid on this type of issues. I personally feel that a little flexibility is required in certain

areas particularly when the common usages like roads, are to be shared. Therefore it is illogical for any to raise objection to allow access to the coming up G-block merged. Merging G-block with ours best advantage.

8. It is sorry to bring the notice some more facts for my disheartening and resigning i.e. on the maintenance of book of accounts. As per the arrangement not more than Rs 5000/- can be drawn by self at a time. But unfortunately our secretary unilaterally drawing more than this limit in spite of objections doubting the credibility of expenditure. Therefore I objected in the interest of the association. Hence I request all of you to be vigilant in this regard. Otherwise we may land in problems.
9. I also opposed to coercive methods being employed by the committee in collecting the dues. In my opinion persuasion is more important to maintain cordial relations between the members.
10. To sum up it is urged all members to press for an elected body by conducting general body meeting for the following reasons.
 - a. To have a legally valid body.
 - b. To consider merger of G-block in the gated community.
 - c. To audit and formulate guidelines in the matter of collecting and spending funds.
11. Audited balance sheet is not disclosed to member for the year 2009-10. And also audit for our association maintained accounts not disclosed.

At your service always. With best wishes.

(K. Raja Reddy)

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

General Secretary :

ISMAIL SHAIK

Cell : 9849933563

Ph : 27156786

Treasurer :

H. VENKATA KRISHNAN

Cell : 9849696921

Ph : 27156577

Joint Secretaries :

DHARMENDRA SINGH GUSAIN

Cell : 9849227755

Ph : 27150521

A.R. SEN

Cell : 9441643826

Ph : 27178026

C. ARUDRA KUMAR

Cell : 9849558055

Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

8-10-2010

To

Mr. Soham Modi,

This is to bring to your notice that one of your person Mr. T.V. Ramesh started giving ^{Instructions} to one security personnel which is totally uncalled for. We find most of your people are sitting in security shed near our office. We have told him to ensure none of your people sit in the security Room except one security guard. Pl. handover the security Room to us immediately.

We also find that after completion of Tossing trucks your trolleys and men are moving as the same. We are closing both the ~~Security~~ gates connecting to C. Block & if any work is to be done on gates the keys will be given to your responsible staff till the work is complete.

For Gulmohar Gardens Owners Association

General Secretary

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

R. A.

8/10/10

Executive Members :

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

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Ph : 27170329

23-10-2010

To,

SITE Incharge,
M/s. Gulmohar Gardens
Modi venture. Mallapur.

Dear Sir,

After a heavy downpour on 20/10/2010 due to water flow from your new venture, the mud has flown in our complex, resulting in a thick deposit of mud near C Block, Parking lot and Cricket net.

On 21st & 22nd you had promised to clean the area and also take necessary preventive measures to ensure that the incident does not occur again, but so far no action has been taken, pl. ensure that necessary action is taken today.

For Gulmohar Gardens Owners Association



General Secretary

Recd on 29/10/10
R. Krishna
23/10/10.

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

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GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

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Ph : 27170329

28/10/2010

To,

Mr.Soham Modi

Modi Ventures


Hyderabad

Dear Sir,

This has reference to your letter of 03/09/2010 & earlier correspondence in connection with A to E blocks & would like to inform that following decisions have been taken in special general body meeting held on 24/10/2010.

- 1) Since 'G' block is a separate entity from A to E blocks as confirmed by you in your earlier correspondence, boundary wall has to be constructed in its original position before demolition in August 2009 i.e. 40 feet from stilt pillars of A & B blocks.
- 2) The water connection provided in 'A' block from your new construction site has to be disconnected immediately.
- 3) Please provide adequate fire protection equipment for A to E blocks as soon as possible.


General Secretary.

Recd on 29/10/10

29/10/10

Executive Members :

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MODI VENTURES

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.

☎ : 66335551 (4 Lines) Fax : 040-27544058

E-mail : info@modiproperties.com Website : www.modiproperties.com

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 03.09.2010.

Dear Sir,

Ref.: 1. Your letters dated 02.07.2010, 15.8.10 & 26.8.10.
2. Our meeting at site office on 01.09.10

Further to our meeting held on 01.09.2010 in the presence of Mr. Ismail Shaik and Mr. Dharmender Singh, I would like to confirm and clarify the following:

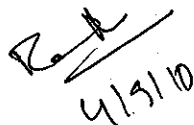
1. The work on the jogging track and boundary wall along G block is in progress and shall be completed shortly.
2. 2 gates are being erected along the boundary wall for access to emergency vehicles like fire engines. In the last few years the fire department, municipal authorities, High Court and the Government of Andhra Pradesh have laid down very strict norms for implementation of fire safety measures in new and existing constructions. It is imperative that both the builder and the owners/Owners Associations provide and maintain the specified fire safety measures and equipment. You may recall that in the recent past the Owners Association of Carlton Towers, Bangalore was indicted for the fire in their building resulting in loss of life and property. One of the conditions as per fire safety norms is to provide a clear passage for movement of emergency vehicles around the building. Therefore, the gates have to be provided and can be kept closed at all times.
3. At your request the said gates shall be erected in such a manner that they will fall clearly within the boundary of the 4 acres related to blocks A to F. Thereby, the access control of the gates shall be in control of Gulmohar Gardens Owners Association.
4. The boundary wall next to G block has been erected as per plan approved by you earlier. The said boundary wall is at a distance of about 41'6" from A & B block. This boundary wall shall be permanent and I assure you that they will be no claims made by the owners/association of G block with regard to the additional setback provided.

