

To

Mr. Soham Modi
Managing Director,
Modi Properties & Investments Pvt. Ltd
Secunderabad



Date: 05-12-2008

From

All Residents,
Gulmohar Gardens,
Shakthi Sai Nagar,
Mallapur,
Hyderabad

Dear Mr. Modi,

Sub: Gentle reminder for the letter addressed to you dated: 22nd Oct and request for a meeting.

All the residents of Gulmohar Gardens who had occupied their flats (owners) would like to have an interactive meeting with the honorable General Secretary. Most of the flats are occupied by the owners and we have already sent to you the set of issues and concerns we have been facing here in the letter dated 22nd October 2008. Unfortunately, we have not received any response so far from your end even after repeated visits made by few of our apartment flat owners.

In view of the above, you being the General Secretary of this association, we all request you to call for a meeting so as to resolve the issues in Gulmohar gardens. Please treat this as a high priority and we hope to meet you at the earliest (in this year).

Warm Regards,

All Residents,
Gulmohar Gardens

One copy with complaints & suggestions file

Jas

30/11/08 G. Lab House, Gulmohar Gardens

Lock No.	Name	Phone No.	Signature
C-313	Teetendra Bhavresvi	09848483238	Teetendra
C-207	K. Padma Srinivas Rao	9849087174	K. Padma
C-307	S.B. Rangamath	9164545057	S.B. Rangamath
C-508	P.C. Datta	9247389320	P.C. Datta
B-116	Dr. A. R. Sen	9441643826	Dr. A. R. Sen
C-311	J. Uma Rani	9391125062 } 61 }	J. Uma Rani
C-411	J. Ravi Kumar		
E-412	B. VAMSI KRANTHI	9963018354	B. Vamsi
E-206	A.K. SINHA	9490423387	A.K. Sinha
C-401	K. Venkata Swamy	9701371113	K. Venkata Swamy
C-213	G.S. RAO	9849485016	G.S. Rao
C-501	Rajesh Nambian	9394394866	Rajesh Nambian
B-301	Gangadhavan	9866155364	Gangadhavan
B-409	N. E. Honar	9246338125	N. E. Honar
A-113	M. BHASKARARAO	9246226674	M. Bhaskar Rao
B-102	Rameek Acharya	9849792497	Rameek Acharya
B-114	K. MOHAN KISHORE	27178314; 9490956512	K. Mohan Kishore
D-108	T. N. BASU -	970374-110	T. N. Basu
A-301	R. Sivaraman	9866065097	R. Sivaraman
B-401	K. Raja Reddy	9346859880	K. Raja Reddy
B-516	Mangesh Patil	9949908080	Mangesh Patil
B-305	PRASHANT.V PATIL	9866265336	Prashant V. Patil
B-216	V.B. SRIVASTAVA	9346978876	V.B. Srivastava
B-515	R. J. Shankar	9440890599	R. J. Shankar
D-404/405	R. Shankar	9885276548	R. Shankar
B-303	Y. VENKATACHALAM	9701895000 / 27172064	Y. Venkatachalam
E-101	S. Vaihiyamethran	9440317150	S. Vaihiyamethran
B-308	A. Srinivas	9396615939	A. Srinivas

NOTICE

To,
The Resident,
Gulmohar Gardens,
Mallapur.

Date: 13.12.2008

Dear Sir,

I have received several representations and requests for an interactive meeting for discussing matters relating to maintenance of Gulmohar Gardens. Please note that I do not see any necessity of conducting a meeting. Residents can send their complaints in writing to Mr. Ravi Chandra, Admin Officer at site and their complaints will be attended to.

My experience with holding such meetings has not been very good and we have never been able to arrive at a consensus on any issue. Elections for the Association shall be called for in March 2009 and thereafter elected members who are duly authorized, shall take up the issues relating to Gulmohar Gardens Owners Associations.

Thank You.

Yours sincerely,

Soham Modi.
Managing Partner.

The
GMG

To
Shri. Soham Modi, M.D.,

Dt: - 08-11-2008

Sir,

- Sub: - a). **CENTREX** Facility
b). Misusing the common area i.e., Passage / Corridor of the floors.

Regarding the Intercom facility with in the GMG Apartments the **CENTREX** work has been done and with the available 16 BSNL land lines, it has been activated with effect from 05-11-2008. In this **CENTREX** scheme we are going to get a rental free BSNL land line which can be installed at the front gate security cabin.

Regarding the second item of the subject, with reference to my earlier email dated 22-09-2008 and subsequent approval from you on 30-09-2008, I intimated all the residents on 20-10-2008 to remove all the material from the common area Passage of the floors. In this matter we made even the door-to-door canvassing also.

Sufficient time has been given in this matter. Shall we go for action of removing / confiscating all those material from the Passages / Corridors of the floors.

Put up for final orders of action to be taken.

Thanking you,

With regards,
G. Ravi Chandra,
(Admin Officer)
GMG

~~He~~ mgos

GMG.

Date 15.11.2008

To

Mr. Sahom Modi, MD

Re

Sub: Displaying the Personal Information
in the Notice Boards

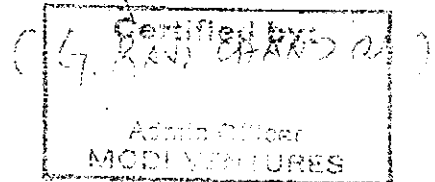
Can we allow the owners/
of the apartments to put their
information other than the To Let/
and Sale information.

I received today morning some matter
related to religion to be displayed in the
Notice Boards

Requested for instructions in this regard.

Encl: One Sample
for display

Ravindra



File

4M40N



Dear Mr. Modi,

We would like to bring to your notice a list of issues/complaints that we have been AND are facing at GMG (Gulmohar Gardens). We hope atleast you would take appropriate action/measures to resolve these issues.

The reason we are writing this to you is coz when we contacted your Admin officer and Project manager at GMG, they are redirecting us to you and are asking us to complain to you directly if we have any issues.

