

BEFORE THE STATE CONSUMER DISPUTES REDRESSAL
COMMISSION TELANGANA

CC.NO. 08 OF 2022

BETWEEN :

Sm t.N.Prabhavathi & Another

...Complainants

And

M/ s Villa Orchids LLP & Another

... Opposite Parties

I/We

1. Villa Orchids LLP Rep by its Managing Partner Anand S Mehta Registered office at 5-4-187/3&4, Soham Mansion, 2nd Floor, M.G.Road, Rani Gunj, Secunderabad-500003.
2. Modi Properties Pvt Ltd Rep by its Managing Director Soham Modi Registered office at 5-4-187/3&4, Soham Mansion, 2nd Floor, M.G.Road, Rani Gunj, Secunderabad-500003.

do hereby appoint and retain

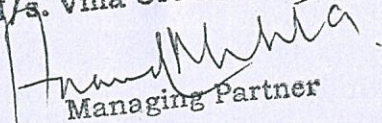
MANNE HARI BABU

LAXMAN GOUD

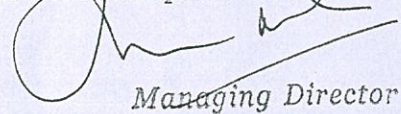
ADVOCATES

Advocate/s to appear for me / us in the above Case and to conduct and prosecute and defend the same and all proceedings that may be taken in respect of any applications for execution or any Award or Order passed therein. I/We empower my/our Advocate/s to appear in all miscellaneous proceeding in the above case/matter till all Award or Order are fully satisfied or adjusted to compromise and obtain the return of documents and draw any moneys that might be payable to me/us in the said suit or of matter and notice I/We do further empower my/our Advocates to accept on my /our behalf, service of all or any appeals or petitions filed in any Court of Appeal reference or Revision with regard to said suit or matter before the disposal of the same in this Honourable Court.

For M/s. Villa Orchids LLP


Managing Partner

For Modi Properties Pvt Ltd.

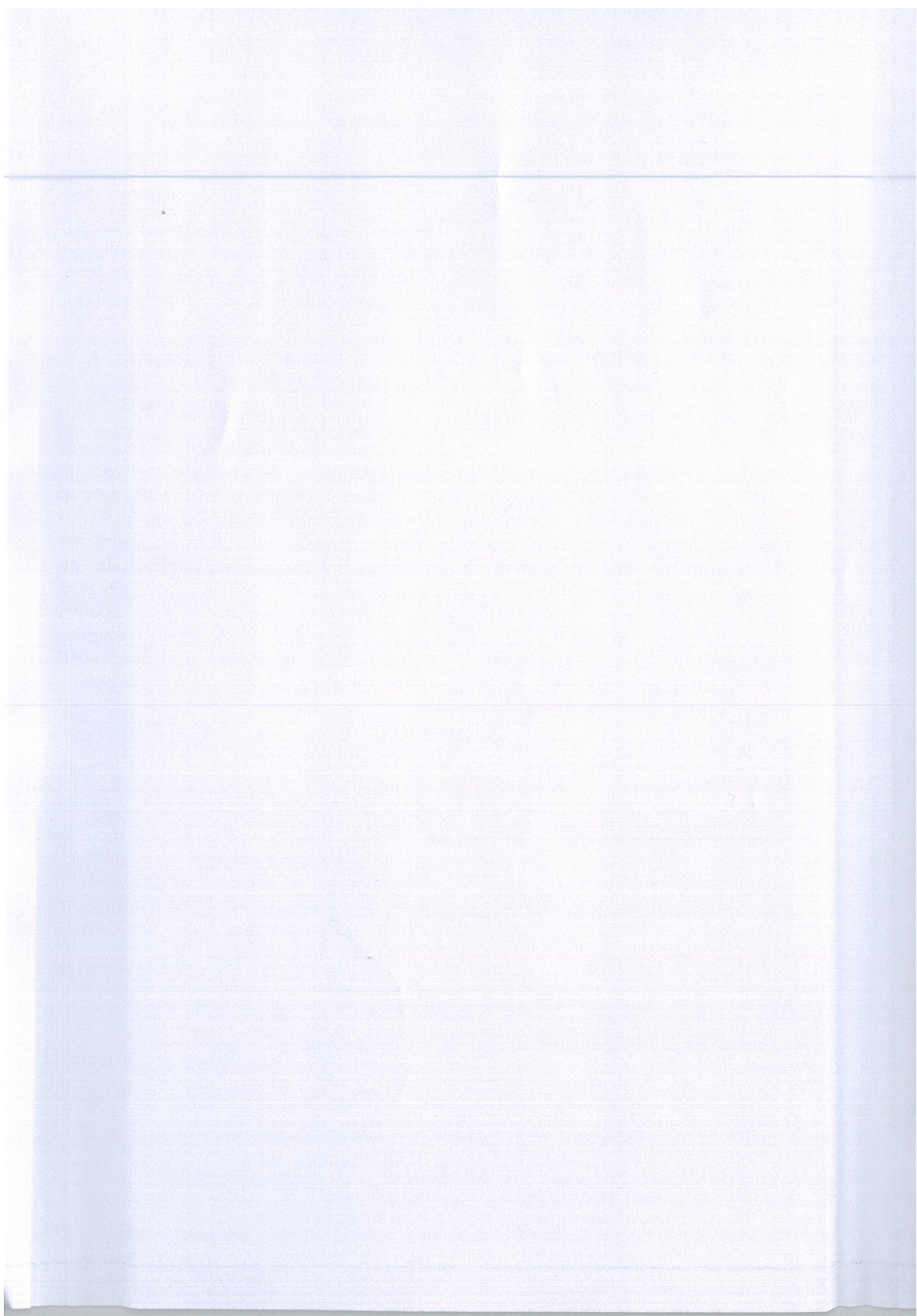

Managing Director

Certified that the executant herein is well acquainted with English, read this Vakalatnama. the contents of the Vakalatnama were read over and explain in English/Hindi to the executant as he /she/they being unacquainted with English who appeared perfectly to understand same and signed /put his / her/their name or mark in my presence.

