

aruna@modiproperties.com

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**From:** Soham Modi <sohammodi@modiproperties.com>  
**Sent:** 16-10-2021 11:12  
**To:** 'aruna'  
**Subject:** Fw: Fwd: NEOA-Notice NE 114

Print

Regards,

Soham Modi

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**From:** ksdvprasad@gmail.com  
**Sent:** 16 October 2021 10:44 am  
**To:** saritha@modiproperties.com; kprasad@modiproperties.com; sohammodi@modiproperties.com  
**Subject:** Fwd: NEOA-Notice NE 114

Hi,

I dont understand why my issues are constantly and purposefully not attended to.

I think you still remember the phone call i had with saritha regarding the notice in the tailed mail.

Even after bringing to the notice of your office none of the pending works are attended to.

You have assured there is no disparity shown while attending the work based on owners.

Last month foothpath is repaired in my lane. Im surprised to see work is left only at my house. If this is not purposefully done what could it be?

Akhil's behaviour and response is also informed to your office. There is no information shared to me on this issue.

Similarly i made complaints on site engineers suresh, madhusudhan, vijay raj. Leave about complaints on the house construction.

All complaints are going to krishna prasad and nothing is happening from there. What is the mechanism to escalate beyond krishna prasad.

I bought this house in october 2016. Have some remorse to reply this mail.

Vara Prasad K S D  
NE-114.

----- Forwarded message -----

**From:** saritha . <saritha@modiproperties.com>  
**Date:** Thu, 2 Jul 2020, 13:57  
**Subject:** NEOA-Notice  
**To:** ksdvprasad@gmail.com <ksdvprasad@gmail.com>  
**Cc:** Krishna Prasad <kprasad@modiproperties.com>, Ne-const . <ne-const@modiproperties.com>



**aruna@modiproperties.com**

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**From:** Soham Modi <sohammodi@modiproperties.com>  
**Sent:** 19-08-2021 10:39  
**To:** Aruna P.A.  
**Subject:** Fw: Nilgiri Estates - Clubhouse guest rooms plan

Print

Regards,  
Soham Modi

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**From:** ne\_core\_owners@googlegroups.com  
**Sent:** 18 August 2021 11:48 pm  
**To:** ne\_core\_owners@googlegroups.com  
**Subject:** Re: Nilgiri Estates - Clubhouse guest rooms plan

Dear Soham Sir,

The plan is looking good. Please proceed with the construction.

Regards,  
Muthaiah,  
NEOA Secretary

On Tuesday, August 17, 2021 at 10:16:21 PM UTC+5:30 [aruna@modiproperties.com](mailto:aruna@modiproperties.com) wrote:

To,

The Secretary,

Attached herein is the plan of guest room. If you approve we will start the work.

Regards,

Soham Modi.

---

**From:** [ar...@modiproperties.com](mailto:ar...@modiproperties.com) <[ar...@modiproperties.com](mailto:ar...@modiproperties.com)>  
**Sent:** 11 August 2021 17:25  
**To:** 'ne\_core...@googlegroups.com' <[ne\\_core...@googlegroups.com](mailto:ne_core...@googlegroups.com)>  
**Cc:** 'Soham Modi' <[soha...@modiproperties.com](mailto:soha...@modiproperties.com)>; 'kpr...@modiproperties.com' <[kpr...@modiproperties.com](mailto:kpr...@modiproperties.com)>  
**Subject:** RE: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION\_\_\_\_Gentle Reminder request \_01



**aruna@modiproperties.com**

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**From:** sohammodi@modiproperties.com  
**Sent:** 18-08-2021 10:20  
**To:** aruna@modiproperties.com  
**Subject:** FW: Nilgiri Estates - Clubhouse guest rooms plan  
**Attachments:** NE Club house 3rd floor - guest room plan.pdf

Print email and attachment.

Regards,

Soham Modi

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**From:** ne\_core\_owners@googlegroups.com <ne\_core\_owners@googlegroups.com> **On Behalf Of** aruna@modiproperties.com  
**Sent:** 14 August 2021 12:47  
**To:** ne\_core\_owners@googlegroups.com  
**Cc:** 'Soham Modi' <sohammodi@modiproperties.com>; kprasad@modiproperties.com  
**Subject:** RE: Nilgiri Estates - Clubhouse guest rooms plan

To,  
The Secretary,

Attached herein is the plan of guest room. If you approve we will start the work.

Regards,

Soham Modi.

---

**From:** aruna@modiproperties.com <aruna@modiproperties.com>  
**Sent:** 11 August 2021 17:25  
**To:** 'ne\_core\_owners@googlegroups.com' <ne\_core\_owners@googlegroups.com>  
**Cc:** 'Soham Modi' <sohammodi@modiproperties.com>; 'kprasad@modiproperties.com' <kprasad@modiproperties.com>  
**Subject:** RE: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION\_\_\_\_Gentle Reminder request \_01

To,  
The President & Secretary,  
Nilgiri Estate Owners Association,  
Rampally.

In reply to your email dated 27<sup>th</sup> July, 2021 please note the following:

1. Entrance arch – this issue was addressed earlier.
2. Garbage bins – the room has been designed to ensure that the garbage bin cannot be moved out of the garbage room. Therefore, the request for change in width of the opening will not be entertained. In the past we have seen member moving the garbage cans from one location to other.
3. Guest rooms – we will share the plan shortly.
4. Amphitheatre – it will be taken up after receipt of OC.
5. Broken boundary wall – it will be taken up after end of rainy season (mid October).
6. Lights in parks – work under progress.
7. Monitor for CC camera – will be sent shortly.