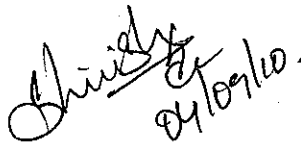
With regard to your query about service tax, please note that the litigation with the service tax department has not concluded and therefore we are unable to take a decision in the matter. We have filed a writ petition in the High Court and are awaiting its outcome.

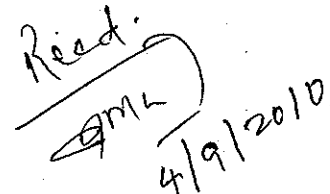
I hope the issues raised by you in your letters has now been clarified. In the larger interest of maintaining cordial relations we request you to refrain from imposing deadlines. From the date of your approval of the plans for construction of the jogging track, we are trying our best to complete it at the earliest.

Thank You,
Yours sincerely,


Soham Modi.


4/9/10


04/09/10.


4/9/2010

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

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Ph : 27171616

General Secretary .

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* Attention to
Mr. Soham Modi

28th August'2010

To,

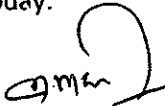
Mr.Raja Reddy

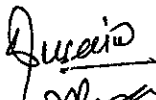
B-401, Gulmohar Gardens

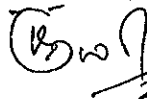
Dear Mr.Raja Reddy,

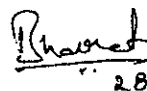
Sub: Your resignation as President of GMG Owners Association


Based on your resignation letter dated 25/08/2010, executive committee has accepted your resignation in meeting held today.



General Secretary.

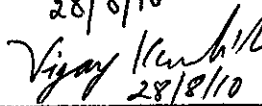

28/8/10



28.8.10


28.8.10


28.8.10


28/8/10


28/8/10

Retrieved copy of
accepted letter

K. Raja Reddy
29/8/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

General Secretary :

ISMAIL SHAIK

Cell : 9849933563

Ph : 27156786

Treasurer :

H. VENKATA KRISHNAN

Cell : 9849696921

Ph : 27156577

Joint Secretaries :

DHARMENDRA SINGH GUSAIN

Cell : 9849227755

Ph : 27150521

A.R. SEN

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C. ARUDRA KUMAR

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Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

TO. SOHAM SIR.

26th August'2010

To,

Mr.Soham Modi

MODI Properties

Secunderabad.

Dear Sir,

Sub: Boundary wall on eastern side of A&B Blocks

We had lot of correspondence on above subject but hardly any work has been started by you so that your new construction will be a separate entity from Gulmohar Gardens.

We would like to bring following details to your notice.

- 1) Vide your letter dated 3/8/2009 you had confirmed that GMG owners association comprising of A to E block will be a separate entity with a boundary wall which will be 40 feet from the columns of stilt floor of A&B blocks within 3 months.
- 2) Since you had not completed the boundary wall as stated in your letter of 3/8/2009, you have again confirmed in your letter of 16/11/2009 that you will complete boundary wall first and then jogging track and plantation but no progress was there on this account.

Amenahet.

R. A.
26/8/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

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Cell : 9440317150

Ph : 27170329

TO. SOHAM SIR.

- 3) In your letter of 1/2/2010, you had indicated that boundary wall will be completed soon but no progress.
- 4) In your letter of 18/3/2010, you have deviated from your earlier commitments and indicated that after completion of stilt floor slab of new construction the boundary wall will be completed but that commitment was also not met.
- 5) In your letter of 16/06/2010, you requested us for plan approval of jogging track and boundary wall which we had approved and you have started some work for keeping plants. However no progress is seen coming to boundary wall. Meanwhile you've sent a message through Mr.Raja Reddy that the stilt floor wall of your new construction will be the boundary wall between the new construction and Gulmohar Gardens. This is not acceptable to us along with the 2 new gates you've erected for new construction. We want boundary wall in its original position with 5 feet height which also has been confirmed by us in our letter of 21/06/2010.

In Executive committee meeting conducted on 24/08/2010 it has been resolved as under –

“Boundary wall should be completed in its original place as it was existing before 3/8/2009. This work should be taken up immediately before you take up further construction of your new construction”.


General Secretary.

Acknowledgment
R.A.
26/8/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

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Cell : 9440317150

Ph : 27170329

TO,

SOHAM SIR.

15th August'2010

To,

Mr.Soham Modi

MODI Properties

Secunderabad.

Dear Sir,

Sub: Service Tax Refund

Please advise us the status on the subject and due date of payment for the people who have not received the refunds.



General Secretary.

Attested
R.A.
23/8/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

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SHYAM KUMAR

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Ph : 27174370

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Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

Draft

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 02.08.2010.

Dear Sir,

Ref.: Your letter dated 02.07.2010.

In reply to the above referred letter please note the following:

1. The work on the jogging track and boundary wall along G block is in progress and shall be completed shortly.
2. 2 gates are being erected along the boundary wall for access to emergency vehicles like fire engines. In the last few years the fire department, municipal authorities, High Court and the Government of Andhra Pradesh have laid down very strict norms for implementation of fire safety measures in new and existing constructions. It is imperative that both the builder and the owners/Owners Associations provide and maintain the specified fire safety measures and equipment. You may recall that in the recent past the Owners Association of Carlton Towers, Bangalore was indicted for the fire in their building resulting in loss of life and property. One of the conditions as per fire safety norms is to provide a clear passage for movement of emergency vehicles around the building. Therefore, the gates have to be provided and can be kept closed at all times.

In order to maintain cordial relations we request you to refrain from imposing deadlines and make unreasonable demands. We have given plans for construction of the jogging track and a compound wall to the Association several months ago. You have approved the said plans few weeks back. We are making all efforts to complete the work as soon as possible.