Below are the issues / concerns which require your immediate attention:

1. **Lifts:** The lifts installed in all the Blocks are pathetic. The C Block lift breaks down at least ones in every 2 months. And to make it work again, most of the times it takes nothing less than 3 days. (For your info the lift in Block C broke down on 7th September, it took them 5 days to bring it up again). The lifts in A and B block are closed type and when there is a power failure no one would even know if any one is stuck in them. Even the alarm does not work.

Our concern is – The lifts are a new installation with an age of around 2 years. If this is the condition now, what would be the case, 5-6 years down the line?

2. **Legal Issues:** We heard that there are some legal issues regarding the site and the front gate. We need clarification on any legal issues with regards to GMG.
3. **Accounts:** GMG Accounts maintained so far should be disclosed to the owners. Complete transparency with regards to accounts is appreciated.
4. **Sewage/Drainage:** The water near the C block got stagnated. It took nearly 60 days for the entire water to go. What are the measures taken to avoid this in the future?
5. **Gym:** The Gym is completely submerged in water these days. One can find rust on the gym equipment. What measures are taken to resolve this issue?
6. **Water in Lifts:** The lift in B block is submerged in water all the time. Nothing is done to resolve this even after multiple complaints.
7. **The Security personal:** The less we talk about this, the better. We have never seen such an *irresponsible, reckless, ill-mannered* security anywhere. You can even see the Security smoking in the security post. The existing security is just an eye-wash. Most of the times there is no security present at the security posts.
8. **Drinking Water:** Drinking water is getting mixed with Bore water. No measures taken even after multiple complaints.
9. **Tower:** The tower installed on B Block. Please get it removed at the earliest.
10. **Water Seepage:** Water is seeping in the rooms of the flats during rain. Appropriate measures should be taken to prevent Water seepage.

Page 1/3

11. **Cracks:** Cracks are identified in various places in all the blocks. Proper measures to be taken.
12. **Jogging Track:** Jogging track should be laid immediately. The fencing behind A and B block should be removed at the earliest.
13. **Regular Water over-flow problem:** We all can understand how precious water is. It is a very common sight one can find at GMG that water over flows from one or the other over-head tanks.
14. **No Water:** On the contrary, at times you would not find any water coming out of the taps coz there is no water in the over head tanks. We have to call your people on their mobiles and then they would inform the concern people to switch on the motor. Every time all this process would kill a solid 30-45 mins of time before we have water.

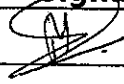

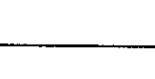
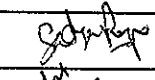

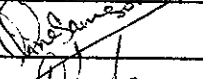

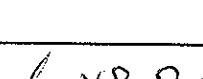
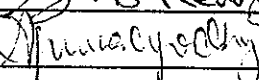
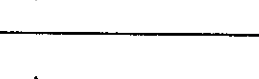
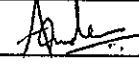
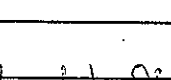
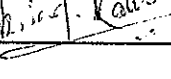
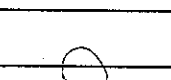

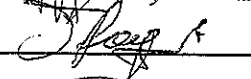
Last but not the least, we are very sorry to say this but you have a bunch of morons working for you in the site. Instead of taking the responsibility and ownership in resolving the issues, they are redirecting every one to talk to you directly. We don't understand why the hell are they for if you would take care of everything?

Please acknowledge the delivery of this mail to you so that we understand you received this and are looking into the matters.

Lastly, our sincere request: Modi Properties and Modi builders are reputed in the market for their quality and service. Please do not allow worthless individuals like some of your staff to spoil the good will what these organizations carry.

Warm Regards,

All Residents,
Gulmohar Gardens,
Shakthi Sai Nagar,
Mallapur,
Hyderabad.

S.No	Name	Block	Signature
1	Mrugesh S	A 215	
2	R Sivaraman	A 503	
3	O P Malviya	A 503	
4	D Thirupathi Reddy	A 214	
5	M Bhaskar Rao	A 113	
6	P S N Raju	B 208	
7	Ashok Kumar	B 215	
8	Ashok Gupta	B 207	
9	Olive Samson	B 113	
10	Dinakar Dasari	B 314	
11	Mangesh Patil	B 516	
12	G V Subramanyam	B 204	
13	G V Bhaskara Reddy	B 318	
14	Momita	B 201	
15	Sreedhar	B 410/411	
16	Y Venkatachalam	B 303	
17	C Arudra Kumar	C 513	
18	Rajesh Nambiar	C 501	
19	Mona	C 508	
20	Aravind Kandi	C 204/205	
21	Praveen	C 206	
22	Suman	C 411	
23	Ismail Sheikh	A-312	
24	S. Sridhar	A 301	
25	M. Paul Kanti	B 214	
26	S. Mura	C-304/205	

Page 3/3

(P.T.O)

G.M. Chandra . Me

To
Mr. Soham Modi
Sir,

Dt:- 27/9/8.

Sub:- The flower pots, plants, wooden furniture in the corridor and fixing of the wooden boxes / racks on the outer side of the walls in the corridor.

...

Corridor and staircase are considered to be common area and meant for passage. But some residents / occupants have placed the plants with clay pots and wooden furniture in front of their doors through the corridor. Some people even have fixed the wooden boxes / racks on the outer walls of their flats projecting in to the corridor.

Put up for perusal and orders of action to be taken please.

With Regards,
G. Ravi Chandra
(Admin Officer)

The Gulmohar

NOTICE

Sub: - Providing the Intercom telephone facilities (BSNL) among the flats and Security cabin

All the flats Owners / Occupants of the Gulmohar Gardens are here by informed to take the Intercom Phone facility. In order to complete the work by the management you are requested to give willingness and consent in the form of submitting the Xerox copies of the latest BSNL Landline Telephone Bill to the undersigned.

