

# 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,  
Gulmohar Gardens Owners Association,  
Mallapur.

Date: 12.10.2011

Dear Sir,

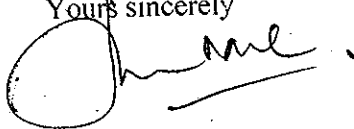
Ref. Your letters dated 06.01.2011 (2 Nos.).

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

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 : 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 : 27178078

**G. PRAVEEN**

Cell : 9985508546  
 Ph : 27170484

**S. VAITHIYANATHAN**

Cell : 9440317150  
 Ph : 27170329

To

13-02 2010

Mr Soham Modi  
 Modi Ventures,  
 Secunderabad.

Dear Sir,

We have for acknowledgement you 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. Letters 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 : 9849334435  
 Certified by:

**VIJAY KAUSHIK**

Cell : 9391145915  
 Ph : 27150183

**VENKATA SWAMY**

Cell : 9701371113  
 Ph : 27150109

**SHYAM KUMAR**

Cell : 9835288500  
 Ph : 27174370

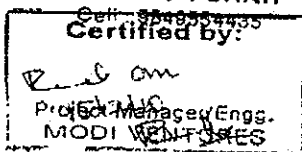
**Dr. NAVEEN KUMAR**

Cell : 9985483695

**BHARATH YOGARRATHI**

Cell : 9346237953

Page 1



# 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

20/01/2010

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. —  $\frac{Lid}{Lid} = 17$
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

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Executive Members :

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**SHYAM KUMAR**

Cell : 9885288500

Ph : 27174370

**Dr. NAVEEN KUMAR**

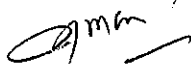
Cell : 9885453595

**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  
X Facts  
21/1/10

R. M.  
21/1/10

# GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

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

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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**

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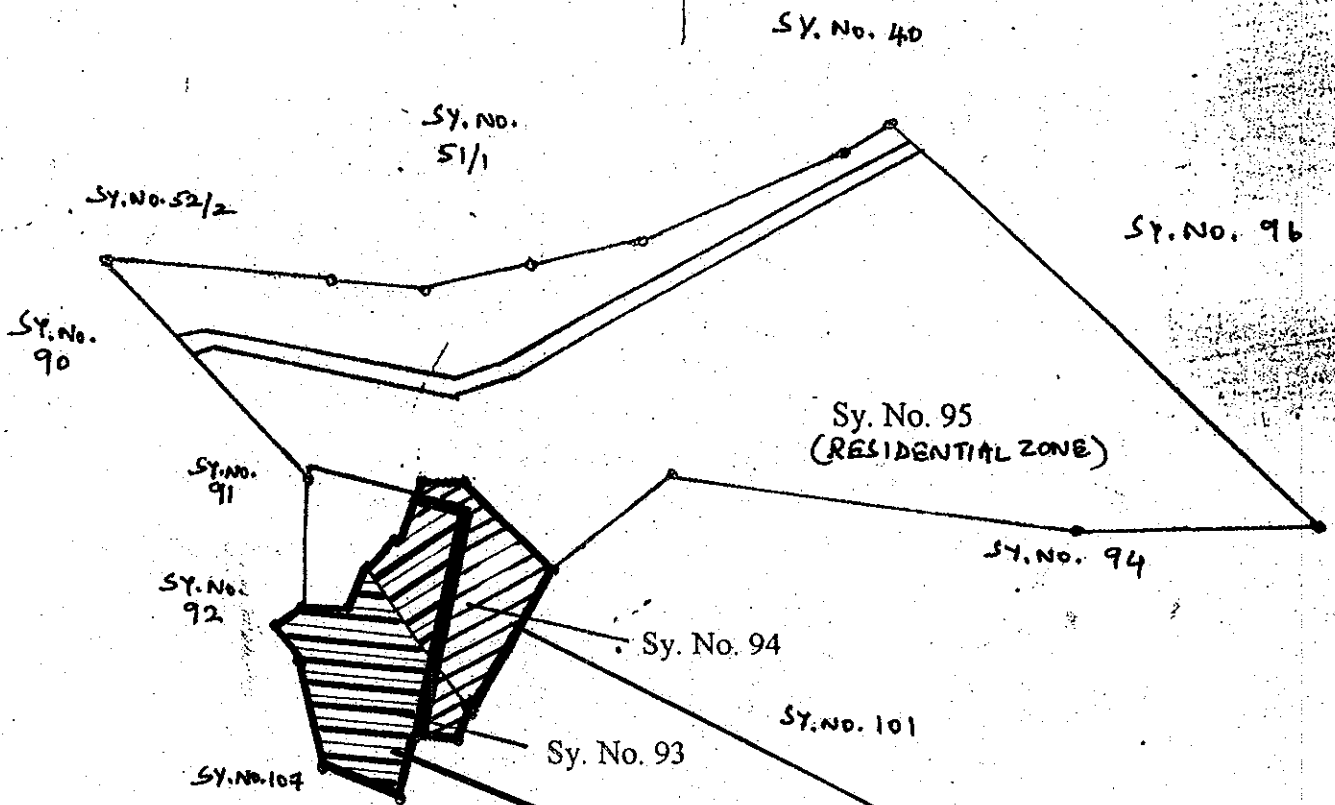
**Dr. NAVEEN KUMAR**