Thank You,

Yours sincerely,

Soham Modi.



Send to Martin for approval.
m

NOTE:- As per mr. martin's advice we have not sent this letter to owners Association as things are going smoothly.

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

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Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

5.07-2010

To

MR. SOHAM MODI.

MODI BUILDERS,

Sec - bad.

Dear Mr. Modi,

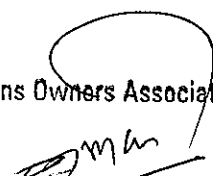
Sub: PAN CARD # AAAAG5181B

We understand through HDFC Bank statement that you have procured a PAN CARD for GMG DA bearing the # AAAAG5181B.

Kindly arrange to hand over the same to us.

Thanking You,

For Gulmohar Gardens Owners Association


General Secretary

Rec on 6/7/10
I.M. Modi
Reddy

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

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Ph : 27150109

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Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

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Cell : 9394859880

Ph : 27171616

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G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

2-7-2010.

To,

MR. Soham Modi,
Modi Ventures, Sec.

Dear Sir,

This has reference to your letter of
16.6.2010. & our letter of 21-6-2010.

Boundary wall & Jogging track -

No work has been done on construction of
Boundary wall, we have specified that boundary wall
should have no openings but we find that
there are two gates erected by you in
your area & we do not want any Entry or Exit
in GHR Owners Association Area of A & F Roads
from this gates.

We now request you to complete boundary
wall by 31.7.2010 & then take up the
work of Jogging track as per your plan.

This is last deadline from our side
otherwise, we shall start unstrucking boundary
wall from 1st August 2010, without reference
to you.

(Just Acknowledge)

Recd:
L. Raju
21/07/2010

Raj
2-7-10

For Gulmohar Gardens Owners Association



General Secretary

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

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Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

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S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

2-7-2010.

To,

MR. Soham Modi,
Modi Ventures, Sec.

Dear Sir,

This has reference to your letter of
16.6.2010. & our letter of 21-6-2010.

Boundary wall & Tossing track -

No work has been done on construction of
Boundary wall, we have specified that boundary wall
should have no openings but we find that
~~there~~ there are two gates erected by you in
your area & we do not want any Entry or Exit
in GHA Owners Association Area of A & F Roads
from this gates.

We now request you to complete boundary
wall by 31-7-2010 & then take up the
work of Tossing track as per your Plan.

This is last deadline from our side
otherwise, we shall start unstacking boundary
wall from 1st August 2010, without reference
to you.

(Just Acknowledge)
Recd:
L. Praveen
21/07/2010
R. S.
2-7-10

For Gulmohar Gardens Owners Association

General Secretary

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

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SHYAM KUMAR

Cell : 9885288500

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Dr. NAVEEN KUMAR

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BHARATH TOGARRATHI

Cell : 9346237953

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

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Cell : 9985508545

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S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

21-6-2010

To,

Mr. Soham Modi,

MLS. Modi Ventures, Sec.

Dear Sir,

Ref- Your letter of 14/6/20


1- Boundary wall & Jogging tracks - You can go ahead with construction of Boundary wall & Jogging track as per your plan ~~except~~ taking into a/c follow -

1. Boundary wall should be 40 feet from skirt flood of A & B Road & should extend upto C Road Boundary wall without any opening.

2. No grown up trees in the area should be axed.

Please start the work immediately.

For Gulmohar Gardens Owners Association


General Secretary

Recd
S. Vaithyanathan
22.06.2010
Rundon Rd
22/6/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

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GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

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Cell : 9394859880

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S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

21-6-2010

To,

Mr. ~~Joham~~ Modi,

M/s. Modi Ventures, & Co.

Dear Sir,

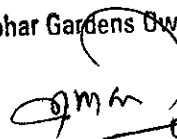
Ref- Your letter of 16/6/2010.

1. Boundary wall & Topping tracks - You can go ahead with construction of Boundary wall & Topping track as per your plan ~~except~~ taking into a/c following -

1. Boundary wall should be 40 feet from SKIT flood of A & B Road & should extend upto C Road Boundary wall without any opening.
2. No grown up trees in the area should be axed.

Please start the work immediately.

For Gulmohar Gardens Owners Association


General Secretary

Recd
21/06/2010
Rendom Rd
22/6/10

Executive Members :

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Cell : 9849554435

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BHARATH TOGARRATHI

Cell : 9346237953

10, HURNA

MODI VENTURES

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.

☎ : 66335551 (4 Lines) Fax : 040-27544058

E-mail : info@modiproperties.com Website : www.modiproperties.com

To,
The General Secretary
Gulmohar Gardens Owners Association,
Mallapur.

Date: 16.06.2010

We have received your letter dated 15.6.2010. In that regard please note the following:

Boundary wall and jogging track - We have provided a plan for the boundary wall and jogging track along with our letter dated 18.3.2010. We shall start the construction immediately as per the plan.

Security room and boom barrier -- There is no pending litigation with respect to the security room. However, our neighbor Mr. Laxman Reddy has given a complaint at GHMC stating that the boom barrier is erected outside our premises in front of his plot. We have been asked by GHMC to erect the boom barrier within our premises. Accordingly we have made a request to Gulmohar Gardens Owners Association to remove the boom barrier.

Thank You.

Yours sincerely,



Soham Modi.

Recd.
gm
19/6/2010

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

K. RAJA REDDY

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S. VAITHIYANATHAN

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15.06.2010

Mr. Soham Modi
Modi Properties & Investment Pvt. Ltd.
M G Road
Secunderabad - 500 003.