Scan 80:- 107165 / 107166

Review on 20/5/21

21

20+101

Joint work taken up for 14th April

APPROVED BY  
SOHAM MODI  
MANAGING DIRECTOR  
11 APR 2021

| Detail list of pending issues at Nilgiri Estate |           |            |            | Project: Nilgiri Estate<br>Date: 21.04.2021           |
|-------------------------------------------------|-----------|------------|------------|-------------------------------------------------------|
| Water Proofing villas Details                   |           |            |            |                                                       |
| Sl.no.                                          | Villa no. | Poss.date  | Comp.ID no | Comp.dateRemarks                                      |
| 1                                               | 184       | ✓          | 13354      | 20.04.21 Poss.not taken                               |
| 2                                               | 3         | ✓          | 13346      | 22.03.21 NRI, physical possession taken on 01-02-2021 |
| 3                                               | 86        | ✓          | 13355      | 20.04.21                                              |
| 4                                               | 99        | ✓          | 13335      | 15.03.21 Poss.not taken                               |
| 5                                               | 80A       | ✓          | 13356      | 20.04.21                                              |
| 6                                               | 90        | ✓          | 13357      | 20.04.21                                              |
| Seepage issue Villas Details                    |           |            |            |                                                       |
| SL.No                                           | Villa no. | Poss.date  | Comp.id no | comp.dateRemarks                                      |
| 1                                               | 3         | ✓          | 13346      | 23.03.21 NRI, physical possession taken on 01-02-2021 |
| 2                                               | 56        | ✓          | 13332      | 06.03.21                                              |
| 3                                               | 73        | ✓          | 13328      | 02.03.21                                              |
| 4                                               | 123       | ✓          | 13327      | 08.02.21                                              |
| 5                                               | 153       | ✓          | 12843      | 18.11.19 Poss.not taken                               |
| 6                                               | 154       | ✓          | 12844      | 18.11.19                                              |
| 7                                               | 176       | ✓          | 13333      | 08.03.21                                              |
| 8                                               | 177       | ✓          | 13311      | 16.04.21                                              |
| Sunken villas list                              |           |            |            |                                                       |
| SL.No                                           | Villa no. | Poss.date  | Comp.id no | comp.dateRemarks                                      |
| 1                                               | 1         | 30.06.2018 | 13283      | 02.12.20                                              |
| 2                                               | 6         | 20.05.2019 | 13366      | 20.04.21                                              |
| 3                                               | 42        | 02.08.2018 | 13317      | 22.01.21                                              |
| 4                                               | 43        | 29.12.2018 | 13340      | 22.03.21                                              |
| 5                                               | 44        | 15.10.2018 | 13331      | 05.03.21                                              |
| 6                                               | 48        | 29.12.2018 | 13340      | 22.03.21                                              |
| 7                                               | 58        | 05.02.2018 |            |                                                       |
| 8                                               | 66        | 31.10.2018 | 12891      | 14.12.19                                              |
| 9                                               | 73        | 20.11.2018 | 13328      | 22.02.21                                              |

✓ → we pay full cost

○ → customer pays labour cost.



LEGAL

Date:20-04-2021

Regarding Nilgiri Estate Villa No.155

The Customer filed a case in forum for deficiency of service. On the last adjournment Presiding officer directed him to get the Chartered Engineer Certificate and directed us to inspect the villa and note down the damages for rectification. Which we have already assured in our Written Statement. Today Customer called Mr.Krishna Prasad and informed him that he handed over the key to security for our inspection.

Kindly suggest for necessary steps.

Regards

Krishna Prasad

M.A.Lateef

22/4/21

- ① Inspected the villa.
- ② No major leakage.
- ③ ~~Our~~ Chartered Fee to report & give certificate.
- ④ Print photo.



aruna@modiproperties.com

**From:** Soham Modi <sohammodi@modiproperties.com>  
**Sent:** 14-04-2021 09:47 AM  
**To:** 'aruna'  
**Subject:** Fw: Final list of elected body of NEOA

Print

Regards,  
Soham Modi

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**From:** ne\_core\_owners@googlegroups.com  
**Sent:** April 13, 2021 10:07 PM  
**To:** ne\_core\_owners@googlegroups.com  
**Subject:** Re: Final list of elected body of NEOA

Dear Soham,

Thanks for joining zoom meeting held on 10th Apr 2021 at Modi's office Ranigunj, and also answering well for all mentioned issues in earlier emails.

We have prepared "Minutes of Meeting" and publishing below . Please review these points and provide your sign-off.

**Attendees:**

1. Mr. Srinivas – President
2. Mr. Muttaiah – secretary
3. Mr. Vivekananda – Treasurer
4. Mr. Guruprasad – Executive member

(Collectively to be referred as members)

The meeting was presided by Mr. Soham modi through zoom given the increasing pandemic spread.

Following are the minutes of the meeting:

1. The first issue discussed was regarding the drainage disposal system, wherein members raised the concern about the non availability of a proper drainage disposal system to which Mr. Modi responded as a temporary drainage/waste disposal system has been arranged at the swimming pool area which would regularly be operated by the site in-charge and further explained that the permanent solution would be talking to the land owners of the adjoining land and the GHMC officials and amicably arriving at a solution. However, Mr. Modi has further quoted that unless we receive an Occupancy Certificate (OC) from the GHMC officials, nothing can be done. Mr. Modi has assured that all the measure to get the OC is being done from their end however due to the shift of the government to the use of Dharani portal there were certain problems arising to obtain the OC.