The following are the conditions and salient features of this Intercom system:-

1. Should have the BSNL (B - Phone) landline in the flat.
2. It is provided free of Cost. No additional charges are levied monthly. Whatever the tariff plan under which the phone is provided, that amount only need to be paid monthly as per bill.
3. Each flat is provided with a four digit number for making Intercom calls
For Example :- a) for A Block 315 = 1315
b) for B Block 208 = 2208
c) for C Block 401 = 3401
4. For making the out going calls other than the Intercom calls they should prefix the out going number by zero, it means the out going number should be added by zero before dialing.
5. One BSNL landline phone will be provided at the security cabin free of cost and free of rental by the BSNL for the communication with security and vice-versa.

Dated: - 16-09-2008

RAVI CHANDRA
Admin Officer
Gulmohar Gardens

file gmudh

NOTICE

Sub: - Maintenance Charges - Out Standing

Ref: - Earlier Notice dated: 12-09-2008

Maintenance charges are to be paid on the basis of the Current month and on or before 5th of every month. With reference to the above cited notice where in a list of flats was enclosed showing the details of outstanding maintenance charges upto the period of the 12th September, 2008, some owners / occupants have responded and up dated the maintenance. Still many flats owners / occupants are left with outstanding balances.

Hence, it is once again requested to clear all the pending maintenance charges immediately. Those who will not pay the arrears and up date their maintenance account, **the water supply to their flats will be disconnected and further re-connection charges of Rs.500/- will be levied.**

Dated: 16.09.2008

RAVICHANDRA
(ADMIN. OFFICER)
GULMOHAR GARDENS

File in 4M40A

NOTICE

Sub:- Maintenance Charges of Gulmohar Gardens

Maintenance charges are to be paid on the basis of current month and on or before 5th of every month. It means the maintenance charges for the month of Sep-08 are to be paid on or before 5th of Sep-08. Only some owners are adhering to this rule and paying maintenance charges regularly.

A list where in amount of outstanding / arrears of maintenance charges up to the period of 12th Sep-08 is enclosed here with for your information. Once again all the owners / occupants of the flats are requested to up date the maintenance charges immediately. **Otherwise electricity and water supply will be disconnected.**

12/09/08

Management
Gulmohar Gardens

List Showing the details of Maintenance Charges-Outstanding

S.No	Flat.No	Out Standing details			Remarks
		Period	Number of Months	Amount in Rs	
1 ✓	C-101 ✓	July-08, Aug-08, Sept-08	3	2589 ✓	PAID 13.09.08
2	C-102&103	Aug-08, Sep-08	2	1456	
3 ✓	C-104&105 ✓	Sep-08	1	728 ✓	PAID 15/09/08
4	C-106	Sep-08	1	563	By 25th Sept 08
5	C-107	Sep-08	1	563	
6	C-108	Aug-08, Sep-08	2	1126	
7	C-109	Nil	Nil	Nil	Upto date
8	C-110	Feb-07 to Sep-08	20	7280	
9	C-111	Mar-08 to Sep-08	7	2548	
10	C-112	Aug-08, Sep-08	2	728	
11	C-113	Nil	Nil	Nil	Upto date
12	C-201	Jul-08, Aug-08, Sep-08	3	2589	
13	C-202&203	Nil	Nil	Nil	Upto date
14	C-204&205	Jul-08, Aug-08, Sep-08	3	2184	
15	C-206	Sep-08	1	563	
16	C-207	Sep-08	1	563	
17	C-208	Jul-08, Aug-08, Sep-08	3	1689	
18	C-209	Nil	Nil	Nil	Upto date
19	C-210	Aug-08, Sep-08	2	728	
20	C-211	Aug-08, Sep-08	2	728	
21	C-212	Jan-08 to Sep-08	9	3276	
22	C-213	Nil	Nil	Nil	Upto date
23 ✓	C-301 ✓	Aug-08, Sep-08 ✓	2 ✓	1726 ✓	PAID ON 15/09/08 cheques
24	C-302&303	Sep-08	1	728	
25	C-304&305	Jul-08, Aug-08, Sep-08	3	2184	
26 ✓	C-306 ✓	(Aug-08) Sep-08	(2) ✓	1126 ✓	563 - PAID 15/9/08
27	C-307	Sep-08	1	563	
28 ✓	C-308 ✓	May-08 to Sep-08	5	2815	
29	C-309	Feb-07 to Sep-08	20	7280	
30 ✓	C-310 ✓	Jul-08, Aug-08, Sep-08 ✓	3	1092 ✓	PAID 13.9.08
31	C-311	Aug-08, Sep-08	2	728	
32	C-312	Jul-08, Aug-08, Sep-08	3	1092	
33	C-313	Aug-08, Sep-08	2	1726	
34	C-401	Nil	Nil	Nil	Upto date
35	C-402&403	Nil	Nil	Nil	Paid upto Dec-08
36	C-404&405	Sep-08	1	728	
37	C-406	Feb-07 to Sep-08	20	11260	
38	C-407	Nil	Nil	Nil	Paid upto Feb-09
39 ✓	C-408 ✓	Jul-08, Aug-08, Sep-08	3	1689	By 25/9/08