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

# 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

PKG ID: PRC / 00280 / 26122007\_01 / OVX

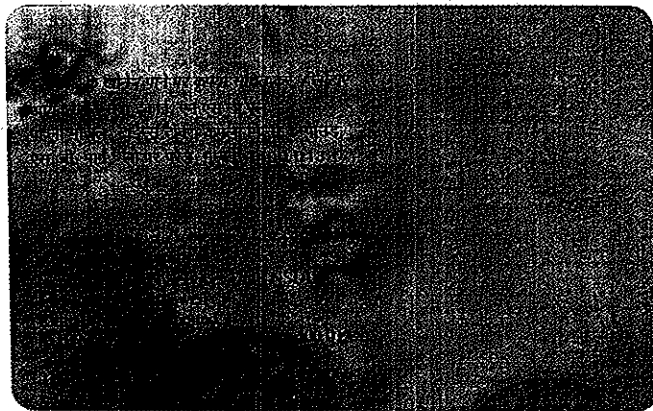
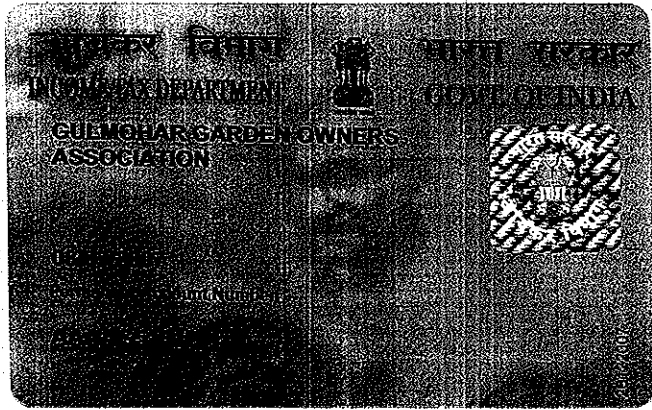


APR / 50 / 327001002057801121 / 12815880

**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)





# 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."

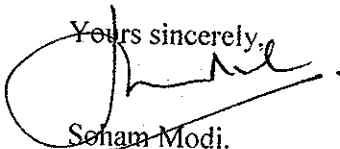
3. With reference to the title of the residents of blocks A to E and block F, we assure you that all the title documents like agreement of sale, sale deed, etc., are perfectly valid. They have been prepared by our legal advisors and are logically consistent. As a matter of abundant caution, we have added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

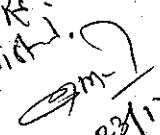
"The Developer assures the Association and its members that the title of all the flats in Gulmohar Gardens is legally consistent and valid. The Developer has given a general indemnity against any claims in the sale deed executed in favour of the flat owners. The Developer hereby specifically and further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

  
Soham Modi.

Received -  
We had made enquiries & have  
been informed that MOU can be  
rapidly on 100 ft. Atap paper & hence  
MOU to be rapidly.  
  
23/12/2010

# 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,

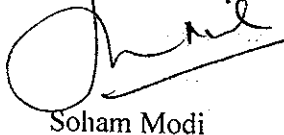
Ref.: Your letter dated 13.12.2010.

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 to  
23/12/2010

# 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. ...

**ISM.**

Cell ...