Minutes

Date: 10/04/2021

Place: Ranigunj

Attendees:

1. Mr. Srinivas – President
2. Mr. Muttaiah – secretary
3. Mr. Vivekananda – Treasurer
4. Mr. Guruprasad – Executive member  
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2. Whereas the members inquired about the garbage disposal system to be installed at our locality to which Mr. Modi responded that the makeshift garbage rooms have been ordered and would be installed at our place within one to two weeks.
3. Whereas the members raised the question of supply of RO water on a daily basis to which Mr. Modi responded that there is enough capacity at our locality for supply of RO water on a daily basis to both the phases, further he asked the members to co-ordinate with the site engineer and get the RO water.
4. Whereas the members raised the question about the pending repair works within the premises, to which Mr. Modi responded stating to co-ordinate with the site engineer and send over the pictures of the pending works which would be taken up from their end.
5. Whereas the members brought it to the notice of Mr. Modi about the lighting arrangements in the common areas such as parkas, to which he responded that the arrangements are underway and would be installed very soon.
6. Whereas the members inquired about the boom barriers and smart vehicle cards, to which Mr. Modi responded stating that the required materials have already been ordered and would be installed once received.
7. Whereas the members inquired about the installation of Jacuzzi / sauna to which Mr. Modi responded stating that given the increasing pandemic it wouldn't be a good idea to install them however he was open to any new ideas or if the larger group insisted on the installation of Jacuzzi/sauna, he would go ahead get them installed.
8. Whereas the members inquired about the promised Amphitheatre to which Mr. Modi responded that two locations have been identified one beside villa no. 183 or adjacent to villa 135/136.



9. Whereas the members inquired about the adequacy of installed cc cameras and installation of monitor for surveillance at the security office to Mr. Modi has assured that the cc cameras are adequate, and a monitor would be provided at the security office for surveillance.
10. Whereas the members have asked for installation of barbed wire or grill over the boundary wall, to which Mr. Modi has responded stating that he would not promise an installation but would think about the possibility of installation and notify his decision in further meetings.
11. Whereas the members have brought to the notice of Mr. Modi about the arch not being available only at our locality, to which he responded stating that the entrance that we are using is actually an alternate entrance and not the original entrance as provided in the plan and hence not sure if an arch would be installed however on further insisting, he has agreed to check the viability of getting an arch at the entrance once after they obtain OC.
12. Whereas the members have brought it to the notice of Mr. Modi about the height of the streetlights to which he responded that an extension to the ladder available at the site would be provided.
13. Whereas the members asked about cutting down the Nilgiri trees and planting certain alternative trees to which Mr. Modi responded stating that until we receive an OC no such action can be taken.

Further the following details have been provided regarding the transition of responsibilities from Modi properties to NEOA

#### Transition details

1. Open bank account – make an application to transfer the bank ac to association name. KP would help in the process
2. Two sets of documents association bye laws and registration documents and vouchers of the past would be provided to us in original copies.
3. All the AMC contracts for all the service providers to be provided by Akhil
4. Title documents of the entire property to be provided in only duplicate copies since handing the originals would invalidate the guarantee/warranty provided by the builder.
5. Parks and roads are handed over to the local body (Nothing but municipality) as mandated by law
6. Club house has no particular owner (including Modi properties) and every owner of NE has an equal right to use it as per Bye laws.
7. Alternate site project manager would be available at our disposal.
8. For the corpus fund pending owners, contact KP and device the plan accordingly. To provide the details of the residence and contact number to take help & Support from Kavitha and sadhana
9. To trace and make the list of missing items (Initial vs current)
10. Even with 100% occupancy generator would be sufficient for sure guaranteed by Soham Modi
11. For all the repairs for the common amenities, material would be provided by Modi but we have to pay for the labour till 31 March 2022
12. Boundary walls to be repaired by them only
13. Fire extinguisher to be provided with in one week 5 fire balls and 15-20 fire extinguisher in common areas



aruna@modiproperties.com

**From:**  
**Sent:**  
**To:**  
**Subject:**

Soham Modi <sohammodi@modiproperties.com>  
14-04-2021 09:47 AM  
'aruna'  
Fw: Final list of elected body of NEOA

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## Minutes

Date: 10/04/2021

Place: Ranigunj

### Attendees:

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12. Boundary walls to be repaired by them only
13. Fire extinguisher to be provided with in one week 5 fire balls and 15-20 fire extinguisher in common areas



Note on relaying of flooring – villas in Nilgiri Estate.  
Date: 10-04-2021

1. Excavate 18" from FFL (ignore if already done).
2. Thoroughly compact.
3. Fill 10" of morrum in 2 layers. Compact each layer.
4. Lay 1" tandoor stone, 2 x 2' with cement pointing.
5. Lockset 8mm tor steel @ 18" x plinth beam – 4" depth- 2' length of steel rod.
6. Make 18" x 18" grid of 8mm steel.
7. Pour 4" M15 CC with 20mm covering blocks and bottom of steel.
8. Cure for 7 days.
9. Lay vitrified tiles immediately after curing.
10. Total depth – 10" morrum + 1" tandoor + 4" CC + 3" tile and mortar.
11. Recommended labour charges –
  - a. Breaking tiles, mortar and skirting – Rs. 5/- per sft.
  - b. Excavating upto 18" depth – Rs. 3/- per sft.
  - c. Removal of debris – Rs. 8/- per sft.
  - d. Compaction – Rs. 3/- per sft.
  - e. Morrum laying and compaction in 2 layers – Rs. 6/- per sft.
  - f. Shabad laying and cement pointing – Rs. 8/- per sft.
  - g. Locksetting of steel – Rs. 30/- per rod.
  - h. Steel tying – Rs. 5/- per sft.
  - i. Concreting – Rs. 8/- per sft.
  - j. Dust shifting – Rs. 2/- per sft.
  - k. Tile laying – Rs. 11/- per sft + 15%.
  - l. Total: Rs. 59/- + locksetting – say Rs. 70/- per sft.
12. For villas where possession was handed over less than one year ago from date of 1<sup>st</sup> online complaint – work to be done free of cost.
13. For villas where possession was handed over more than one year ago from date of 1<sup>st</sup> online complaint – customer to pay labour charges. Material will be provided free of cost.
14. QC to inspect villas and approve area/rooms where tile replacement is required.
15. CR to collect charges in advance.
16. Work not to be taken up for villas that are in violation of any rules like additions and alterations and arrears of maintenance charges.
17. This note to be finalised after review of charges by Purushotham, engineer.
18. As a test case work can be done free of cost for villa no. 58.