Dear Sir,

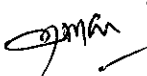
With reference to your letter dated 18th March 2010, we would like you to take up the following on priority.

1. **BOUNDARY WALL** - We request you please remove barricades and start construction of boundary wall as well as jogging track. Please make sure that the above work is started immediately. We would like to inform you the in the Executive Committee meeting held on 13th June 2010 a resolution has been passed that if builder do not respond to our request, the association will start construction of boundary wall and jogging track from 1st July 2010 and cost of construction and materials will be recovered from the builder.
2. **LITIGATION REGARDING FRONT SECURITY GATE** - Please advise us about the litigation of above subject in details and also inform about the remedial action taken by you in this regard.

Thanking you,

Sincerely

For GMG Owners Association


General Secretary

Received on
L. M. G. S. 16/6/10
R. A. 16/6/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

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Ph : 27170329

To
The Managing Director
Modi Ventures,
Ranigunj,
Secunderabad.

Dt: 06-04-2010

Sub: Borewell's in B-Block -Reg

Sir,


As you already know that the Borewell's in the B Block are not working and the motors are running for more than 12 hours a days for filling of the overhead tanks.


I request your kindself to put alternate borewell's for B Block as early as possible as the existing ones may stop working at any moment. I request you to look into this issue on priority basis and do the needful as early as possible.

Thanking you.

For Gulmohar Gardens Owners Association


06/04/2010
President


07/04/10


7/4/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

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Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

for AURNA

SHAKTI SAI NAGAR WELFARE ASSOCIATION

Regd. No. 6227 / 1997

Plot No. 89, Shakti Sai Nagar, FCI Road, Mallapur, Hyderabad - 500 076

Chairman

C.M.GAJAPATHI
Cell: 9849290838

President

N.R.SUBBA REDDY
Cell: 9290446239

Vice-President

A.V.S.DEVI CHARAN
Ph: 27177393

General Secretary

P.VASUDEVAIAH
Cell: 9290564004

Joint Secretary

M.CHANDRA SEKHAR
Cell: 9290003459

Treasurer

M.MURALI MOHAN
Cell: 9704577428

Executive Members

P.SREE RAMULU
Cell: 9866297680

N.R.SREENIVAS
Cell: 9348812308

A.CHINNAIAH
Cell: 9391394530

GANDHI
Cell:

H.RAGHUNATH
Cell:

V.S.S.N.MURTHY
Cell:

Advisors: Donors

R.CHANDRA MOULI
Cell: 9440803870

M.V.RAMANA
Res: 65579483

K.R.S. PRASAD
Cell: 9440647183

T.VENKATA RAO
Res: 27179330

Date: 23/3/10

The Managing Director
Modi Ventures Ltd,
Gulmohar Avenue
Mallapur, Hyderabad.

Sub: - Completion of stage and room in our central park.

We are thankful to you for completion of walking path at our colony,


We wish to bring to your kind notice that stage work and a room adjacent to the stage still not yet completed.

We now request you to kindly construct the stage and room at the earliest as Ganesh Festival is coming shortly and we have to perform our yearly function on the stage.

Hope you will consider our request and fulfill your assurance given to our association during our meeting for doing the above jobs.

Thanking you Sir,

You're sincerely


C.M. Gajapathy
Chairman

RM
23/3/10
CM
23/3/10

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

General Secretary :

ISMAIL SHAIK

Cell : 9849933563

Ph : 27156786

Treasurer :

H. VENKATA KRISHNAN

Cell : 9849696921

Ph : 27156577

Joint Secretaries :

DHARMENDRA SINGH GUSAIN

Cell : 9849227755

Ph : 27150521

A.R. SEN

Cell : 9441643826

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C. ARUDRA KUMAR

Cell : 9849558055

Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

To AURNA.

18/3/2010

Received 40 chairs from

M/s. Modi Ventures -



Letter
Red an.

18/3/10

Red
18/3/10

Letter
18/03/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

*Sent to SLF on
28.3.10.*

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 18.03.2010

Ref.: Your letter dated 13.2.2010.

In response to the above referred letter please note the following:

1. Once again I would like to reiterate that clarification on accounts can be obtained from Ms. Keerti at our head office. Please send some one to our office for reply to your queries.
2. Regarding construction work after 6 pm, please let me know the exact date and time, so that I can take action against the person responsible. I have given strict instructions to not take up constructions after 6 pm. However, in exceptional cases like concreting through RMC, timing of which is beyond our control, work may be taken up after 6 pm. I assure you that such events may occur less than once a month.
3. 40 chairs have been ordered and shall be delivered to you shortly.
4. Service tax issue is still under litigation and refunds if any, will be made only after the final outcome of the litigation. Correspondence related to the litigation has been provided to the Association.
5. Letter boxes have been provided and minor work or repairs shall be taken up at the earliest.
6. Barb wire fencing has been installed/ repaired.
7. Construction defects shall be taken up within each flat upon receiving specific complaints from the flat owners.
8. Generator backup connection is being provided as per list given by you. However, there is a lag time for procuring 0.5 amp MCBs for providing the generator connection. The MCBs are not readily available.
9. Boundary wall next to G block shall be constructed on completion of the stilt floor slab. In the mean time a fool proof barrier is being provided.
10. Work on the jogging track can be taken up only on approval of plans provided by us to you. If required we can make a sample of about 40 ft length. Further trees can be replaced with smaller plants upon request.
11. Delay in erection of boundary wall is for reasons beyond our control (like water logging, hard soil, etc.). However, the barrier work is now almost completed.
12. We shall provide you membership enrolment forms from purchasers of F block at the time of handing over possession to them. You are requested to pass a resolution accepting purchasers in F block as members of the association. I do not see any need for any further documentation. However, we are open to suggestions.
13. Cracks on the walls of C block have been rectified.
14. Regarding reimbursement of expenses, the issue has been adequately addressed in our letter dated 01.02.2010.