Ph : 27171616

**Treasurer.**

**H. VENKATA KRISHNAN**

Cell : 984969692

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**Joint Secretaries**

**DHARMENDRA SINGH GUSAIN**

Cell : 9849227755

Ph : 27150521

**A.R. SEN**

Cell : 9441633826

Ph : 27178226

**ARUDRA KUMAR**

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Ph : 27176078

**G. PRAVEEN**

Cell : 9985508545

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.B has signed following additions to MOU.

1. Sales deeds of A & E & F should be suitable. Modified Amended & Incorporate 350+40 flats i.e. 390 flats. and plan should attached to it for A & F.
2. Cessit filed by Builder should be withdrawn.
3. From Gate to Road connecting to A & F. Road - Builder should give assurance to ensure that Road is legal one & in case of dispute Road will remain open for the benefit of GMA.
4. The Builder should assure 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

General Secretary

Executive Members

**MRUGESH SHAH**

Cell : 9849554435

**VIJAY K. SHIK**

Cell : 9391...

Ph : 2716...

**VENKAT...**

Cell : 97...

Ph : 27...

**SHYAM KUMAR**

Cell : 9885288500

Ph : 27174370

**Dr. NAVEEN KUMAR**

Cell : 9885463590

**BH...**

462...

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---

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 OWNERS ASSOCIATION

Regd. No. 411-2007

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

President:

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**S. VAITHIYANATHAN**

Cell : 9440317150

Ph : 27170329

9-12-2010

To,

MR. Soham Modi,  
M/s. Modi Ventures,  
&c.

Dear Sir,

This has reference to your draft of memorandum of Understanding & Worked 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 & E blocks talks/only 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 details.
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 B land & construction thereon in point (i)

P.T.O.

Executive Members :

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Cell : 9346237953

2

The sale deeds of A to E Blocks only specifies 4 acres & 350 flats how some 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 to E as 'Gulmohar Gardens' and not new constructions if any in the vicinity of A to E Block

Point no. 1 of memorandum - " The developers ( M/s Sai Builders were the original owners of land Admce Survey No 4 & 40 Guntas forming part of Sy. No. 93E 95 Mallapur village Uppal mandal R Dist

Point no. 3 - Word present to be deleted.

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

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

Point b) As a special case association shall include all owners of flats in F blocks (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 to 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 sides of A to 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. Penalties 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

# GULMOHAR GARDENS OWNERS ASSOCIATION

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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 : 9885298500

Ph : 27174370

**Dr. NAVEEN KUMAR**

Cell : 9885453595

**BHARATH TOGARRATHI**

Cell : 9346237953

- 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 <sup>one</sup> 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



# 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 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,

  
Soham Modi.

# 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 <sup>Instructions</sup> to our 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 jogging tracks your trolleys and men are moving on 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**

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**Dr. NAVEEN KUMAR**

Cell : 9885453595

**BHARATH TOGARRATHI**

Cell : 9346237953

*R. Reddy*

8/10/10

Executive Members :

# GULMOHAR GARDENS OWNERS ASSOCIATION

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**S. VAITHIYANATHAN**

Cell : 9440317150

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

Read on 29/10/10  
R. Srinivasan  
23/10/10

Executive Members :

**MRUGESH SHAH**

Cell : 9849554435

**VIJAY KAUSHIK**

Cell : 9391145915

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Regd. No. 411-2007

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

**K. RAJA REDDY**

Cell : 9394859880

Ph : 27171616

28/10/2010

*General Secretary :*

**ISMAIL SHAIK**

Cell : 9849933563

Ph : 27156786

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.

*Treasurer :*

**H. VENKATA KRISHNAN**

Cell : 9849696921

Ph : 27156577

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.

*Joint Secretaries :*

**DHARMENDRA SINGH GUSAIN**

Cell : 9849227755

Ph : 27150521

2) The water connection provided in 'A' block from your new construction site has to be disconnected immediately.

**A.R. SEN**

Cell : 9441643826

Ph : 27178026

3) Please provide adequate fire protection equipment for A to E blocks as soon as possible.

**C. ARUDRA KUMAR**

Cell : 9849558055

Ph : 27176078

  
General Secretary.