40	C-409	Jul-08, Aug-08, Sep-08	3	1092	
41	C-410	Dec-07 to Sep-08	10	3640	
42	C-411	Sep-08	1	364	
43	C-412	Jun-08, Jul-08, Aug-08 & Sep-08	4	1456	
43	C-413	Jul-08, Aug-08, Sep-08	3	2589	
44	C-501	Nil	Nil	Nil	Upto date
45 ✓	C-502 & 503 ✓	Jul-08, Aug-08, Sep-08	1 (3) 20	2184	1456/- PAID 15/5/08
46	C-504 & 505	April-08 to Sep-08	6	4368	
47	C-506	Nil	Nil	Nil	Upto date
48	C-507	Nil	Nil	Nil	Upto date
49	C-508	Jul-08, Aug-08, Sep-08	3	1689	
50	C-509	Feb-07 to Sep-08	20	7280	
51	C-510	Aug-08, Sep-08	2	728	
52 ✓	C-511 ✓	Jun-08, Jul-08, Aug-08 & Sep-08	4	1456	PAID 13.09.08
53	C-512	April-08 to Sep-08	6	2184	
54	C-513	May-08 to Sep-08	5	4315	
55	BNW-101	Aug-08, Sep-08	2	1464	
56	BNW-102	Nil	Nil	Nil	Upto date
57	BNW-103	Dec-07 to Sep-08	10	5630	
58 ✓	BNW-104 ✓	Jun-07 to Sep-08 Aug-Sept	(16) 2	9008	(14) PAID on 15/7/08 @ 110
59	BNW-105	Sep-08	1	563	
60	BNW-106	Apr-08 to Sep-08	6	3378	
61	BNW-116	Feb-08 to Sep-08	8	7800	
62	BNW-117	Jun-08 to Sep-08	4	3900	
63	BNW-118	Nil	Nil	Nil	Paid upto Dec-08
64	BNW-201	Sep-08	1	732	
65	BNW-202	Aug-08, Sep-08	2	1464	
66	BNW-203	Jun-08 to Sep-08	4	2252	
67	BNW-204	Jul-08, Aug-08, Sep-08	3	1689	
68	BNW-205	Dec-07 to Sep-08	10	5630	
69	BNW-206	Dec-07 to Sep-08	10	5630	
70	BNW-216	Nil	Nil	Nil	Upto date
71 ✓	BNW-217 ✓	Sep-08	1	975 ✓	PAID 13-09-08
72	BNW-218	Sep-08	1	975	
73	BNW-301	Nil	Nil	Nil	Upto date
74	BNW-302	Jun-07 to Sep-08	16	11712	
75	BNW-303	Sep-08	1	563	
76	BNW-304	Jun-07 to Sep-08	16	9008	
77	BNW-305	May-08 to Sep-08	5	2815	
78	BNW-306	Dec-07 to Sep-08	10	5630	
79 ✓	BNW-316 ✓	Jun-08 to Sep-08	4	3900	PAID 13/9/08 by cheque
80	BNW-317	Nil	Nil	Nil	Paid upto Dec-08
81	BNW-318	Aug-08, Sep-08	2	1950	
82	BNW-401	Jun-07 to Sep-08	16	11712	
83	BNW-402	Jun-07 to Sep-08	16	11712	
84	BNW-403	Jun-07 to Sep-08	16	9008	
85	BNW-404	Sep-08	1	563	
86	BNW-405	Jun-08 to Sep-08	4	2252	

87	BNW-406	Jun-08 to Sep-08	4	2252	
88	BNW-416	Apr-08 to Sep-08	6	5850	
89	BNW-417	Sep-08	1	975	
90	BNW-418	Jul-08, Aug-08, Sep-08	3	2925	
91	BNW-501	Apr-08 to Sep-08	6	4392	
92	BNW-502	Jun-08 to Sep-08	4	2928	
93 ✓	BNW-503 ✓	Jul-08, Aug-08, Sep-08	3 ✓	1689	PAID 15/09/08
94	BNW-504	Dec-07 to Sep-08	10	5630	
95	BNW-505	Nil	Nil	Nil	Upto date
96	BNW-506	Dec-07 to Sep-08	10	5630	
97	BNW-516	Feb-08 to Sep-08	8	7800	
98	BNW-517	Jul-08, Aug-08, Sep-08	3	2925	
99	BNW-518	Jun-08 to Sep-08	4	3900	
100	BSW-107	Sep-08	1	563	
101	BSW-108	Oct-07 to Sep-08	12	6756	
102	BSW-109	Oct-07 to Sep-08	12	8100	
103	BSW-110	Sep-08	1	364	
104	BSW-111	Sep-08	1	364	
105	BSW-112	Sep-08	1	364	
106	BSW-113	Aug-08, Sep-08	2	728	
107	BSW-114	Nil	Nil	Nil	Upto date
108 ✓	BSW-115 ✓	Jul-08, Aug-08, Sep-08	3	2925	PAID 13/9/08
109	BSW-207	Apr-08 to Sep-08	6	3378	
110	BSW-208	Aug-08, Sep-08	2	1126	
111	BSW-209	Sep-08	1	675	
112	BSW-210&211	Apr-08 to Sep-08	6	4368	
113	BSW-212	Apr-08 to Sep-08	6	2184	
114	BSW-213	Jun-08 to Sep-08	4	1456	
115	BSW-214	Apr-08 to Sep-08	6	5850	
116	BSW-215	Sep-08	1	975	
117	BSW-307	Sep-08	1	563	
118	BSW-308	Apr-08 to Sep-08	6	3378	
119	BSW-309	Sep-08	1	675	
120	BSW-310	Sep-08	1	364	
121	BSW-311	Apr-08 to Sep-08	6	2184	
122	BSW-312&313	Jul-08, Aug-08, Sep-08	3	2184	
123	BSW-314	Nil	Nil	Nil	Upto date
124 ✓	BSW-315 ✓	Jul-08, Aug-08, Sep-08	(3) 1	2925	1950/- PAID 13/9/08
125	BSW-407	Nil	Nil	Nil	Upto date
126	BSW-408	Apr-08 to Sep-08	6	3378	
127	BSW-409	Nil	Nil	Nil	Upto date
128 ✓	BSW-410&411 ✓	Apr-08 to Sep-08 ✓	6	4368	By 20/09/08
129	BSW-412&413	Jun-08 to Sep-08	4	2912	
130	BSW-414	Oct-07 to Sep-08	12	11700	
131	BSW-415	Nil	Nil	Nil	Upto date
132	BSW-507	Jul-08, Aug-08, Sep-08	3	1689	
133	BSW-508	Oct-07 to Sep-08	12	6756	
134 ✓	BSW-509 ✓	Jul-08, Aug-08, Sep-08	(3) 1	2025	1350/- PAID 13/9/08