## INTIMATION



Dt:09.04.2021

Lr.No.G1/BP/727/2021

**Sub :-** Pocharam Municipality Town Planning Section - Approval for Multi storied building consisting of 2 Cellars + Ground + 9 Upper floors in Sy.No.27/P situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajigiri District. - Submission of documents and payment of fee for release of permission - Reg.

**Ref :-** 1.Lr.No.12159/P4/Plg/HMDA/2008, Date: 17.03.2021 of the Commissioner HMDA Tarnaka, Hyderabad and a copy marked to this office.  
2.Lr.No.12159/P4/Plg/HMDA/2008, Date: 24.03.2021 of the Commissioner Pocharam Municipality, Medchal-Malkajigiri and a copy marked to this office.

\*\*\*\*\*

This is to inform that vide reference cited, the commissioner HMDA has technically Approval for Multi storied building consisting of 2 Cellars + Ground + Upper floors in Sy.No.27/P situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajigiri District. to an extent of 10070.21 Sq.Mtrs or Ac.2-19.5 Gts and forwarded to this office for release and sanction and ensuring compliance of the conditions laid down therein while undertaking the Residential Apartment.

In view of the above, it is requested to pay permission fee, labour cess and submit the required documents to enable this office to release the plans. You shall not commence the construction work till the permission released by this office.

- |                            |   |                   |
|----------------------------|---|-------------------|
| 1. Building permission fee | - | Rs.15,76,927 - 00 |
| 2. Labour Cess fee         | - | Rs.35,28,050 -00  |

21/4/2021  
Municipal Commissioner  
Pocharam Municipality

Copy to,

Sri. R. Sambeshwar Rao  
H.No 4-4-332/1,2,3,  
K.S. Line,  
Sulthan Bazar,  
Hyderabad-5000095



aruna@modiproperties.com

**From:** aruna@modiproperties.com  
**Sent:** 05-04-2021 05:20 PM  
**To:** 'ne\_core\_owners@googlegroups.com'  
**Cc:** 'sohammodi@modiproperties.com'; 'kprasad@modiproperties.com'  
**Subject:** RE: Final list of elected body of NEOA

To,  
The committee members,  
Nilgiri Estates Owners Association,  
Rampally.

Hearty congratulations to the new team of the Association. We hope to have long and fruitful association with the newly elected members.

Comments to your queries are given under.

Regards,

Soham Modi.

---

**From:** NE\_CORE\_OWNERS <ne\_core\_owners@googlegroups.com>  
**Sent:** 05 April 2021 12:31  
**To:** NE\_CORE\_OWNERS <ne\_core\_owners@googlegroups.com>  
**Subject:** Re: Final list of elected body of NEOA

Dear KP & Soham,

We hope that you have communicated the Final list of elected body details to all Owners of Nilgiri Estates officially. (YES NOTICE HAS BEEN SENT). If so, we, unopposed executive committee would like to know the next steps on the transition details along with an assurance on completion of pending issues by Modi management as listed below.

**Need to know : Transition Details : ( From Modi Management to Executive committee of Nilgiri Estates ):**

1. All Original Documents (Blueprint/ Designs / Registration documents/ HMDA plan approvals, Tax receipts, Electricity Payment bills etc) of Nilgiri Estates Venture ( includes all common amenities like clubhouse, Swimming area, park area, play grounds etc. (PLEASE SEND YOUR REPRESENTATIVE TO OUR HEAD OFFICE FOR COLLECTING HARD AND SOFT COPIES OF THESE DOCUMENTS. KRISHNA PRASAD WILL COORDINATE FOR THE SAME WITH DIFFERENT DIVISIONS IN OUR OFFICE. NOTE THAT ORIGINALS WILL CONTINUE TO LIE IN OUR CUSTODY – EXCEPT DOCUMENTS RELATED TO THE ASSOCIATION).
2. Account Balance Sheet along with Audited reports/accounts till date. (AUDITED ACCOUNTS OF PAST YEARS HAVE BEEN ALREADY UPLOADED ON OUR WEBSITE. PROVISIONAL ACCOUNTS FOR FY 19-20 AND 20-21 ARE UPLOADED ON OUR WEBSITE – AUDITED ACCOUNTS WILL BE UPLOADED SHORTLY).
3. Total Corpus fund ( Approx.  $176 * 30000 = \text{INR } 52,80,000$ , considering 12 unsold villas) and Maintenance payment details till date. (DETAILS ARE CONTAINED IN THE BOOKS OF ACCOUNTS – PDF COPIES OF BOOKS OF ACCOUNTS ARE ALREADY UPLOADED ON OUR WEBSITE).
4. Further contribution from Modi properties towards the electricity as few villas doesn't have meters and few are unsold. (ELECTRICITY METERS TO ALL VILLAS HAVE BEEN PROVIDED. NO FURTHER ACTION REQUIRED).
5. Further contribution from Modi properties towards the security/garbage/housekeeping as few pending works are still there. (EXCEPT SECURITY SUPERVISOR ALL OTHER STAFF FOR HOUSEKEEPING, SECURITY AND GARDENING HAVE TO BE PAID FROM THE ASSOCIATION).
6. Common Electricity meter details of Entire venture. (SEE REPLY TO POINT 1 ABOVE).