**G. PRAVEEN**

Cell : 9985508545

Ph : 27170484

**S. VAITHIYANATHAN**

Cell : 9440317150

Ph : 27170329

Recd on 29/10/10

  
29/10/10

*Executive Members :*

**MRUGESH SHAH**

Cell : 9849554435

**VIJAY KAUSHIK**

Cell : 9391145915

Ph : 27150186

**VENKATA SWAMY**

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Cell : 9885453595

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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

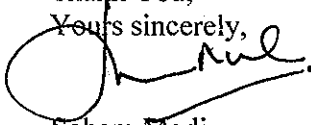
Further to our meeting held on 01.09.2010 in the presence of Mr. Ismail Shaik and Mr. Dharmender Singh, I would like to confirm and clarify the following:

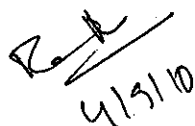
1. The work on the jogging track and boundary wall along G block is in progress and shall be completed shortly.
2. 2 gates are being erected along the boundary wall for access to emergency vehicles like fire engines. In the last few years the fire department, municipal authorities, High Court and the 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.

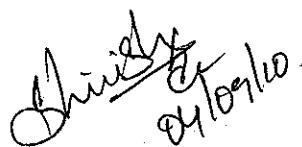
With regard to your query about service tax, please note that the litigation with the service tax department has not concluded and therefore we are unable to take a decision in the matter. We have filed a writ petition in the High Court and are awaiting its outcome.

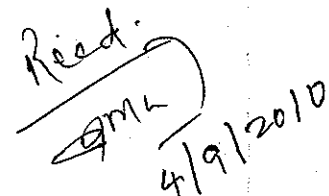
I hope the issues raised by you in your letters has now been clarified. In the larger interest of maintaining cordial relations we request you to refrain from imposing deadlines. From the date of your approval of the plans for construction of the jogging track, we are trying our best to complete it at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

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

TO. SOHAM SIR.

26<sup>th</sup> 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.

Atten: Mr. Soham

Rd  
26/8/10

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

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**S. VAITHIYANATHAN**

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.K.  
26/8/10

Executive Members :

**MRUGESH SHAH**

Cell : 9849554435

**VIJAY KAUSHIK**

Cell : 9391145915

Ph : 27150186

**VENKATA SWAMY**

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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.

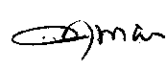
Boundary wall & Topping track -

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 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 Topping 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.

For Gulmohar Gardens Owners Association

  
General Secretary

Recd:  
Ismail  
21/07/2010  
Red  
2/7/10

Executive Members :

**MRUGESH SHAH**

Cell : 9849554435

**VIJAY KAUSHIK**

Cell : 9391145915

Ph : 27150186

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**S. VAITHIYANATHAN**

Cell : 9440317150

Ph : 27170329

21-6-2010

To,

Mr. ~~Soham~~ Modi,

M/s. Modi Ventures, Sec.

Dear Sir

Ref- Your letter of 14/6/2010

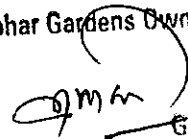
1. Boundary wall & Joggip tracks - You can go ahead with construction of Boundary wall & Joggip track as per your plan ~~sheet~~ taking into a/c following -

1. Boundary wall should be 40 feet from skirt flood of A & B Block & should extend upto C Block 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  
Rend on RA  
22/6/10

Executive Members :

**MRUGESH SHAH**

Cell : 9849554435

**VIJAY KAUSHIK**

Cell : 9391145915

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**BHARATH TOGARRATHI**

Cell : 9346237953

10, "AURNA"

# 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.

~~Reddy~~  
gm  
19/6/2010

# GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

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

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Cell : 9440317150

Ph : 27170329

15.06.2010

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

Dear Sir,

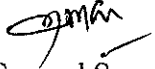
With reference to your letter dated 18<sup>th</sup> March 2010, we would like you to take up the following on priority.

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 13<sup>th</sup> 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 1<sup>st</sup> 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

Ph : 27150186

**VENKATA SWAMY**

Cell : 9701371113

Ph : 27150109

**SHYAM KUMAR**

Cell : 9885288500

Ph : 27174370

**Dr. NAVEEN KUMAR**

Cell : 9885453595

**BHARATH TOGARRATHI**

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 General Secretary,  
Gulmohar Gardens Owners Association,  
Mallapur.

Date: 18.03.2010

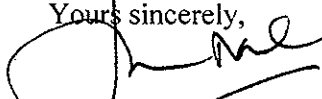
Ref.: Your letter dated 13.2.2010.