135	BSW-510	Apr-08 to Sep-08	6	2184	
136	BSW-511	Apr-08 to Sep-08 <i>Sept = 364</i>	(6)	(2184)	<i>PAID 16/09/08</i>
137 ✓	BSW-512 ✓	Apr-08 to Sep-08	6	2184	<i>Tenant assured</i>
138 ✓	BSW-513 ✓	Apr-08 to Sep-08	6	2184	<i>Pay by 1st week Oct-2008</i>
139	BSW-514	Nil	Nil	Nil	Upto date
140	BSW-515	Nil	Nil	Nil	Upto date
141	ANW-101	Jan-08 to Sep-08	9	6588	Sai Builders
142	ANW-102	Jul-08, Aug-08, Sep-08	3	2196	
143	ANW-103	Jul-08, Aug-08, Sep-08	3	2925	
144	ANW-104	Nil	Nil	Nil	Upto date
145	ANW-114	Jul-08, Aug-08, Sep-08	3	2925	
146	ANW-115	Nil	Nil	Nil	Upto date
147	ANW-201	Jul-08, Aug-08, Sep-08	3	2196	
148	ANW-202	Jul-08, Aug-08, Sep-08	3	2196	
149	ANW-203	Jul-08, Aug-08, Sep-08	3	2925	
150	ANW-204	Jul-08, Aug-08, Sep-08	3	1689	
151 ✓	ANW-214 ✓	Aug-08, Sep-08	(2)	1950 ✓	<i>PAID 13/09/08</i>
152 ✓	ANW-215 ✓	Jan-08 to Sep-08	9	8775	<i>BY - 1st week Oct-2008</i>
153	ANW-301	Sep-08	1	732	
154	ANW-302	Jan-08 to Sep-08	9	6588	Sai Builders
155	ANW-303	Jan-08 to Sep-08	9	8775	Sai Builders
156	ANW-304	Jul-08, Aug-08, Sep-08	3	1689	
157	ANW-314	Jan-08 to Sep-08	9	8775	
158	ANW-315	Jan-08 to Sep-08	9	8775	
159	ANW-401	Jan-08 to Sep-08	9	6588	
160	ANW-402	Jan-08 to Sep-08	9	6588	
161	ANW-403	Jan-08 to Sep-08	9	8775	
162	ANW-404	Jan-08 to Sep-08	9	5067	Sai Builders
163	ANW-414	Jan-08 to Sep-08	9	8775	Sai Builders
164	ANW-415	Jan-08 to Sep-08	9	8775	Sai Builders
165	ANW-501	Jan-08 to Sep-08	9	6588	
166	ANW-502	Jan-08 to Sep-08	9	6588	
167	ANW-503	Jul-08, Aug-08, Sep-08	3	2925	
168	ANW-504	Jan-08 to Sep-08	9	5067	Sai Builders
169	ANW-514	Jul-08, Aug-08, Sep-08	3	2925	
170	ANW-515	Jan-08 to Sep-08	9	8775	Sai Builders
171	ASW-105	Aug-08, Sep-08	2	1126	
172	ASW-106	Feb-08 to Sep-08	8	4504	Sai Builders
173	ASW-107	Aug-08, Sep-08	2	1126	
174	ASW-108	Nil	Nil	Nil	Paid upto Dec-08
175	ASW-109	Aug-08, Sep-08	2	728	
176	ASW-110	Nil	Nil	Nil	Paid upto Oct-08
177	ASW-111	Feb-08 to Sep-08	8	2912	Sai Builders
178	ASW-112	Feb-08 to Sep-08	8	7800	Sai Builders
179	ASW-113	Aug-08, Sep-08	2	1950	
180 ✓	ASW-205 ✓	Aug-08, Sep-08	(2)	1126 ✓	<i>PAID 13/09/08</i>
181	ASW-206	Feb-08 to Sep-08	8	4504	

182	ASW-207	Feb-08 to Sep-08	8	4504	Sai Builders
183	ASW-208	Feb-08 to Sep-08	8	2912	
184	ASW-209	Feb-08 to Sep-08	8	2912	
185	ASW-210	Feb-08 to Sep-08	8	2912	
186	ASW-211	Feb-08 to Sep-08	8	2912	
187	ASW-212	Feb-08 to Sep-08	8	7800	
188	ASW-213	Feb-08 to Sep-08	8	7800	
189	ASW-305	Feb-08 to Sep-08	8	4504	Sai Builders
190	ASW-306	Aug-08, Sep-08	2	1126	
191	ASW-307	Aug-08, Sep-08	2	1126	
192	ASW-308&309	Aug-08, Sep-08	2	1456	
193	ASW-310	Feb-08 to Sep-08	8	2912	Sai Builders
194	ASW-311	Feb-08 to Sep-08	8	2912	Sai Builders
195	ASW-312	Aug-08, Sep-08	2	1950	PAID 15/09/08
196	ASW-313	Feb-08 to Sep-08	8	7800	
197	ASW-405	Nil	Nil	Nil	Paid upto Jan-09
198	ASW-406	Aug-08, Sep-08	2	1126	
199	ASW-407	Nil	Nil	Nil	Paid upto Jan-09
200	ASW-408&409	Feb-08 to Sep-08	8	5824	
201	ASW-410	Nil	Nil	Nil	Paid upto Dec-08
202	ASW-411	Aug-08, Sep-08	2	728	
203	ASW-412&413	Aug-08, Sep-08	2	3900	
204	ASW-505	Sep-08	1	563	
205	ASW-506	Aug-08, Sep-08	2	1126	
206	ASW-507	Nil	Nil	Nil	Upto date
207	ASW-508&509	Feb-08 to Sep-08	8	5824	
208	ASW-510	Sep-08	1	364	
209	ASW-511	Feb-08 to Sep-08	8	2912	Sai Builders
210	ASW-512	Feb-08 to Sep-08	8	7800	
211	ASW-513	Aug-08, Sep-08	2	1950	

UM4 file

22 Aug 2008

To

Soham Modi
Managing Director
MPIPL

Subject ; Regarding GMG Owner Association Complaints

Respected
Sir,

At about 15:30 pm we visited the flats except A-Block Flat Nos.104, 114 and C Block Flats 210, 211 because they were locked. Rest of the signatures are dummy. Physically we asked the A, B, and C Blocks residents, they said signatures are not belongs to them. C Block 113 is Model Flat, Flat No 115 ,214 and 414 there were no flats with these Numbers. A Block Flat No 112, 302,307,405 are vacant flats.