Identified by: _____

Executed on this 25th day of April 2022

ADVOCATE



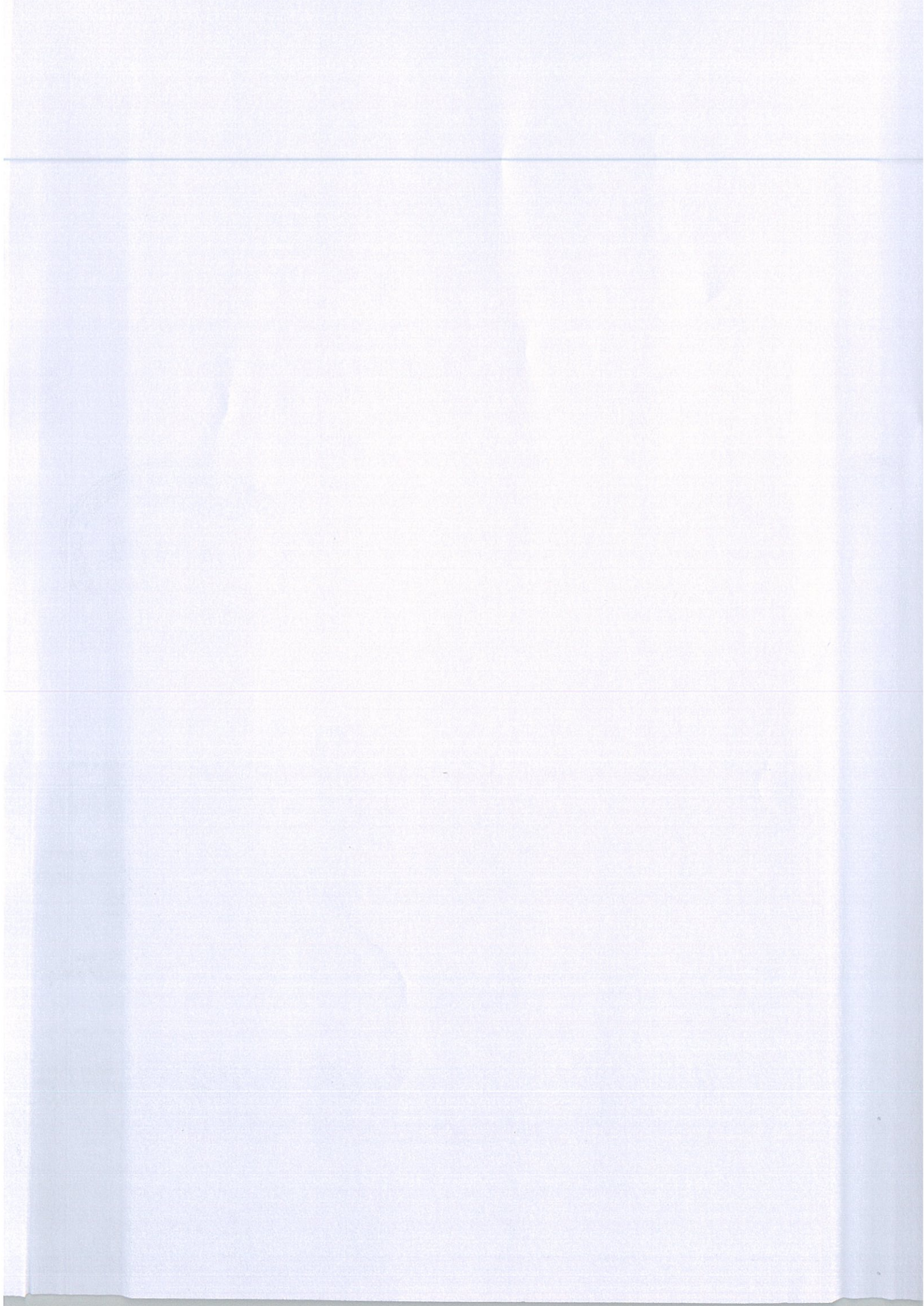
2. *[Signature]* 23/02/2022

1. N. Parabharathi 23/2/2022

943339 0000020000 000541 16

PAY TO THE ORDER OF Key: WUDCIN Sr. No: 930675 St. No: 930675 D D M M Y Y Y 1 0 0 2 2 0 2 2		PAY T.S.C.D.R.C H.No. 040-27242886 Branch: ANDRABHIMYDERABAD State Bank of India	
₹ 2000.00 Amount Below 2000 (₹)		Name of Applicant Key: WUDCIN Sr. No: 930675 J.S. PRASAD	
OR ORDER को या जगह भिजवाया		Two Thousand Only २००० रुपये	
V.L.N. KUMAR Service Manager Branch Manager For STATE BANK OF INDIA		VALID ONLY IF COMPUTER PRINTED VALID FOR 3 MONTHS ONLY	





ADDITIONAL BENCH

TELANGANA STATE CONSUMER DISPUTES REDRESSAL COMMISSION

(Under Consumer Protection Act, 2019)

ERUVAKA BUILDING, KHAIRATABAD, HYDERABAD-500 004.

PHONE: (040) 23394399

CONSUMER CASE No.08/2022



BETWEEN:

Smt. N. Prabhavathi, W/o.J. Sri Ramachandra Prasad & Another

....Complainants

AND

M/s. Villa Orchids LLP, & Another

Parties

....Opposite parties

Whereas, the Complaint above mentioned has been filed in the Telangana State Consumer Disputes Redressal Commission by above named Complainant. (Copy there of enclosed)

Now, therefore, take notice that you may file your version of the case, duly signed and enter appearance in person or through agent/advocate within thirty days from the date of receipt of this notice along with all copies of the documents, which you want to rely upon in support of your version and also affidavit evidence if any and a copy of the same may be served on the Complainant.