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

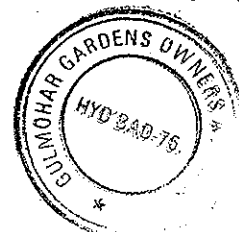
1. Once again I would like to reiterate that clarification on accounts can be obtained from Ms. Keerti at our head office. Please send some one to our office for reply to your queries.
2. Regarding construction work after 6 pm, please let me know the exact date and time, so that I can take action against 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.

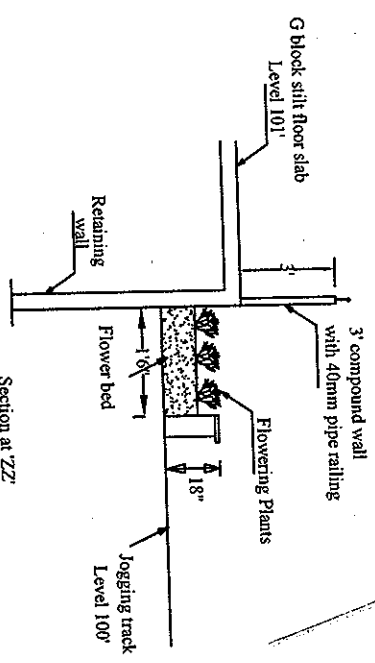
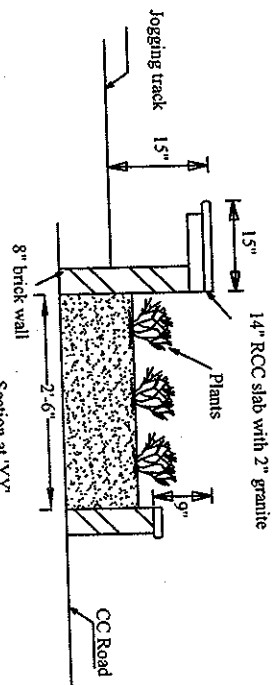
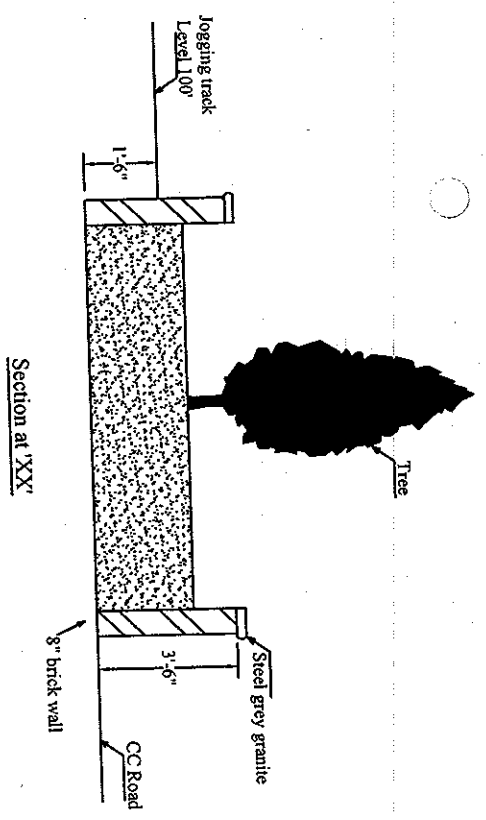
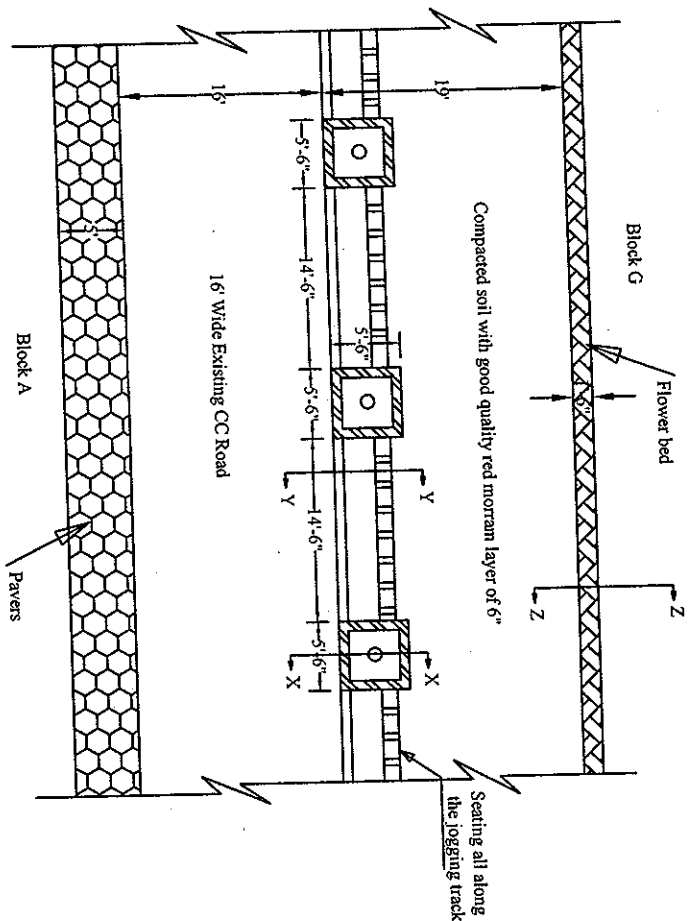
Thank you.