Thank you.

Yours sincerely,

Soham Modi.

MODI VENTURES

for ARUNA

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.

☎ : 66335551 (4 Lines) Fax : 040-27544058

E-mail : info@modiproperties.com Website : www.modiproperties.com

To,
The General Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 18.03.2010

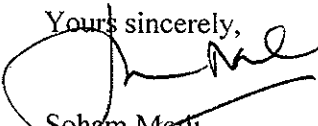
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In response to the above referred letter please note the following:

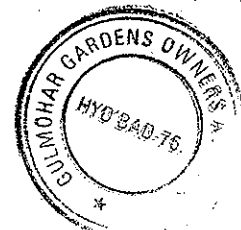
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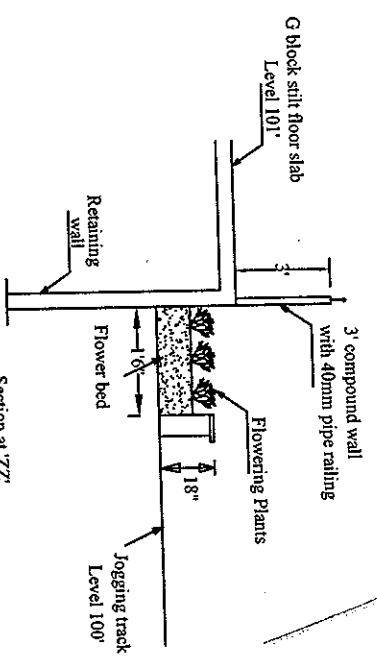
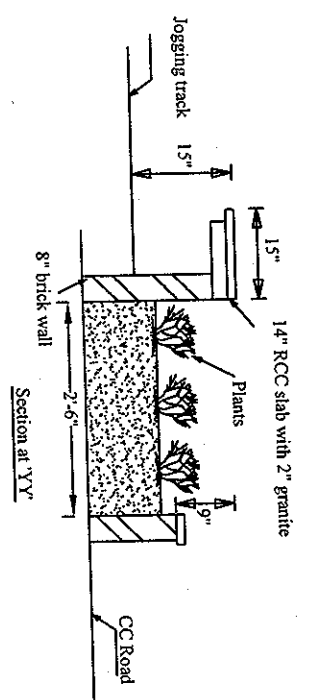
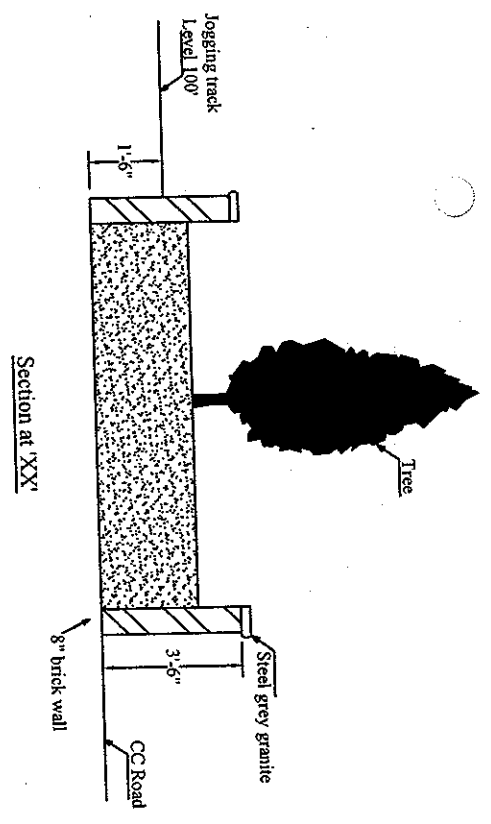
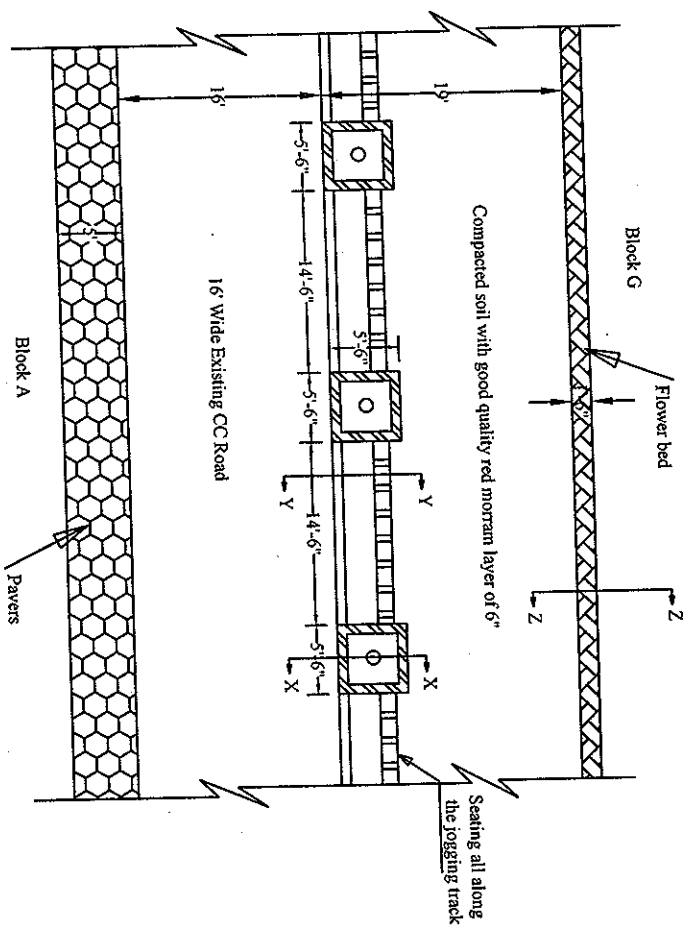
Thank you.