Case is posted for appearance/hearing on 25.04.2022. at 10.30 AM that in default of your appearance the matter will be heard and decided in your absence basing on the material available on record.

Given under my hand and seal of the Telangana State Consumer Disputes Redressal Commission, Hyderabad this the 21st day of March 2022.

//By Order //

DESIGNATED OFFICER

Cum Assistant Registrar

Designated Officer-cum-

Assistant Registrar

Telangana State Consumer Disputes

Redressal Commission, Hyderabad.

Secunderabad -500003. Telangana state.

1. M/s. Villa Orchids LLP, (Formerly known as M/s. Greenwood Lakeside Hyderabad LLP)

Rep: by Sri. Anand S Mehta, Authorized Signatory of M/s. Villa Orchids LLP. Having Main Business Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,

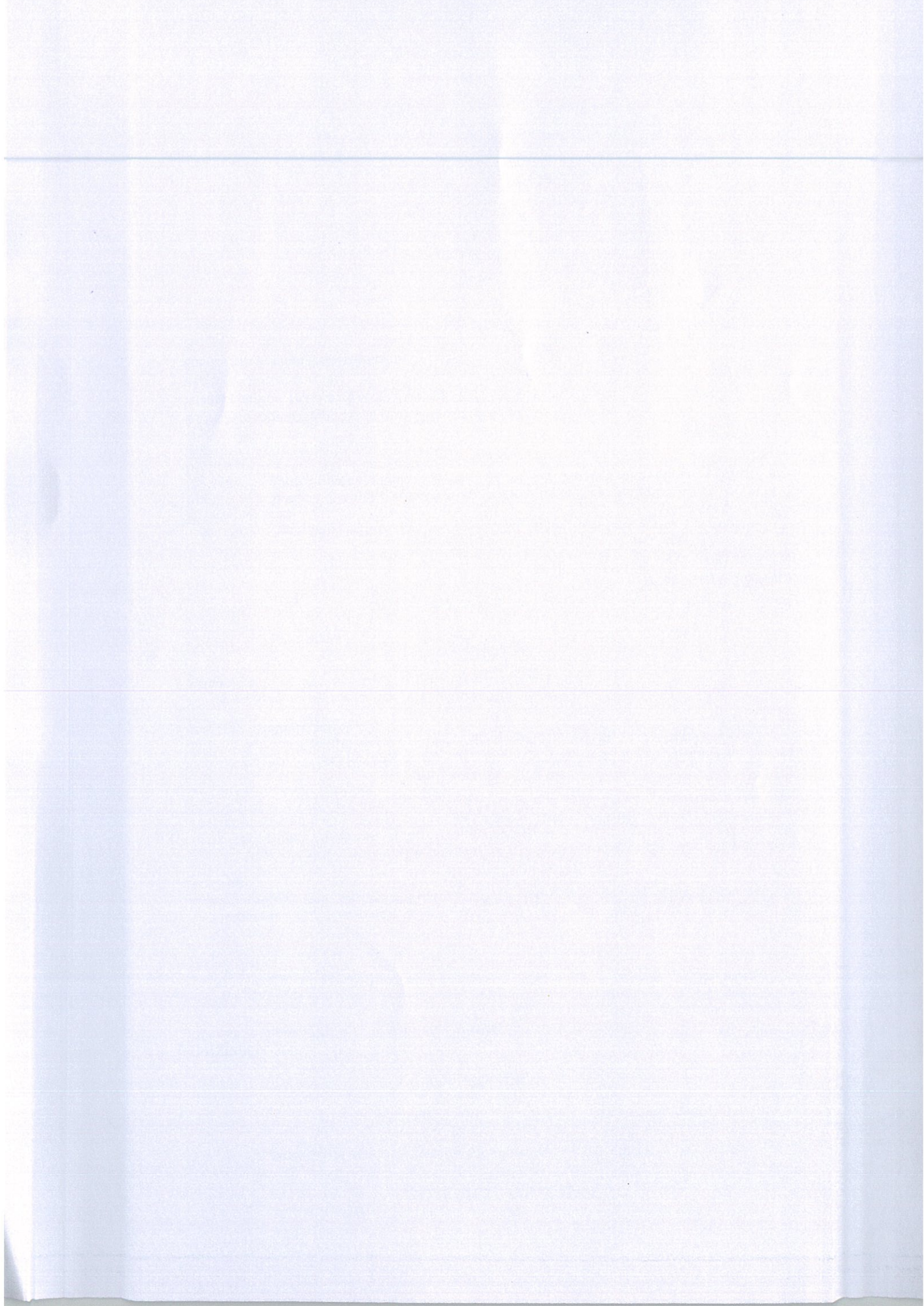
Email:-Anandmehta @ modi properties.Com

2. M/s. Modi properties Pvt.Ltd., Head Office at : 5-4-187/3 & 4, 2nd floor Soham Mansion, M.G.Road, Secunderabad-500003, Telangana state.

Rep: by Managing partner,

Email:- info @ modi Properties.com

Dis No: 883/22
31/3/22



01

BEFORE THE HONOURABLE TELANGANA STATE CONSUMER DISPUTE
REDRESSAL

COMMISSION AT HYDERABAD.

C. C. No.

of 2022.

BETWEEN:

1) Smt. N. Prabhavathi, W/o. J. Sri Ramachandra Prasad, Aged 65 years,
Occ: Retired. Phone: 9177412504, Email id:
"nprabhavathi.18@gmail.com " Complainant-1.

2) J. Sri Ramachandra Prasad, (J.S. Prasad) S/o. J. Adinarayana Sarma,
Aged 69 years, Occ: Retired. Phone: 9701213508, Email id:
"jsprasad.18@gmail.com " Complainant-2.