Yours sincerely,

  
Soham Modi.

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		15.03.10		Modi Properties &	
				Project Name & Phase :		Prepared By :		Investments Pvt. Ltd.	
				Gulmohar Gardens-II		Scale :		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 :*

**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

To

13-02-2010

Mr Soham Modi  
Modi Ventures,  
Secunderabad.

Dear Sir,

We have for acknowledgement you 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. Letters 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

Read on  
Project Manager/Engg.  
MODI VENTURES

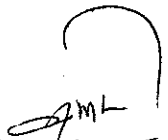
Page ①


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

**Certified by:**  
  
15/2/10  
Project Manager/Engg.  
MODAVENTURES

# 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

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.

Thank!

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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Ph : 27150109

**SHYAM KUMAR**

Cell : 9885288500

Ph : 27174370

**Dr. NAVEEN KUMAR**

Cell : 9885453595

**BHARATH TOGARRATHI**

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.

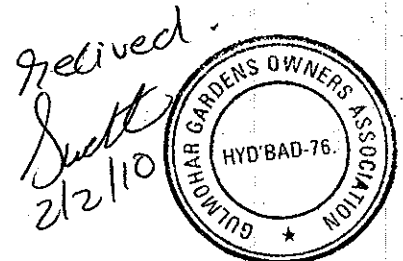
Date: 01.02.2010

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.

✓



# 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](mailto:info@modiproperties.com) Website : [www.modiproperties.com](http://www.modiproperties.com)

---

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,



Sohnam Modi.

Managing Partner.

# GULMOHAR GARDENS OWNERS ASSOCIATION

Regd. No. 411-2007

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

01.02.2010

*President :*

**K. RAJA REDDY**

Cell : 9394859880

Ph : 27171616

*General Secretary :*

**ISMAIL SHAIK**

Cell : 9849933563

Ph : 27156786

*Treasurer :*

**H. VENKATA KRISHNAN**

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**G. PRAVEEN**

Cell : 9985508545

Ph : 27170484

**S. VAITHIYANATHAN**

Cell : 9440317150

Ph : 27170329

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

Dear Sir,

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

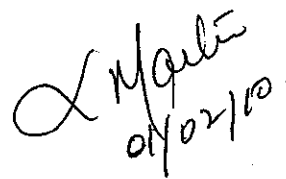
1. Boundary wall between A, B and G Block should be erected by 15<sup>th</sup> Feb 2010.
2. Jogging Track to be made available by 15<sup>th</sup> Feb 2010.  
(No Extension can be granted on above two points.)
3. Swimming Pool was very badly constructed with tiles not having proper flooring support with 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

**VIJAY KAUSHIK**

Cell : 9391145915

Ph : 27150186

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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 :*

**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.
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.

*Treasurer :*

**H. VENKATA KRISHNAN**

Cell : 9849696921

Ph : 27156577

*Joint Secretaries :*

**DHARMENDRA SINGH GUSAIN**

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**Dr. NAVEEN KUMAR**

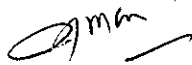
Cell : 9885453595

**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

Read on  
X facts  
21/1/10

R. M.  
21/1/10