7. Fire Safety at clubhouse. (BUILDINGS UNDER 15 MTRS HEIGHT ARE EXEMPT FROM FIRE NOC. HOWEVER, FIRE EXTINGUISHER SHALL BE PROVIDED – 1 NO. PER FLOOR + AT TRANSFORMER AND PANEL ROOM).
8. Modi Support staff details for the one year duration period and their roles and responsibilities. (PLEASE SEND EMAIL ABOUT COMPLAINTS AND SUGGESTIONS – STAFF WILL BE DEPUTED FROM TIME TO TIME TO ATTEND TO THEM. COUPLE OF ENGINEERS WILL CONTINUE TO BE AT SITE TILL END OF JUNE, 2021).
9. List of items at clubhouse like TVs, Chairs, Sofas, Cup boards, Gym items, Yoga items, Study tables, library books etc. (PLEASE MAKE A LIST JOINTLY WITH OUR ENGINEERS AT SITE).
10. Number of Motors for RO & Normal usage water. (OUR ENGINEERS WILL PROVIDE YOU A LIST AT SITE).
11. Generator / Backup capacity for 188 villas. (GENERATOR HAS BEEN PROVIDED AND FULLY FUNCTIONAL).
12. Transformers capacity for all 188 villas. (SCHEMATIC PLANS OF UTILITIES ARE AVAILABLE WITH OUR ENGINEERS – COLLECT A COPY).
13. By-Laws - > Can we amend these laws by taking the consent from all owners or we have to follow these rules as is. Would there any involvement from Modi properties if any owner violates these rules or association only can take the action. (MODI PROPERTIES HAS NO AUTHORITY TO DAY TO DAY AFFAIRS OF THE ASSOCIATION. HOWEVER, OUR SERVICES WILL BE AVAILABLE TO THE ASSOCIATION WHENEVER REQUIRED).
14. Further approval process for G+1/2 construction of individual villas.(PLEASE FOLLOW THE BYE-LAWS OF THE ASSOCIATION AND TERMS MENTIONED IN THE AGREEMENT OF SALE OF EACH CUSTOMER. SETBACK IS NOT ADEQUATE FOR ADDITIONAL FLOORS).

**Pending issues :**

1. Permanent solution for Drainage. (WE CAN DISCUSS THIS IN A ZOOM MEETING).
2. Garbage issues – Construction of portable garbage rooms (PORTABLE GARBAGE ROOM HAS BEEN ORDERED – SIZE 8' X 10').
3. RO Water – Why alternative days and why can't on daily basis ? Capacity is low? (THERE IS SUFFICIENT INSTALLED CAPACITY – PLEASE COORDINATE WITH ENGINEERS AT SITE).
4. Pending repairs : Clubhouse / Roads/ Foot paths/ Parks/ Compound Walls/ Landscaping / Street lights (BE SPECIFIC – REPAIRS WILL BE TAKEN UP).
5. Fixing of street lights in new landscaping / park areas. (STREETLIGHTS INSTALLED. OTHER WORKS UNDER PROGRESS).
6. Boom Barriers, Mirrors on Roads, Vehicle access control with smart card, Jacuzzi & Sauna and Amphitheatre. (WE CAN DISCUSS THIS IN A ZOOM MEETING).
7. CC Cameras - (WE CAN DISCUSS THIS IN A ZOOM MEETING).
8. Fencing for boundary walls for Safety and Security. (WE CAN DISCUSS THIS IN A ZOOM MEETING).
9. Iron Grills for windows at clubhouse ( at least at staircase windows) (WE CAN DISCUSS THIS IN A ZOOM MEETING).
10. Entrance Arch – Why it's not planned for NE ? (WE CAN DISCUSS THIS IN A ZOOM MEETING).
11. Reducing the height of Street light poles at Phase 1 (WE CAN DISCUSS THIS IN A ZOOM MEETING).
12. Cutting of Nilgiri Trees ( atleast trees at adjacent to villas and planting new trees at the same place ) (NOT PERMITTED BY LAW).

***Need an appointment with Mr Soham with newly formed committee to discuss about all the above listed items, and preferably on coming Saturday , 10th Apr 2021, between 10 Am to 4 PM ( any timeslot) (ZOOM MEETING AT 2PM ON 10<sup>TH</sup> APRIL – PLEASE CONFIRM).***

Regards,

NEOA.

On Thursday, April 1, 2021 at 5:11:57 PM UTC+5:30 saritha . wrote:

Dear Respected Members,

Please find attached final list of elected body associated members.



Regards,

G.Saritha

Executive Customer Relations | [+91 73311 80829](tel:+917331180829) | [sar...@modiproperties.com](mailto:sar...@modiproperties.com)

Modi Properties Pvt. Ltd. | <http://www.modiproperties.com>

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | [+91 40 66335551](tel:+914066335551)

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

--

Regards,

NE-Co-opted Executive Committee

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You received this message because you are subscribed to the Google Groups "NE\_CORE\_OWNERS" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

[ne\\_core\\_owners+unsubscribe@googlegroups.com](mailto:ne_core_owners+unsubscribe@googlegroups.com).