Both are residents of :- H.No. 29-1380, Plot No. 141, Street No. 03,
West Deendayalnagar, Neredmet, Secunderabad - 500056, Telangana
Complainants 1 & 2.

AND

1) M/s. Villa Orchids LLP, (Formerly known as M/s. Greenwood Lakeside
Hyderabad LLP) Rep: by Sri. Anand S Mehta, Authorized Signatory of
M/s. Villa Orchids LLP.

Having Main Business Office at 5-4-187/3 & 4, 2nd floor, Soham
Mansion, M.G. Road, Secunderabad-500003. Telangana.

Opp. Party-1.

2) M/s. Modi Properties Pvt. Ltd., Head Office at:- 5-4-187/3 & 4, 2nd
floor, Soham Mansion, M.G. Road, Secunderabad-500003, Telangana.

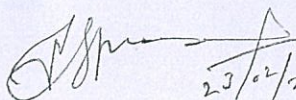
Opp. Party-2.

MEMO.

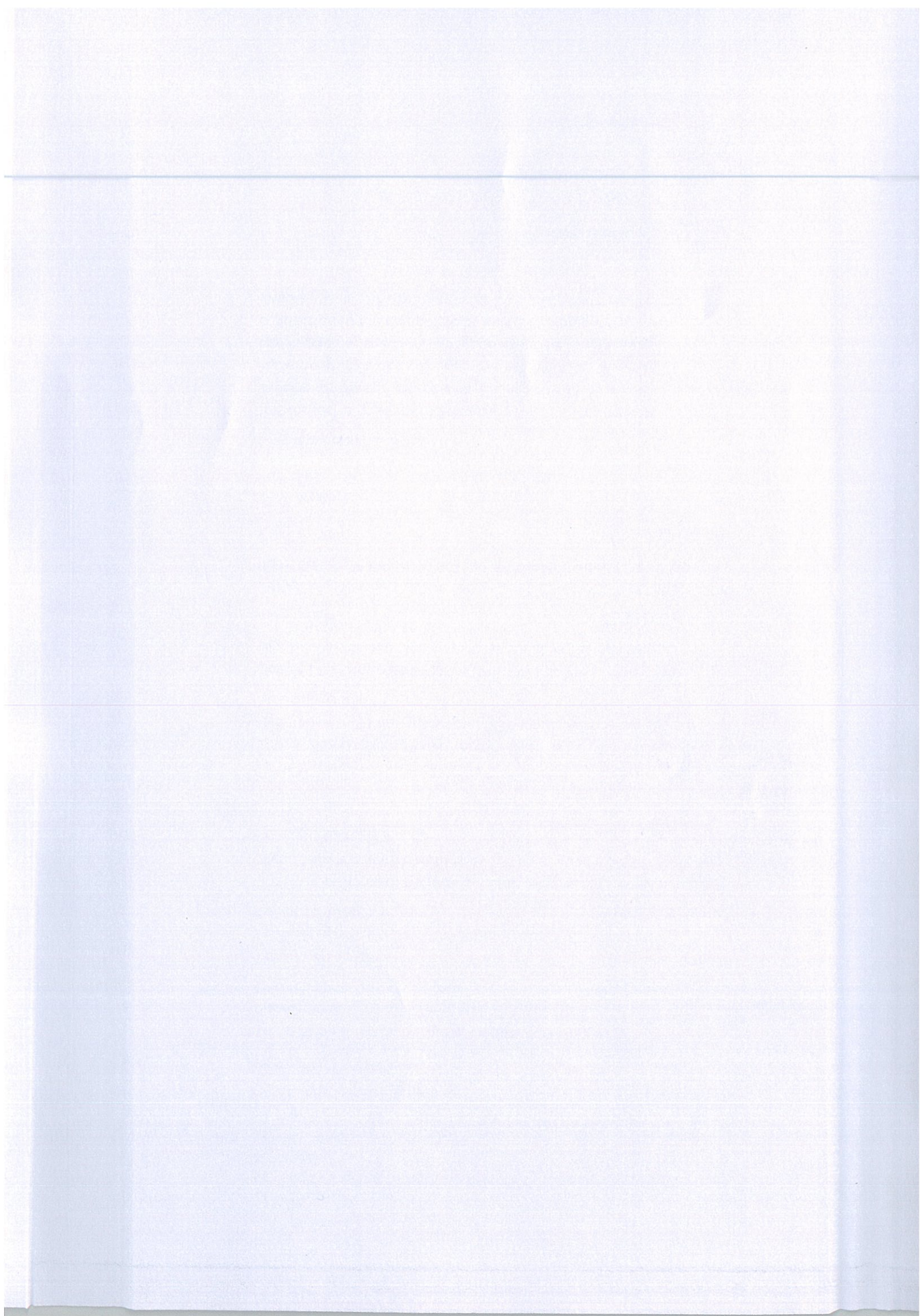
May it please your Honor

It is respectfully submitted that the present Complainants are filed
seeking for the delivery of Villa-121 at Kowkur, Sy. No. 1 to 7, Bollaram,
Hyderabad-500010 its Occupancy Certificate, Conveyance Deed of
constructed Villa-121, rectification illegal sewerage drainage
connection to the compound of Villa-121 (independent house) which is
unauthorized and unauthenticated original defect work during