We visited the swimming pool, water is good and we asked about drinking water is good. Rain water cleared

CC to : A Shankar Reddy, AGM(Admin)

With regards

M Bhavani Prasad
Asst manager Admin (Audit)

R Ram Babu
Admin Officer

SOHAM SIR

From:-

The Residents of Gulmohar Gardens,
Shakti Sai Nagar, Tallapur, Hyd-076.

original

Secunderabad.
Dt. 20th Aug, 2008
21/8

To,

The Managing Director,
Modi Properties & Investments Pvt. Ltd.
Secunderabad.

Forwarded to
M. S. Srinivasulu
Modi Properties
Adm. Officer
MODI PROPERTIES

Sr,

Sub:- Permission to celebrate the VINAYAKA
CHAVATHI festival - req.

We, the residents of the above apartments
request you to kindly accord your kind
permission to celebrate the festival - GANESH
CHATHURTHI - from Sept 03rd 2008 for a
period of five days. Necessary arrangements
would be made from our own financial
resources to be collected on a voluntary basis
from the occupants.

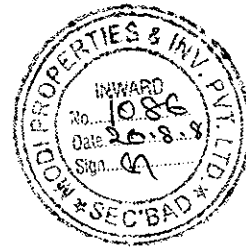
Rest assured we hope you'll also
extend your co-operation for celebrating the
festival in harmonious and Co-ordial atmosphere.

Thank you,
Yours Sincerely,

Residents of GNG

- 1. K. Venkateswamy - G-401 - (Ks)
- 2. P. NEERAJA - B-208, (Ks)
- 3. G. Gayatri - B-204 (Ks)
- 4. B. Lakshmi Sireesh - B-318 (Ks)

APPROVED BY
71 AUG 2008
SOHAM MODI
MANAGING DIRECTOR



Mallapur.
Date : 12.08.2008

Sri. **Sohan Modi,**
Modi Ventures,
Ranigunj,
Secunderabad.

UMGOA
d/h

Sir,

We the undersigned flat owners of Gulmohar Gardens apartments, Mallapur represent the following for your attention and spot visit to rectify the same.

- 1] The entire rain/drainage water of Shakti Sai Nagar is entering to the apartments through the east side vacant land which is being used by Modi builders for storing of sand and other construction materials etc. The dirty water is spread and stagnate with mud at around the premises of "C" Block which is not only apprehension for the safety of the building but also create panic among the inhabitants. The manholes available in the blocks are not functioning properly which resulted standstill of dirty water in the premises and also inside the Gym. We have not seen such entry of drainage water into apartments anywhere.
- 2] The project engineer by name Sri. Ramesh is only a spectator and he has not taken any action to divert the drainage water and to keep the area neat and tidy. Now a days he is very much interested to act as a mediator for selling of flats and searching of tenants for the vacant flats without paying proper attention for the work entrusted by the Modi builders.
- 3] Several bore well pumps are out of order and we are facing lot of problem to get the water.
- 4] Manjeera water is being supplied with mixing of bore well water. It is not a fault of municipality since outsiders are getting good municipal manjeera water. It is suspected that Majeera water is being purchased in less quantity and it mixed with bore water for self gain.
- 5] Shri. Ravichandra who is looking after the administrative works is a joker and cannot able to supervise/monitor the staff working under his control which resulted improper sweeping, non replacement of fused tube lights, accumulation of garbage inside the net near the boundary wall etc.
- 6] Swimming pool water is emitting bad smell and it requires replacement of fresh water and proper maintenance/cleaning.

7] Enrolling unskilled boys as security to guard the apartments resulting sleeping on duty and entry of unauthorized persons, allowing vendors into the apartments causing lot of disturbance as well as security related problem. Keeping in view of the current scenario enhanced security presence is very much essential to avoid any untoward incident. Lack of security system cannot be compromised at any cost.

In view of the facts mentioned supra, your immediate intervention is solicited for taking necessary action or the flat owners may force to approach the media and consumer forum which will tarnish the image of your esteemed organization. We hope a positive response from your side in this regard.

Thanking you,

Yours faithfully,

Flat owners of Gulmohar Gardens.

C - Block :

105- Shera
 115- Paulina
 113 Ashu
 201 Neeraj
 211 F. Parikh
 210 Arjun
 214 Ashu
 306 Subramaniam
 309 Tamara
 310 K. Anand
 312 R. Anand
 212 Appalaraju
 214 ...

B - Block :

101 Deep
 106 ...
 114 ...
 115 ...
 116 ...
 117 ...
 203 ...
 204 ...
 210 ...
 211 ...
 213 ...

A - Block

112 ...
 113 ...
 114 ...
 101 ...
 104 ...
 110 ...
 302 ...
 309 ...
 405- ...