Yours sincerely,



Soham Modi.

Received 18/3/10





APPROVED BY
 11 MAR 2010
 SOHAM MODI
 MANAGING DIRECTOR

Description	Direction	Owners & Developers :	Date :	Promoted by
LANDSCAPE DRAWING	N	Modi ventures Project Name & Phase : Gulmohar Gardens-II	15.03.10	Modi Properties & Investments Pvt. Ltd.
		Prepared By : Scale :	Nagalaxmi N.T.S	Phone:+91-40-66335551

TO. SOHAM, SIR.

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

President :

K. RAJA REDDY

Cell : 9394859880

Ph : 27171616

General Secretary :

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Cell : 9849933563

Ph : 27156786

Treasurer :

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Cell : 9849696921

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Ph : 27176078

G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

To

13-02-2010

Mr Soham Modi
Modi Ventures,
Secunderabad.

Dear Sir,

We have for acknowledgement your letter of 01-02-2010 and would like to have specific replies to the following.

1. Our letter of 29-06-09:
 - a. We enclose here the details of account on which we would like to have clarifications from your end.
 - b. There is still construction work going on beyond 6.00PM causing disturbance to the residents.
 - c. Balance 40 chairs of club house which were missing while handing over the club house charge should be made available to us, as it is a part of amenities which residents have paid to the builder.
 - d. Refund of Service Tax to the owners should be completed by 28-02-2010.
2. Discussion with Mr. Soham Modi on 14-07-09
 - a. Letter boxes for C, D blocks are not yet provided. You have indicated that better locks will be provided. Please replace locks of letter boxes of A, B and E blocks.
 - b. Barbed wire, where houses have come up near boundary wall is not provided. Please complete the work by 15-02-2010.
 - c. Construction defects which are of general nature are to be attended immediately which are as follows.
 - i. All bathroom slopes should be rectified immediately.
 - ii. All areas where fresh plastering has been done should be painted.
 - iii. Rain water seepage from outer wall is not attended.
 - iv. Slope in corridors and stair landing were supposed to be rectified, remedied – No action taken yet.

Executive Members :

MRUGESH SHAH

Cell : 9849554435

Certified by:

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

Cell : 9701371113

Ph : 27150109

SHYAM KUMAR

Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

Project Manager/Engg.
MODI VENTURES

Page ①

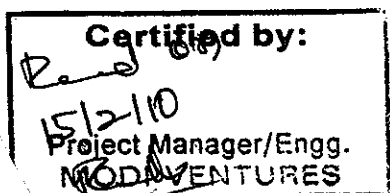
3. Our Letter of 02-08-09
 - a. Generator connection to all flats for which list has been given to your staff to be completed by 28-02-2010.
 - b. Boundary wall between A,B and the new construction should be completed by 28-02-2010 without any further extensions.
 - c. Jogging track should be completed by 28-02-2010 details of which are as under.
 - i. Trees to be planted in the same line as it were earlier. We shall provide sapling for the trees to be planted. In between trees please provide the benches. After trees a jogging track to be laid. Balance areas are to be covered by Green Grass lawn.
4. Your letter of 03-08-09.

Boundary wall between new construction and A&B Blocks. You have asked a time of three months from 03-08-2009 upto 03-11-2009. In addition to your request another three months are over by 03-02-2010. Now we are extending this period upto 28-02-2010 and as such we do not see any reason as to why this work cannot be completed.
5. Our letter of 05-08-09
You have not given us the letter regarding the incorporation of F block in GMG owners Association nor the ratification deed to enable us to change the bye-laws.
6. Our letter of 17-08-09
Cracks on the walls of C block – No action has been taken by your people.
7. Our letter of 26-08-09
None of the points have been attended to.
8. Your letter of 16-11-09
 - a. Water tank cleaning: As per point no.5 of your letter, your people have inspected the tanks and only on their confirmation we have taken up cleaning and hence needs reimbursement of bill forwarded to you.
9. Your letter on 01-02-2010
Your letter is trying to safe guard your own interest but the above facts are clear indication of disparity in commitments made earlier. We have never indicated at any point that we are not for cordial relation, we do not see any point in repeating the same time and again.

We now expect that all the pending matters will be completed by you in the time frame mentioned above so that the cordial relation will be strengthened further.

Encl: A list of Membership fees not received and bounce cheques not handed over to us.


General Secretary



Page (2)

GULMOHAR GARDENS OWNERS ASSOCIATION

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G. PRAVEEN

Cell : 9985508545

Ph : 27170484

S. VAITHIYANATHAN

Cell : 9440317150

Ph : 27170329

12-3-2010

To,

MR. Soham Modi,

Modi ventures. Sec.

Dear Sir,

Sub:- GENERATOR Connection.

The work on giving connection
& Generator for 'A' blocks and subsequent
lists submitted to you for generator connection
is going at very slow pace.

Request all generator connections
are completed by 13-3-2010.

Thanks.

Yours faithfully,

For Gulmohar Gardens Owners Association

General Secretary

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

Ph : 27150186

VENKATA SWAMY

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Cell : 9885288500

Ph : 27174370

Dr. NAVEEN KUMAR

Cell : 9885453595

BHARATH TOGARRATHI

Cell : 9346237953

10, Soham, (Sis)

GULMOHAR GARDENS OWNERS ASSOCIATION

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8.3.2010.