1. N. Prabhavathi 23/2/2022

2.  23/2/2022

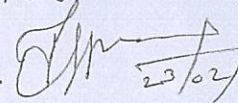
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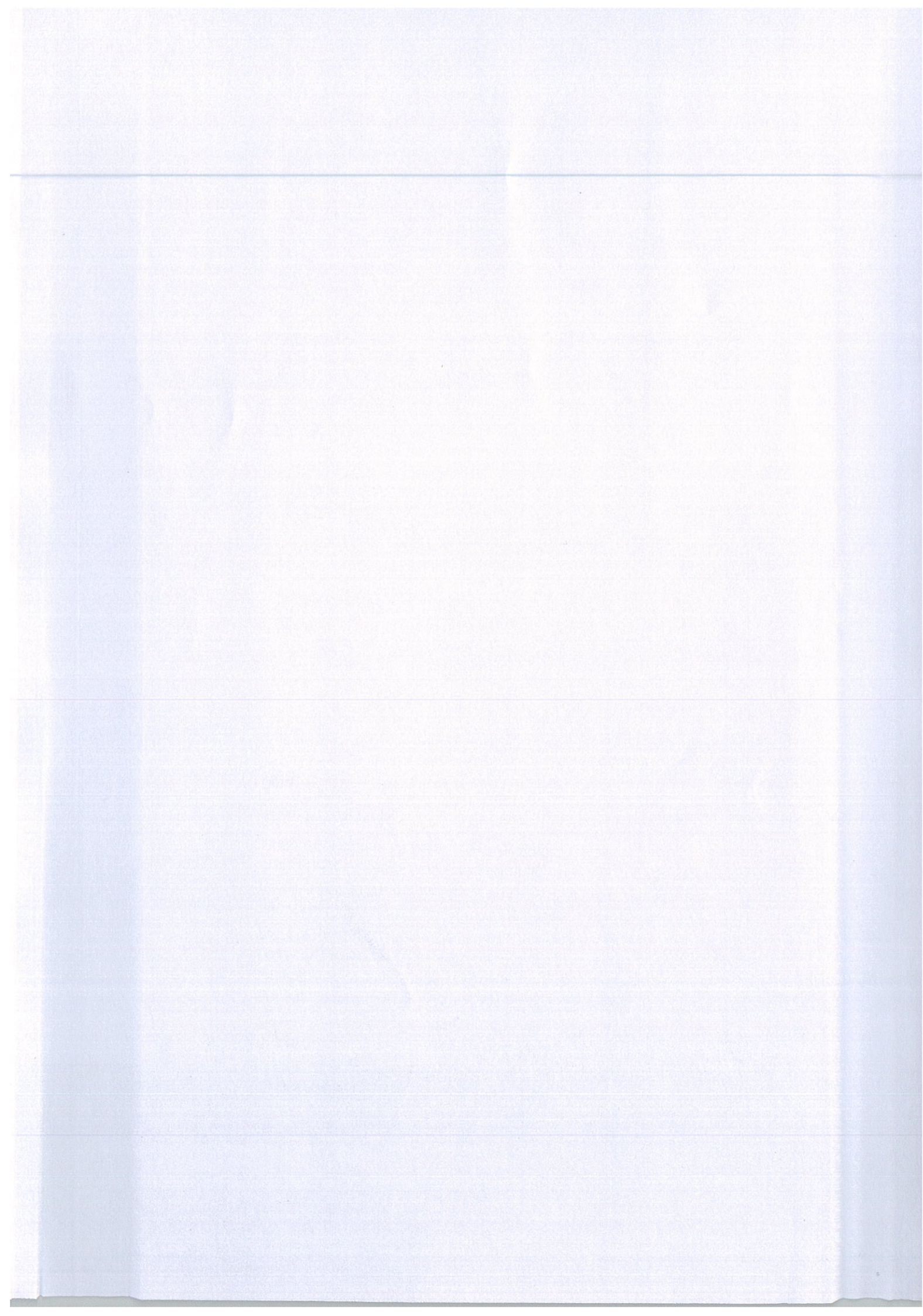
construction and providing of independent connection to main common sewerage pipe line at road side, Defect liability period for five (5) years as per RERA and accountability of defect land link title deed as per RERA Act 2016 which are deficiency of service, providing of updated GHMC Building sanction order, Structural design plan particulars of Villa-121 in respect of foundation, columns, height, GHMC sanctioned drainage plan within the Compound of Villa-121 and water connection and delayed compensations, refund GST separately collected under restrictive trade practices and accountability of M/s. Modi Properties Pvt. Ltd. the head office of M/s. Villa Orchids LLP. We have paid Court fee of Rs.2000/- through D.D./Bankers Cheque bearing No.913139 dated: 10-02-2022 drawn on the State Bank of India, Anandbagh Branch, Hyderabad payable at Hyderabad. The same may be accepted and process the application. Hence, memo.

Place: HYDERABAD.

Date:- 23-02-2022

1. N Prabhavathi 23/2/2022
 2.  23/02/2022
- Complainants.





VERIFICATION AFFIDAVIT.

We, 1) Nimmagadda. Prabhavathi, W/o. J. Sri Ramachandra Prasad,
Aged 65 years, Occ: Retired government employee R/o. H.No. 29-
1380/6, Plot No.141, Street No.03, West Deendayalnagar,
Secunderabad-500056 Telangana. Phone: 9177412504, Email id:
"nprbhavathi.18@gmail.com" Complainant/ Deponent-1.

AND

2) J. Sri Ramachandra Prasad, (J.S.Prasad) S/o. J. Adinarayana Sarma,
Aged 69 years, Occ: Retired government employee. R/o. H.No.29-
1380/6, Plot No.141, Street No.03, West Deendayalnagar, Neredmet,
Secunderabad-500056 Telangana. Phone: 9701213508,
Email id: "jsprasad.18@gmail.com". Complainant/Deponent-2.

Complainants/ Deponents 1 & 2

AND

1)M/s. Villa Orchids LLP., Represented by Sri. Anand S Mehta, as
Authorized Signatory and General Power of Attorney with Possession.

Opp. Party-1.

2) M/s. Modi Properties Pvt., Ltd. Head Office to M/s.Villa Orchids LLP.

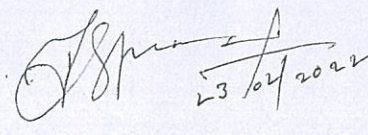
Opp. Party-2.