To view this discussion on the web visit [https://groups.google.com/d/msgid/ne\\_core\\_owners/0ca36505-5638-4c4f-](https://groups.google.com/d/msgid/ne_core_owners/0ca36505-5638-4c4f-945-8dc19de226ffn%40googlegroups.com)

[945-8dc19de226ffn%40googlegroups.com](https://groups.google.com/d/msgid/ne_core_owners/0ca36505-5638-4c4f-945-8dc19de226ffn%40googlegroups.com).



sohammodi@modiproperties.com

**From:** aruna@modiproperties.com  
**Sent:** 18 March 2021 11:23  
**To:** ne\_core\_owners@googlegroups.com  
**Cc:** 'Krishna Prasad'; 'Soham Modi'; rahul.g@modiproperties.com  
**Subject:** RE: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

To,  
Co-opted Members,

Please see my comments below.

Regards,  
Soham Modi.

----- Forwarded message -----

**From:** "NE\_CORE\_OWNERS" <ne\_core\_owners@googlegroups.com>

**To:** "NE\_CORE\_OWNERS" <ne\_core\_owners@googlegroups.com>

**Cc:**

**Sent:** Wed, 17 Mar 2021 at 10:13

**Subject:** Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

Dear Soham,

Here are the consolidated list of BURNING issues and need your immediate attention to solve these on priority.

1. **IN-SUFFICIENT RO WATER** : Why we are getting RO water only on alternative days ? Why can't every day ? – SOME STARTERS ARE BROKEN. WILL BE FIXED IN 2 OR 3 DAYS. RO PLANT IS WORKING PROPERLY.
2. **Very Dirty RO water** came in last couple of weeks for Phase 2 and not sure the root cause of the issue ? Why this is happening ? is this what expected from a gated community ? – PROBLEM SORTED OUT. PIPE BROKEN. IT WAS FIXED.
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4. Any plan to have a **fence with broken glass** (atleast) for entire boundary for our security ? This is bare minimum required for any outskirts gated community. Today boundary wall at entrance was collapsed. See the pics. – THIS IS BEYOND OUR SCOPE OF WORK. WILL REVIEW IT AFTER ELECTIONS OF THE ASSOCIATION.
5. No proper place identified by builder for **garbage bins**. This should be one of basic necessary item which should be provided the builder. Please help us on taking out the trash daily by GHMC/any agency. We cannot go and beg municipal folks and its builder responsibility to provide this facility. – A PORTABLE GARBAGE ROOM HAS BEEN ORDERED. IT WILL BE PLACED IN CURRENT LOCATION OF GARBAGE BINS. THE ROOM WILL HOPEFULLY SOLVE THE PROBLEM.
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8. Next **possible wall collapse** could happen in **Basket Ball Court boundary wall** adjacent to Villa-59. (Attaching photos) – ALL WALLS WILL BE REPAIRED. WORKS IN UNDER PROGRESS.

Many kids are playing in the ground and one bad incident to any Person or even a pet animal will create a lot of **panic situation** and things will go out of hand to control the residents.



So on emergency basis, please start checking for all the boundary wall cracks in common areas as well as between each Villa and repair them permanently before any one could get hurt with wall collapse.

**Note:** Eucalyptus/Nilgiri trees are clearly not a good choice for the community. Please remove them before they cause more harm to Villas and common properties like sumps, pipelines etc.

9. At clubhouse and swimming pool most of the lights were burned due to recent electric fluctuations and its been more than a month and no new lights are fixed. – LIGHTS HAVE BEEN ORDERED. THEY WILL BE REPLACED.

Request you to arrange lights at clubhouse, swimming pool area and also street lights near by clubhouse premises.

Regards,  
Co-opted Committee.  
Nilgiri Estates, Rampally.



On Wednesday, March 17, 2021 at 8:52:53 AM UTC+5:30 Soham Modi wrote:

Co-opted Members,

Please send a fresh list of pending issues.

We intend to call for elections of executive committee members next weekend for FY 21-22. Please coordinate with Krishna Prasad for conducting elections smoothly.

Regards,  
Soham Modi

---

**From:** [pgpras...@gmail.com](mailto:pgpras...@gmail.com)  
**Sent:** March 17, 2021 8:31 AM  
**To:** [santosh...@gmail.com](mailto:santosh...@gmail.com); [ne\\_core...@googlegroups.com](mailto:ne_core...@googlegroups.com)  
**Subject:** Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION



Gentle reminder 5.

Also adding one more burning issue:

At clubhouse and swimming pool most of the lights were burned due to recent electric fluctuations and its been more than a month and no new lights are fixed.

Request you to arrange lights at clubhouse, swimming pool area and also street lights near by clubhouse premises.

Regards  
Co-opted Team.

On Fri, Mar 5, 2021, 3:24 PM guru prasad Palanki <[pgpras...@gmail.com](mailto:pgpras...@gmail.com)> wrote:

Gentle reminder 4

On Fri, Feb 26, 2021, 7:19 PM guru prasad Palanki <[pgpras...@gmail.com](mailto:pgpras...@gmail.com)> wrote:



To: guru prasad Palanki <[pgprasad.msc@gmail.com](mailto:pgprasad.msc@gmail.com)>, Santosh Tiwari <[santoshktiware@gmail.com](mailto:santoshktiware@gmail.com)>, NE\_CORE\_OWNERS <[ne\\_core\\_owners@googlegroups.com](mailto:ne_core_owners@googlegroups.com)>, Krishna Prasad CR <[kprasad@modiproperties.com](mailto:kprasad@modiproperties.com)>, Nilgiri Estate Const Team Modi Properties <[ne-const@modiproperties.com](mailto:ne-const@modiproperties.com)>

From: Soham Modi <[sohammodi@modiproperties.com](mailto:sohammodi@modiproperties.com)>

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Regards,  
Soham Modi

---

From: [pgprasad.msc@gmail.com](mailto:pgprasad.msc@gmail.com)

Sent: March 17, 2021 8:31 AM

To: [santoshktiware@gmail.com](mailto:santoshktiware@gmail.com); [ne\\_core\\_owners@googlegroups.com](mailto:ne_core_owners@googlegroups.com)

Subject: Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

 Gentle reminder 5.