To,

Mr. Soham Modi,
M/s. Modi-Ventures,
SECUNDARABAD.

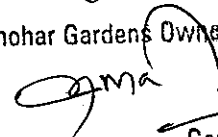
Dear Sir,

This refers to our letter of
13.2.2010 and request the reply to various
points raised by 13-3-2010. To discuss
the same in E.C. Meeting schedule on
14.3.2010.

Thanks.

Yours faithfully,

For Gulmohar Gardens Owners



General Secretary

Read on 8/3/10
L. N. G. S.
8.3.2010

Executive Members :

MRUGESH SHAH

Cell : 9849554435

VIJAY KAUSHIK

Cell : 9391145915

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GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

01.02.2010

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Mr. Soham Modi
Modi Properties & Investment Pvt. Ltd.
M G Road
Secunderabad - 500 003.

Dear Sir,

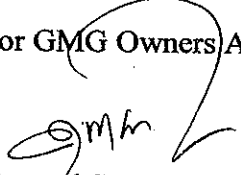
This refers to our letter of 20th January 2010 and would like to advise as under.

1. Boundary wall between A, B and G Block should be erected by 15th Feb 2010.
2. Jogging Track to be made available by 15th Feb 2010.
(No Extension can be granted on above two points.
3. Swimming Pool was very badly constructed with tiles not having proper flooring support with the result all tiles have worn out, we are repairing the defects which is costing us Rs. 50,000/-. Please make arrangements to reimburse the same to the association.
4. All other points of our earlier letter which are not attended too should be attended immediately.

Thanking you,

Sincerely

For GMG Owners Association


General Secretary


01/02/10

Executive Members :

MRUGESH SHAH

Cell : 9849554435

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Ph : 27150186

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BHARATH TOGARRATHI

Cell : 9346237953

To,
The Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 01.02.2010

Ref.: Your letters dated 7.12.09, 20.12.09, 21.01.10 & 01.02.10

We have received the above letters and in response please note the following:

1. We are in organization with hundreds of employees and workers. Employees of our company do not have adhoc or discretionary authority to sanction or approve any payments, issue of material or taking up any work. Work can be taken up and funds released only after obtaining appropriate approvals from head office. In order to take approvals appropriate estimates have to be prepared and submitted for approval. Approvals for issue of material, funds or taking up new work are granted after verification/correction of such estimates. Therefore it is not possible for us to approve adhoc request for payments or issue of material. Due process has to be followed. As an organization we have no other choice.
2. As such Gulmohar Gardens Owners Association is responsible for maintenance of blocks A to E along with the common amenities. These have been handed over to the Association more than a year ago. We are not responsible for maintenance or repairs of the same. However, as a responsible builder and a gesture of goodwill wherever possible we are helping the Association and our customers to repair and rectify construction defects. It can not be presumed that we are giving an unlimited and unconditional warranty for blocks A to E and the common amenities. We are willing to entertain and service complaints received from the Association, however we reserve the right to accept such requests at our discretion. We can not accept any or every demand raised by the Association.
3. In light of the above, we can not accept your request for reimbursement of expenditure incurred by the Association towards painting of site office, cleaning of water tanks, construction of speed breakers, repair of swimming pool, etc. In case of such requests please give us an advance notice so that we can take up the works if possible, at our cost, otherwise we shall help you take up these works at the lowest possible cost.
4. The work of generator connection is underway. The work of providing main lines and distribution boards has been completed. We shall try to complete the balance work as soon as possible.
5. We do not feel the need to replace the water tank lid. However, we shall take up the same as per your request.
6. We have provided you details of the accounts. In case of further clarifications you are most welcome to meet Ms. Keerthi at our Head Office. She shall provide you further details requested, however in presence of a representative from your side.

7. Letter boxes have been completed. A hook provision as requested by you is not feasible. However, we are in the process of procuring better locks for the letter boxes.
8. You are aware that we had run into several technical difficulties in the construction of G block. We are pleased to inform you that the technical problems have been sorted out and the work on the boundary wall is under progress. We are trying to complete it as soon as possible.
9. We propose to start the civil work for the jogging track. We intend to make planters between the jogging track and the road, similar to the one in the central landscape area in order to prevent children from running on to the road from the jogging track. If you approve, we shall start the work immediately.
10. We once again reiterate that the residents of Gulmohar Gardens may file individual complaints in writing at our site office or by email. Action taken report on these complaints are being handed over to the Association periodically.
11. Features of lifts vary from company to company. Each company is providing features which it deems appropriate. You are requested to approach them for any additions or alterations.
12. The swimming pool needs to be full and the filter plant operational throughout the year. If the swimming pool is emptied out or the filtration plant is switched off for a great length of time, it will cause damage to the swimming pool which may be costly. Damage caused due to the above is not a construction defect. We can not be responsible for correcting the same. However, in case you wish to make the repairs as per the advice of our consultant we are willing to fully cooperate with you including bearing part of the expenditure. However, thereafter the swimming pool must be kept operational throughout the year.

We are committed to correct/ rectify construction defects that can be reasonably attended to and fall within our scope of work. We request you to give us advance notice whenever such works have to be taken up. Requests/complaints made by the Association and its members are always given a high priority and work is taken up immediately. At times works get delayed either for lack of material / labour or lack of clarity in the matter. We request you to condone any delay on these counts.