Both having main business office at the same address 5-4-187/3&4, 2nd
floor, Soham Mansion, M.G. Road, Secunderabad-500003, Telangana.

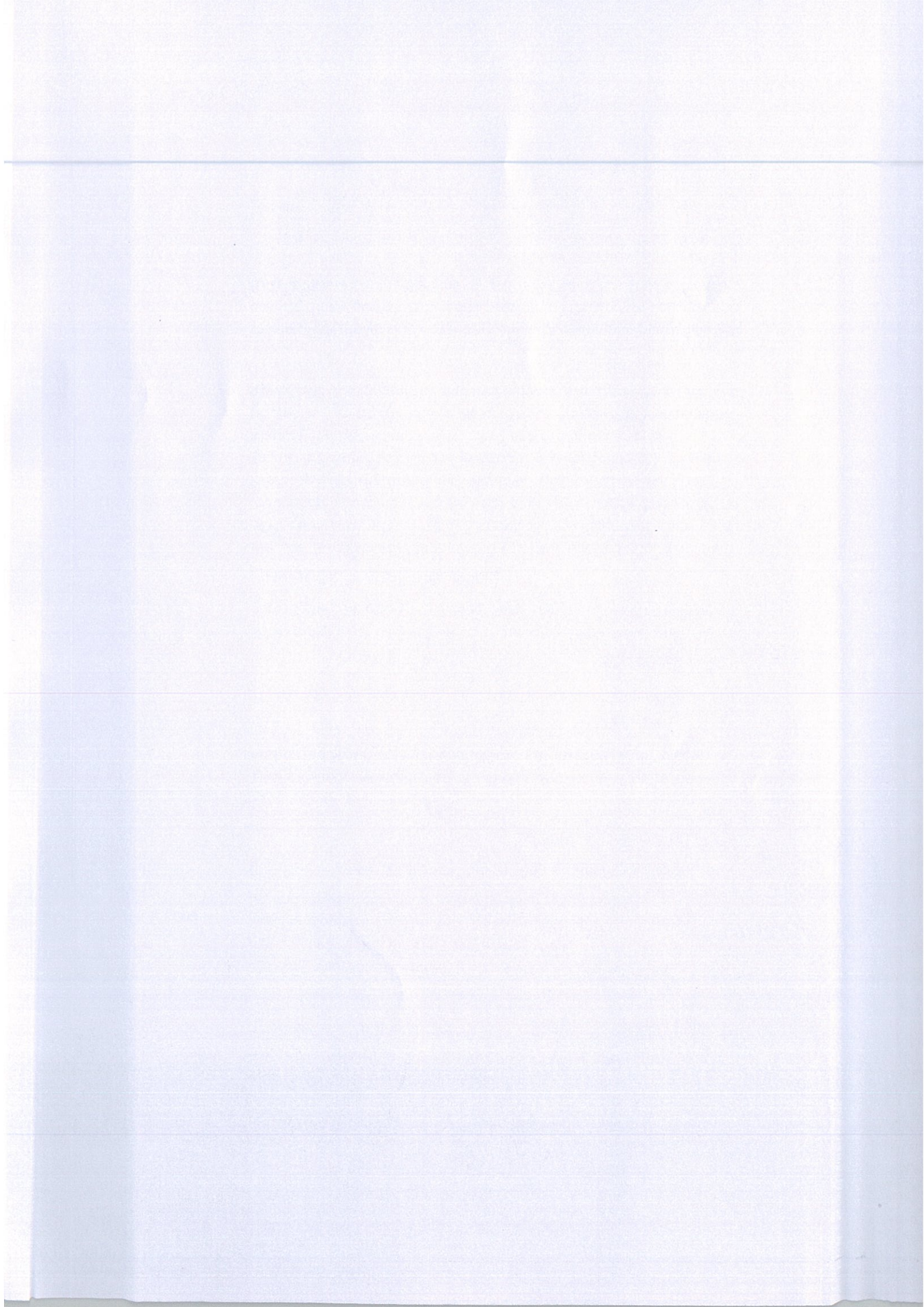
Opposite Parties 1 and 2.(Promoter)

We, the Complainants/Deponents 1 & 2 have entered into Agreement
of sale dated 1st March, 2018 (List of Doc.05 & 36 Part-A) which is an
unregistered document and Agreement of Construction dated 24th
February, 2018 registered document No. 1500 of 2018 (List of Doc.07
Part-A) in relation to Villa-121 at Kowkur Village, Bollaum, Malkajgiri
Mandal, R.R.District in Sy. Nos. 1 to 7 and the Opp. Party-1&2
(Promoter) have to handover the constructed Villa-121 by completion
date 01-02-2019 under the said agreements. The Opp. Party-1&2 failed

to complete the Villa-121 by scheduled date of completion 01-02-2019
despite timely payments, failed to provide the Occupancy Certificate
(OC) as assured in the demand of payments 7th & 8th final demands of