Also adding one more burning issue:

At clubhouse and swimming pool most of the lights were burned due to recent electric fluctuations and its been more than a month and no new lights are fixed.

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Gentle reminder-3

 On Thu, Feb 18, 2021, 8:22 PM Santosh Tiwari <[santoshktiware@gmail.com](mailto:santoshktiware@gmail.com)> wrote:  
Hello KP, Soham and Site Engineer of NE Sirs,

Gentle reminder - 2

Would you please heeding attention to the below highlighted issues on priority as these are real burning issues? We would appreciate if you could solve it on a priority basis please.

Regards,  
Co-opted Committee.

Nilgiri Estates, Rampally.

On Tue, Feb 16, 2021, 8:39 PM NE\_CORE\_OWNERS <[ne\\_core\\_owners@googlegroups.com](mailto:ne_core_owners@googlegroups.com)> wrote:

Hello KP, Soham and Site Engineer of NE Sirs,

Gentle reminder - 1

Please respond to the below highlighted issues on priority as these are real burning issues and which should be solved immediately.



NE-04  
**aruna@modiproperties.com**

---

**From:** aruna@modiproperties.com  
**Sent:** 18-03-2021 11:23 AM  
**To:** 'ne\_core\_owners@googlegroups.com'  
**Cc:** 'Krishna Prasad'; 'Soham Modi'; 'rahul.g@modiproperties.com'  
**Subject:** RE: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

To,  
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Please see my comments below.

Regards,  
Soham Modi.

----- Forwarded message -----

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**To:** "NE\_CORE\_OWNERS" <ne\_core\_owners@googlegroups.com>

**Cc:**

**Sent:** Wed, 17 Mar 2021 at 10:13

**Subject:** Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

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So on emergency basis, please start checking for all the boundary wall cracks in common areas as well as between each Villa and repair them permanently before any one could get hurt with wall collapse.

**Note:** Eucalyptus/Nilgiri trees are clearly not a good choice for the community. Please remove them before they cause more harm to Villas and common properties like sumps, pipelines etc.

9. At clubhouse and swimming pool most of the lights were burned due to recent electric fluctuations and its been more than a month and no new lights are fixed. – LIGHTS HAVE BEEN ORDERED. THEY WILL BE REPLACED.

Request you to arrange lights at clubhouse, swimming pool area and also street lights near by clubhouse premises.

Regards,  
Co-opted Committee.  
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Soham Modi

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**Sent:** March 17, 2021 8:31 AM

**To:** [santosh...@gmail.com](mailto:santosh...@gmail.com); [ne\\_core...@googlegroups.com](mailto:ne_core...@googlegroups.com)

**Subject:** Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

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Gentle reminder 4

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## Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

From: NE\_CORE\_OWNERS (ne\_core\_owners@googlegroups.com)

To: ne\_core\_owners@googlegroups.com

Date: Wednesday, 17 March, 2021, 10:15 am IST

Dear Soham,

Here are the consolidated list of BURNING issues and need your immediate attention to solve these on priority.

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2. **Very Dirty RO water** came in last couple of weeks for Phase 2 and not sure the root cause of the issue ? Why this is happening ? is this what expected from a gated community ?
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5. No proper place identified by builder for **garbage bins**. This should be one of basic necessary item which should be provided the builder. Please help us on taking out the trash daily by GHMC/any agency. We cannot go and beg municipal folks and its builder responsibility to provide this facility.
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Co-opted Members,

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We intend to call for elections of executive committee members next weekend for FY 21-22. Please coordinate with Krishna Prasad for conducting elections smoothly.



*file*  
NOTICE

To,  
The Residents,  
Nilgiri Estate Owners Association,  
Rampally Village, Keesara Mandal,  
Hyderabad – 501 301.

We are happy to announce that we have received 7 valid nominations for the post of Executive Committee Members. The following 7 members are hereby duly elected unopposed as Executive Committee Members.

| Sl. No. | Name of Member          | Villa No. |
|---------|-------------------------|-----------|
| 1.      | Mr. K. SRINIVAS RAO     | 58        |
| 2.      | Mr. TELU MUTHAIAH       | 169       |
| 3.      | Mr. M. MADHU            | 177       |
| 4.      | Ms. PRIYANKA KOSE       | 47        |
| 5.      | Mr. RAM MOURYA          | 16        |
| 6.      | Mr. P. GURU PRASADA RAO | 45        |
| 7.      | Mr. R. RAMA KRISHNA     | 156       |

We would like to extend our hearty congratulations to the newly elected members and wish them the best of luck in their new endeavor. We would also like to thank them for offering their valuable time for running the Association.

The newly elected members shall form amongst themselves elect a President, Secretary, and a Treasurer. These members shall hold office from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.

As per the bye-laws of the Association the elected Executive Committee Members can co-opt 2 more members.

By  
By Order:  
Secretary,  
Nilgiri Estate Owners Association.