(SSB)


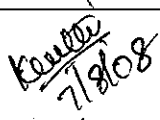
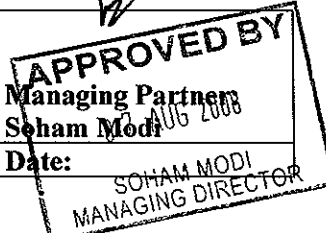
Authorization form for handing over the possession of Flat in Gulmohar Gardens

Flat No.	E-512
Name of Buyer	MR. SACHIN JAISWAL

A.	Total sale consideration.	1161000 ✓
B.	Less: Discount for early payments.	(25000) ✓
C.	Add: Reg. Charges	71830 ✓
D.	Add: VAT & Service Tax.	11650 ✓
E.	Add: Extra Specs Charges (revised)	27919 ✓
F.	Add: Misc. Charges	3420 ✓
G.	Less: Amount paid	1275599 ✓
H.	Balance amount Due	220 ✓
I.	Interest Amount	(36829) ✓
J.	Refund if any	NIL
Remarks: (1) This flat belongs to SSB, so Service Tax amount not charged.		
(2)		
K.	Interest Amount to be charged	NIL

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	✓
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Buyer has signed the Electricity Transfer Form & Affidavit or Stamp paper	
6.	Property Tax cheque & Incidental Expenses collected	
7.	Date of Transfer of Electricity Bill	

Authorized by:

Marketing: 	Accounts: 	Construction:	
Date: 2/6	Date: 7/8/08	Date:	

- Note: 1. Update Sale Completed as 'Yes' in the database.
 2. Give a copy of owners association rules to the buyer.

File

GULMOHAR GARDENS OWNERS' ASSOCIATION

The first meeting of the Gulmohar Gardens Owners' Association with Mr. A. Ramesh, Project Manager and G. Ravi Chandra, Admn Officer was held on 28-06-2008(Saturday) at 6-00 pm in the Banquet Hall of the Club House. In continuation of the process of interaction between the owners and management second meeting was held on Saturday i.e., 19-07-2008 at 6-00 pm in the Club House . Many issues which were raised in the I meeting were resolved. In addition some of the issues were raised in the latest meeting by the owners (ENCLOSURE) and requested the management to resolve the same.

Further it was decided in the meeting to conduct the next meeting on the last Saturday of August i.e., 30-08-2008 at 6-00 pm in the Club House, Banquet Hall.

It is hereby notified that the following persons are responsible and can be contacted on the following matters.

1. Mr. B. Narsing Rao, Security Supervisor, Phone No. 9908620619 for filling up of over head tanks for the supply of bore well water and drinking water and also for break downs of the lifts.
Timings for bore well water supply -----24 hours.
Timings for the supply of drinking water ----5-00pm to 6-00 pm.
2. Mr. Shiva, House Keeping Staff Supervisor. He is available in the premises from 9-00 am to 5-30 pm . He can be contacted regarding the matters of House Keeping.
3. Mr. V. Shravan Kumar, Club House and Swimming Pool Supervisor, Phone No. 9959535766. He is available in the premises during the opening hours of the club house and swimming pool and can be contacted for the matters related.
Timings: Morning -----6-00 to 9-00
Evening-----6-00 to 8-00
4. In case of EMERGENCIES , in connection with the problems of Electricity and Plumbing the following persons are designated. They can be contacted after the site office working hours (during nights) and on holidays.
ELECTRICIAN : Mr. Narasimha Reddy, Phone No 9959535725.

PLUMBER : Mr. FERROJ, Phone No. 9704184828

With Regards

A. Ramesh, Project Manager
G. Ravi Chandra, Admn . Officer

Date: 21-07-2008

He Tejwari

ENCLOSURE

List of issues raised by the owners in the meeting held on 19-07-2008.

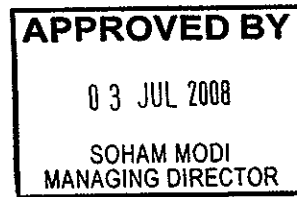
1. Request Bus Stop near by the front gate.
2. Street Lights Implementation .
3. Water Taps should be provided for House Keeping Staff under each Block.
4. Anti Skid tiles should be laid on the roads.
5. Monopoly of Internet Connectivity and Cable, need multiple vendors.
6. Automatic Start and Stop for Water Pumps.
7. Protective Structures near pits and turnings.
8. Train / communicate the workers on behavioural issues.
9. Proper maintenance of OTIS lift in Block A
10. Structural and Building Certificate needed.
11. Drain out lets in every floor.
12. Security persons disturbing by beating the floor in the nights.
13. Trespassers should not be allowed .
14. Middle Gate of the compound wall of phase II should be locked.

TO,
SOHAM SIR.

2/7/08.

To

Modi Promotor.
Gulmohar Gardens.
Sakti Sai Nagar.
Mallapur.



Respected Sir,

We ladies of Gulmohar Gardens are requesting you to allow us to do Yoga in Club house timings evening 5 to 7 pm. where we will be grateful to you Sir.

Thanking You Sir

Yours Sincerely

M. Renika Devi. (COUCH)
B.210,211

Ramya.

C-307, G. SUVARCHALA
B-204, G. GAYATHRI
C-206 G. ~~Arathi~~
B-204 G. AKHILA
C/213. G. K. Dixit
C-207 - K. Padmavathi
C-207 - K. Srinija
B-215 - K. NIDHIRAI
B-418 - Sushela.
B-318 - Pramoda Devi
C-101 - G. S. R. Lakshmi

B-210,211 M. Renika Devi (COUCH)
B-208 P. Neeraj
B-207 JAYA. M.
B-207 PRASANNA. M.
B-218 ANASUYA. M.
B-218 SANDHYA.

FROM

U. M. Y.
Modi Promotor
(A. RAMESH)

file GPMU

Ref: Telephonic discussions you had with our MD on 9.7.08 and personal discussions with our Director at our Office on 2nd July, 2008

Please recall the personal discussions you had with the undersigned regarding Elevators orders placed on you for our various projects. In this regard I have re-iterated that there is abnormal delay from your end for commissioning and handing over of Elevators beyond the schedule date of commitment. Also no one is there to take the concrete steps to speed up the job and fulfill the commitment. We are furnishing here under the details of the delayed projects.

1) Site: GULMOHAR GARDENS, MALLAPUR.

a) 'D' Block: Regret to note that material is not yet delivered.

a) 'E' Block North wing: Schedule to commissioning and handing over on or before 01.03.08. As per our Project Manager it is already 4 months delay from schedule date and still Testing work is going on. It is also reported that your staff are not attending the job regularly. Please ensure that your staff is attended the job regularly and speed up the work and complete the job immediately.

b) 'E' Block South Wing: Schedule to commissioning and handing over on or before 01.06.08. It is regret to note that complete material for this block is not yet received. Please look into the matter and resolve the issue on top priority.