We have always had warm and cordial relations with Gulmohar Gardens Owners Association. We request you to not vitiate the atmosphere by making unreasonable demands for payment or completing work within a time frame. You are aware that I visit the site once a week and you are most welcome to meet me for resolving any outstanding issue.

Thank You.
Yours sincerely,


Soham Modi.
Managing Partner.

GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007
Survey No. 93 to 95, Mallapur, Hyderabad - 500 076.

01.02.2010

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Cell : 9440317150

Ph : 27170329

Mr. Soham Modi
Modi Properties & Investment Pvt. Ltd.
M G Road
Secunderabad - 500 003.

Dear Sir,

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2. Jogging Track to be made available by 15th Feb 2010.

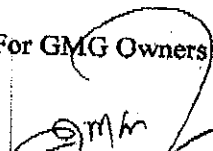
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Thanking you,

Sincerely

For GMG Owners Association


General Secretary

Handwritten note:
X Maile
01/02/10.

Executive Members :

MRUGESH SHAH

Cell : 9849654435

VIJAY KAUSHIK

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Ph : 27150186

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Cell : 9346237953

MODI VENTURES

for ARUNA

5-4-187/3 & 4, II Floor, M.G. Road, Secunderabad - 500 003.

☎ : 66335551 (4 Lines) Fax : 040-27544058

E-mail : info@modiproperties.com Website : www.modiproperties.com

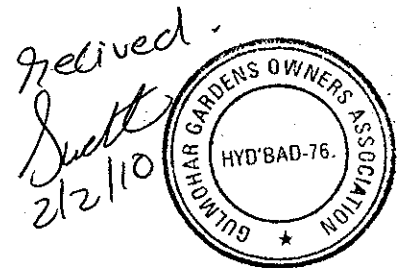
To,
The Secretary,
Gulmohar Gardens Owners Association,
Mallapur.

Date: 01.02.2010

Ref.: Your letters dated 7.12.09, 20.12.09, 21.01.10 & 01.02.10

We have received the above letters and in response please note the following:

1. We are in organization with hundreds of employees and workers. Employees of our company do not have adhoc or discretionary authority to sanction or approve any payments, issue of material or taking up any work. Work can be taken up and funds released only after obtaining appropriate approvals from head office. In order to take approvals appropriate estimates have to be prepared and submitted for approval. Approvals for issue of material, funds or taking up new work are granted after verification/correction of such estimates. Therefore it is not possible for us to approve adhoc request for payments or issue of material. Due process has to be followed. As an organization we have no other choice.
2. As such Gulmohar Gardens Owners Association is responsible for maintenance of blocks A to E along with the common amenities. These have been handed over to the Association more than a year ago. We are not responsible for maintenance or repairs of the same. However, as a responsible builder and a gesture of goodwill wherever possible we are helping the Association and our customers to repair and rectify construction defects. It can not be presumed that we are giving an unlimited and unconditional warranty for blocks A to E and the common amenities. We are willing to entertain and service complaints received from the Association, however we reserve the right to accept such requests at our discretion. We can not accept any or every demand raised by the Association.
3. In light of the above, we can not accept your request for reimbursement of expenditure incurred by the Association towards painting of site office, cleaning of water tanks, construction of speed breakers, repair of swimming pool. etc. In case of such requests please give us an advance notice so that we can take up the works if possible, at our cost, otherwise we shall help you take up these works at the lowest possible cost.
4. The work of generator connection is underway. The work of providing main lines and distribution boards has been completed. We shall try to complete the balance work as soon as possible.
5. We do not feel the need to replace the water tank lid. However, we shall take up the same as per your request.
6. We have provided you details of the accounts. In case of further clarifications you are most welcome to meet Ms. Keerthi at our Head Office. She shall provide you further details requested, however in presence of a representative from your side.



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7. Letter boxes have been completed. A hook provision as requested by you is not feasible. However, we are in the process of procuring better locks for the letter boxes.
8. You are aware that we had run into several technical difficulties in the construction of G block. We are pleased to inform you that the technical problems have been sorted out and the work on the boundary wall is under progress. We are trying to complete it as soon as possible.
9. We propose to start the civil work for the jogging track. We intend to make planters between the jogging track and the road, similar to the one in the central landscape area in order to prevent children from running on to the road from the jogging track. If you approve, we shall start the work immediately.
10. We once again reiterate that the residents of Gulmohar Gardens may file individual complaints in writing at our site office or by email. Action taken report on these complaints are being handed over to the Association periodically.
11. Features of lifts vary from company to company. Each company is providing features which it deems appropriate. You are requested to approach them for any additions or alterations.
12. The swimming pool needs to be full and the filter plant operational throughout the year. If the swimming pool is emptied out or the filtration plant is switched off for a great length of time, it will cause damage to the swimming pool which may be costly. Damage caused due to the above is not a construction defect. We can not be responsible for correcting the same. However, in case you wish to make the repairs as per the advice of our consultant we are willing to fully cooperate with you including bearing part of the expenditure. However, thereafter the swimming pool must be kept operational throughout the year.

We are committed to correct/ rectify construction defects that can be reasonably attended to and fall within our scope of work. We request you to give us advance notice whenever such works have to be taken up. Requests/complaints made by the Association and its members are always given a high priority and work is taken up immediately. At times works get delayed either for lack of material / labour or lack of clarity in the matter. We request you to condone any delay on these counts.

We have always had warm and cordial relations with Gulmohar Gardens Owners Association. We request you to not vitiate the atmosphere by making unreasonable demands for payment or completing work within a time frame. You are aware that I visit the site once a week and you are most welcome to meet me for resolving any outstanding issue.

Thank You.

Yours sincerely,



Seham Modi.

Managing Partner.