Date : 27.03.2021

*Association emails*



Dear Soham,  
Re: Nilgiri Estates - BURNING ISSUES - NEED  
IMMEDIATE ATTENTION

Wednesday, Mar 17, 2021, 10:13 AM

---

To: NE\_CORE\_OWNERS <ne\_core\_owners@googlegroups.com>  
From: NE\_CORE\_OWNERS <ne\_core\_owners@googlegroups.com>

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**Co-opted Committee.**

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On Monday, February 15, 2021 at 12:51:55 PM UTC+5:30  
NE\_CORE\_OWNERS wrote:

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So on emergency basis, please start checking for all the boundary wall cracks in common areas as well as between each Villa and repair them permanently before any one could get hurt with wall collapse.

**Note:** Eucalyptus/Nilgiri trees are clearly not a good choice for the community. Please remove them before they cause more harm to Villas and common properties like sumps, pipelines etc.

**Reference links :**

<https://gardening.stackexchange.com/questions/46291/does-a-eucalyptus-tree-cause-damage-to-a-building-foundation>

<https://www.telegraphindia.com/west-bengal/when-greenery-is-harmful-eucalyptus-a-wrong-choice/cid/1695173>



the builder. Please help us on taking out the trash daily by GHMC/any agency. We cannot go and beg municipal folks and its builder responsibility to provide this facility.

6. Not sure what is the **permanent solution for drainage**, but so far we have been observing some temporary things are happening opposite to clubhouse and no one has any clue on how it solve for 189 villas drainage. So please let us know the permanent solution for this.
7. **Issues with Nilgiri Trees**: The roots of Nilgiri trees are going through the villas down through boundary walls, parking area of villas, and also going through the entire villas - which is really dangerous and definitely causes to collapse villas soon. Not sure how to de-grow them and remove them completely from our venture. Request your research on this and provide your thoughts on it.

Regards,

**Co-opted Committee.**

Nilgiri Estates, Rampally.

--  
Regards,  
NE-Co-opted Executive Committee  
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--  
Regards,



sohammodi@modiproperties.com

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NEO file

**From:** anil m <anil.m@modiproperties.com>  
**Sent:** 15 March 2021 21:17  
**To:** Soham Modi  
**Subject:** Regarding water timings at NE

Respected MD Sir,

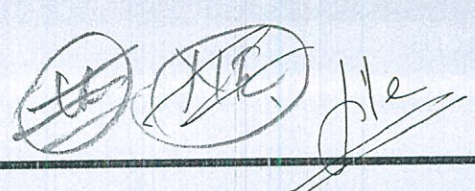
We are facing water problem due to 24x7 sending regular water to the villas, So can we change water timings between 7am to 9am only in a day so that we can sort out from this problem.

Please kindly advice and suggest us.

Regards,

M. Anil Yadav  
Engineer | +91 9030005002, 8688981990 | anil.m@modiproperties.com  
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NEBA  
  
sohammodi@modiproperties.com

**From:** NE\_CORE\_OWNERS <ne\_core\_owners@googlegroups.com>  
**Sent:** 16 February 2021 20:40  
**To:** NE\_CORE\_OWNERS  
**Subject:** Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

Hello KP, Soham and Site Engineer of NE Sirs,

Gentle reminder - 1

Please respond to the below highlighted issues on priority as these are real burning issues and which should be solved immediately.

Regards,

**Co-opted Committee.**

Nilgiri Estates, Rampally.

On Monday, February 15, 2021 at 12:51:55 PM UTC+5:30 NE\_CORE\_OWNERS wrote:  
Hi KP, Soham and Site Engineer of NE,

Next **possible wall collapse** could happen in **Basket Ball Court boundary wall** adjacent to Villa-59. (Attaching photos)

Many kids are playing in the ground and one bad incident to any Person or even a pet animal will create a lot of **panic situation** and things will go out of hand to control the residents.

So on emergency basis, please start checking for all the boundary wall cracks in common areas as well as between each Villa and repair them permanently before any one could get hurt with wall collapse.

**Note:** Eucalyptus/Nilgiri trees are clearly not a good choice for the community. Please remove them before they cause more harm to Villas and common properties like sumps, pipelines etc.

**Reference links :**

<https://gardening.stackexchange.com/questions/46291/does-a-eucalyptus-tree-cause-damage-to-a-building-foundation>

<https://www.telegraphindia.com/west-bengal/when-greenery-is-harmful-eucalyptus-a-wrong-choice/cid/1695173>

Regards,

**Co-opted Committee.**

Nilgiri Estates, Rampally.

On Sunday, February 14, 2021 at 11:30:33 PM UTC+5:30 NE\_CORE\_OWNERS wrote:  
Pics attached

1. RO water mixed up with drainage



ne core owners+unsubscribe@googlegroups.com.

To view this discussion on the web visit [https://groups.google.com/d/msgid/ne\\_core\\_owners/7d19748a-15e3-4e5f-923c-f55c3d523602n%40googlegroups.com](https://groups.google.com/d/msgid/ne_core_owners/7d19748a-15e3-4e5f-923c-f55c3d523602n%40googlegroups.com).



Respected MD Sir,  
Regarding power problems at NE

~~NEB~~

Monday, Feb 1, 2021, 5:13 PM

To: Soham Modi <sohammodi@modiproperties.com>

From: anil m <anil.m@modiproperties.com>

Issue resolved  
✓  
17/2/21

Some Villa's are getting power

V. no 36,28 two Villa's are not getting power due to cable problem as per our department electrician information.

And V. no 73,92 Villa's getting only 2-phase power connection as per our department electrician information.

Customer are requesting to provide the 3-phase power connection and electrician is suggesting to require 6sqmm armored 4core cable to give them connection again with new cable.

Can I raise req for that.

Please kindly advice & suggest us.

Regards,

M. Anil Yadav

Engineer | +91 9030005002, 8688981990 | [anil.m@modiproperties.com](mailto:anil.m@modiproperties.com)

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