2) Site: PARAMOUNT RESIDENCY, NAGARAM:

a) 'B' Block : Schedule date for commissioning and handing over of Elevator on or before 01.03.2008. It is regret to inform you that already 4 months have passed away but work is not completed. Please intervene in to the matter and resolve the issue on top priority.

b) '2C' Block : It seems that there is gross negligence at your end that you have not started the work for this block till date which supposed to commissioned and handed over by 01.06.2008.

You are requested to look into the matter and ensure that all the above works are completed on war footing basis without any further delay. If any payments are due, please mail us the details for our immediate action. If any civil works are due, please email and talk to our respective project managers for their immediate action.

Hope that you will take immediate action and sort-out the issue.

Please acknowledge receipt of this mail and send your clarification with commitment date for completion of above jobs.

Matter Most Urgent.

With regards
Gaurang Mody
Modi Properties & Investments Pvt.Ltd.

16/7/08

Me

8.

South Side

Following items will be discussed in meeting held on 21/06/08 at club house.

1. The financial information of GMS should not be shared with any representative.
2. It was the general consensus that the gate leading towards south side of GMS, where new venture is proposed, should be closed as it is creating security problem.
3. In view of independent survey done at Block of May Flower Park the tower installed at the top of block should be removed or attached to the main house.
4. List of people working for GMS owners collection then a list of utilities and contact number should be prepared on each block which will help the owners to contact them during the time of emergency.
5. It is observed that wires from overhead tanks being passing & lower even and even the remainder security is not being taken care to high rats. Such things should be avoided by using PVC pipes for wires and surrounding the steps with concrete wall.
6. Lamps and garages should be provided maintained in each respective block and location should be the same.
7. A proper approach should be provided in each facility of block.
8. The drainage system should be installed in each block of the ground floor or main floor.
9. Sewer lines, plumbing and maintenance of appliances like lift, swimming pool and recreation room are the areas of serious concerns and need immediate attention.
10. It is also requested to the club members that no money should be paid to workers getting salary from association and people collecting garbage etc. and any demand of non-club members should be refused.
11. The cost for using club house should be nominal (Rs. 300).
12. All the residents of GMS are requested to attend the next meeting proposed to be held on 28/06/08, for further discussion, in club house at 8pm.

13. Next meeting will be conducted on 18 July 08

From
G.M. M.
R. S. A. Amin

NOTICE

Residents of Gulmohar Gardens may please note that drinking water shall be available between 7 a.m. to 8 a.m. on all days. Borewell water shall be available 24 hours a day.

Residents are requested to use water sparingly so that there is no shortage of water.

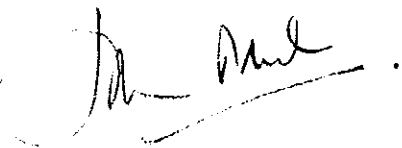


Soham Modi
General Secretary,
Gulmohar Gardens Owners Association.

NOTICE

All visitors to Gulmohar Gardens are requested to sign the visitors register available with the security. Residents of Gulmohar Gardens are exempt from signing the visitors register. However, in overall interest and safety of residents of Gulmohar Gardens residents are requested to sign the register between 10 p.m. to 6 a.m.

Security has been informed to vigorously enforce the same.

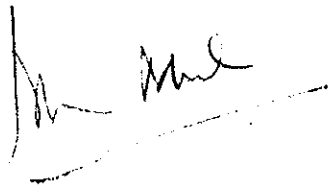


Soham Modi
General Secretary,
Gulmohar Gardens Owners Association.

NOTICE

Notice boards have been placed near the lifts and club house at Gulmohar Gardens. Residents are requested to check the notice boards regularly.

Residents are also welcome to put their personal advertisements on the notice board for sale, lease flats or other purposes after approval from Mr. Ravi Chandra.



Soham Modi
General Secretary.
Gulmohar Gardens Owners Association

NOTICE

Please note that the Club house is now open for the residents of Gulmohar Gardens. The club house timings shall be 6 a.m. to 9 a.m. & 4 p.m. to 8 p.m.


Residents are welcome to use the gym, swimming pool recreation room with pool, TT and Caroms. Projection TV is available in the banquet hall and can be used for viewing television or movies. A home theatre system to play VCD and DVDs is also available. All these services shall be free of cost and can be used by members who have no arrears of maintenance charges.

TT rackets and balls, basket ball, cricket kit etc., are also available for use free of cost.

The banquet hall open area in front of banquet hall, kitchen and pantry can be used for small get-togethers/parties and the charges shall be as follows:

Breakfast	- 7 am to 11 am	-	Rs. 1,000/-
Lunch	- 11 am to 3 pm	-	Rs. 1,000/-
Dinner	- 7 pm to 11 pm	-	Rs. 1,000/-
Entire day	-7 am to 11 pm	-	Rs. 2,000/-

Please contact Mr. Ravi Chandra (Phone no. 65272342 and Mobile no.9290277539) at our site office for use of these facilities.



Soham Modi

General Secretary.

Gulmohar Gardens Owners Association

NOTICE

Residents of Gulmohar Gardens are requested to pay maintenance charges on or before 5th of every month, i.e., maintenance charges for February shall be paid by 5th February 2008. The maintenance charges are Rs. 0.75 per sft.

Mr. Ravi Chandra – Admin Officer, (Phone no. 65272342 and Mobile no. 9290277539) is in-charge of the maintenance works of Gulmohar Gardens. You are requested to pay the maintenance charges to Mr. Ravi Chandra and collect the receipts for payments from him.

Complaints in writing can be made to Mr. Ravi Chandra.



Soham Modi.

General Secretary.

Gulmohar Gardens Owners Association.