1. N. Prabhavathi 2. 
23/2/2022 23/02/2022

Contd-2



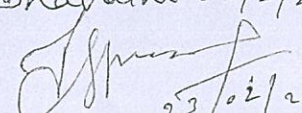
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payments and issued post dated (20-02-2021) Possession letter without OC and without signature of authorized signatory issued on 06-02-2021 (List of Doc.17 Part-B), and also 'No Dues Certificate without signature of Authorized Signatory issued on 06-02-2021 (List of Doc.18 Part-B), Reduced the defect liability period from (5) years to (1) year with unreasonable conditions and also disowning the responsibility of Promoter M/s.Modi Properties as declared in the Certificate of Guarantee issued on 06-02-2021 (List of Doc.20 Part-B), Unauthenticated, unauthorized and illegal original work of sewerage drainage connection from the neighbor Villas 120 and 122 compounds to the Complainants Villa-121 compound during construction activity even though the Complainants objected to it, payment of compensation for delay as per RERA Rules, Refund of GST additionally collected over total price as per RERA rules. The Opp. Party-1 disowned the responsibility of OC and rectification illegal sewerage connection within the compounds and to provide independent sewerage connection to common sewerage main pipe line at road side as per HMWSSB Rules 1990 vide his letter dated 03-12-2021 (List of Doc.28 Part-B) in response to final legal notice dated 20-11-2021 from Complainants (List of Doc.27 Part-B) and also refer to the Complainants/Deponents rebuttal reply dated 08-12-2021 (List of Doc.29 Part-B). The Opp. Party-1 & 2 have failed to provide GHMC sanctioned structural design particulars of foundation, columns, height and fixtures and fittings along with sewerage drainage connection within the compound and its connection to main common sewerage common pipe line at road side and water connection from main pipe lines to Villa-121 compound, and also updated validity of GHMC sanction Building Permit Order. We, the Complainants/ Deponents seeking redressal of grievances as per RERA Rules, HMWSSB 1990 Rules, GHMC sanction plan conditions and Consumer Protection Act rules.

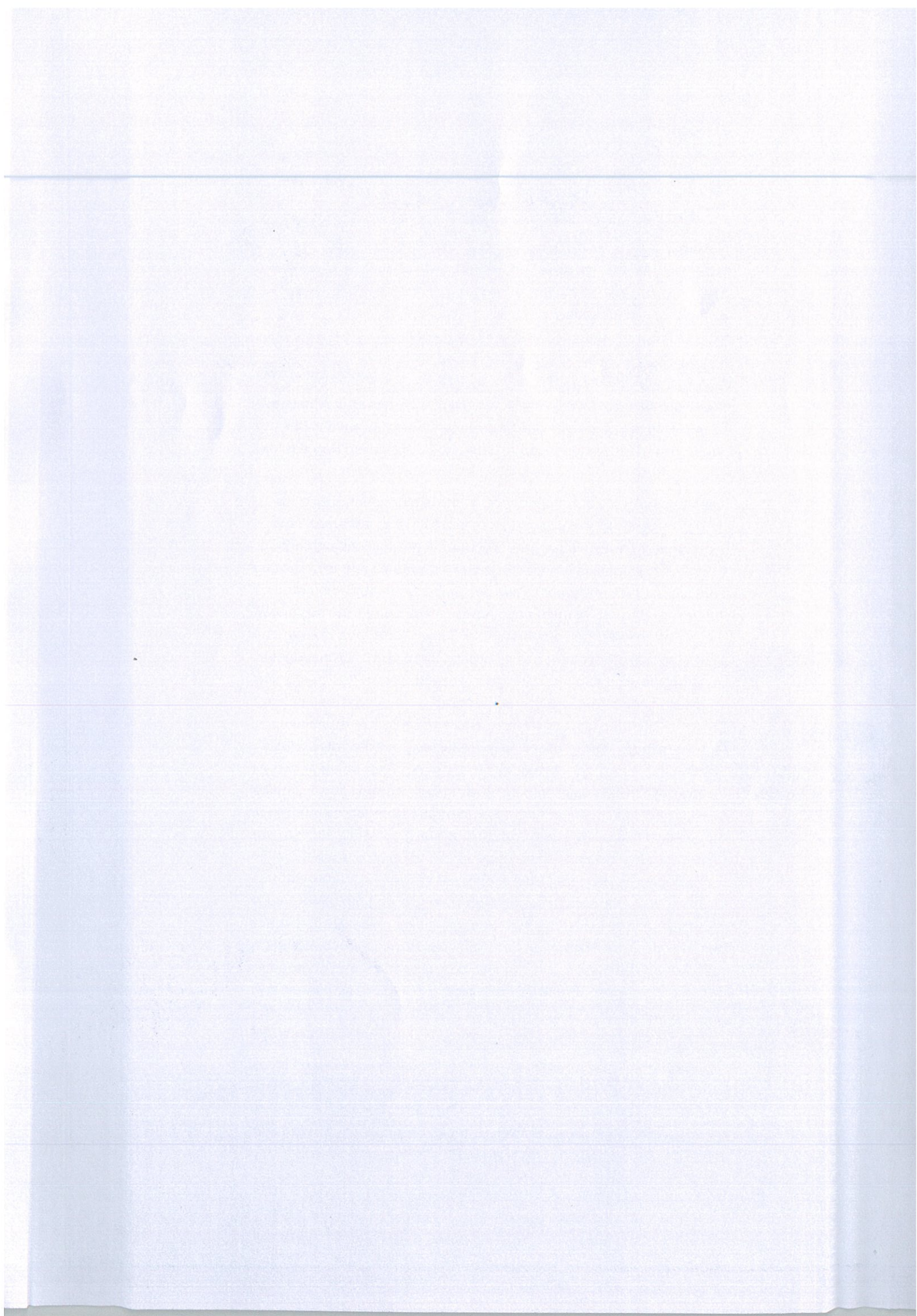


We, the Complainants/ Deponents humbly submit that the contents of the above paras of complaint are true and correct to the best of our knowledge information and legal advice which we believe and correct.

Sworn and signed.

1. N. Prabhavathi 23/2/2022
 2.  23/02/2022
- Deponents.

6/-23-02-2022



BEFORE THE HONOURABLE TELANGANA STATE CONSUMER DISPUTE REDRESSAL
COMMISSION AT HYDERABAD.

C. C. No.

of 2022.

BETWEEN:

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Retired. Phone: 9177412504, Email id: "nprabhavathi.18@gmail.com "
Complainant-1.

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years, Occ: Retired. Phone: 9701213508, Email id: "jsprasad.18@gmail.com "
Complainant-2.

Both are residents of :- H.No. 29-1380/6, Plot No. 141, Street No.03, West
Deendayalnagar, Neredmet, Secunderabad – 500056, Telangana.

Complainants 1 & 2.

AND

-1) M/s. Villa Orchids LLP, (Formerly known as M/s. Greenwood Lakeside
Hyderabad LLP) Rep: by Sri. Anand S Mehta, Authorized Signatory of M/s. Villa
Orchids LLP. Having Main Business Office at 5-4-187/3 & 4, 2nd floor, Soham
Mansion, M.G.Road, Secunderabad-500003. Telangana.
Email id: anandmehta@modiproperties.com.

Opp. Party-1.

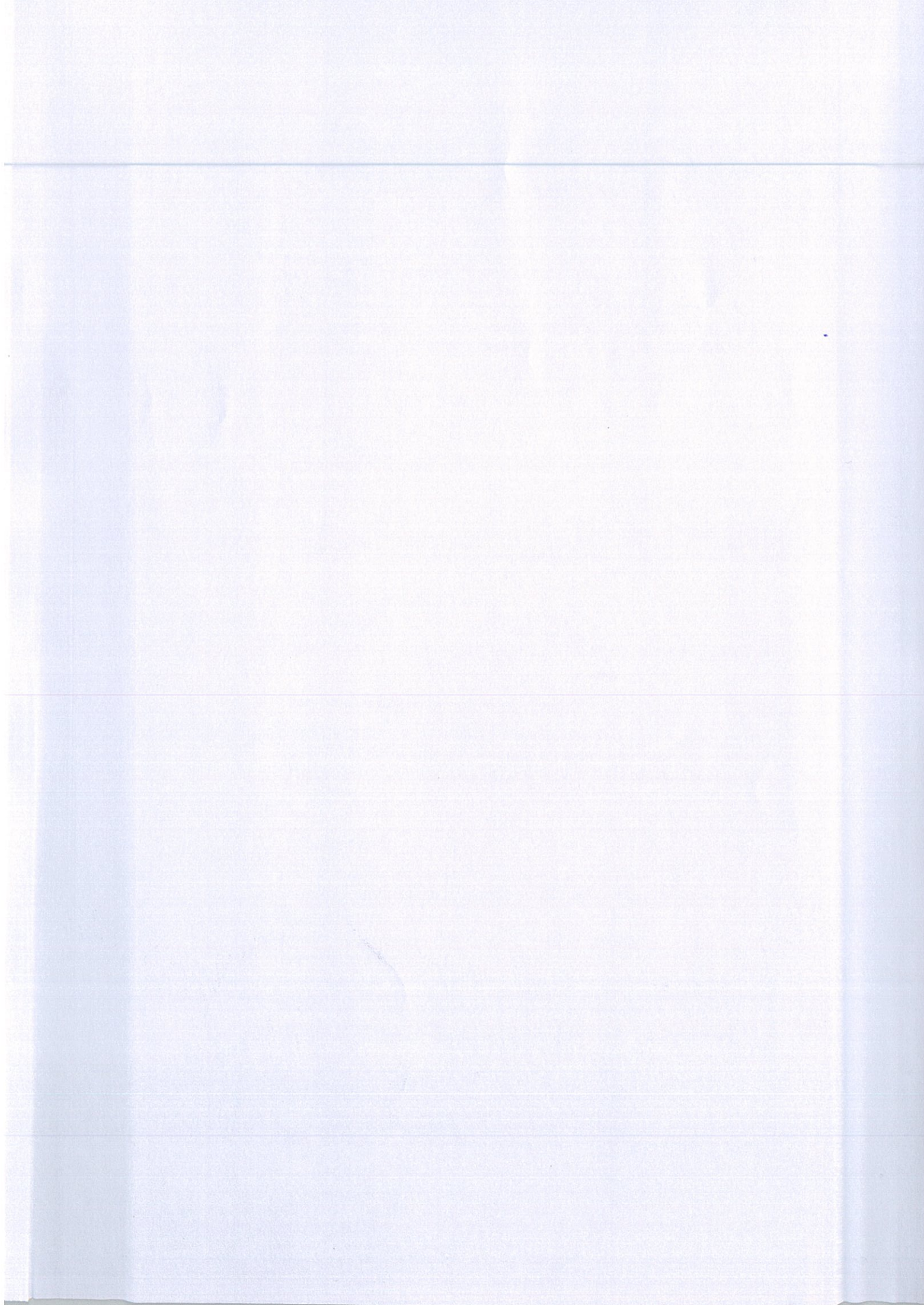
2) M/s. Modi Properties Pvt. Ltd., Head Office at:- 5-4-187/3 & 4, 2nd floor,
Soham Mansion, M.G.Road, Secunderabad-500003, Telangana.
Email id:- info@modiproperties.com

Opp. Party-2.

Sl. No.	Exhibit	Description.	Docu ment.	Date of document	Page from	Page to
01	Complaint Sec.47	a) Brief of facts.	01	23 rd Feb. 2022	01	42
		b) Court fee. (Memo)	01	23 rd Feb. 2022	01	03
02		Verification Affidavit	01	23 rd Feb. 2022	01	02
03	Annexure <i>Index Sheet</i>	List of documents. Revised as per Verification office note with continue page numbers.	01	16 th March 2022	01	03

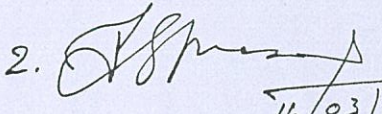
1. N. Prabhavathi
16/3/2022

2. *[Signature]*
16/03/2022



03 (a)	Booklet	PART-A (See list of documents appended – Annexure above)	01	23 rd Feb. 2022/16 th March 2022	01	145
03 (b)	Booklet	PART-B (See list of documents appended)	01	23 rd Feb. 2022/16 th March 2022	146	226
04	Booklet	PART-C (Payment receipts)	01	23 rd Feb. 2022/16 th March 2022	227	237
05	Booklet	PART-D (Addendum-Supreme Court judgements true extracts dated 11-01-2021, 11-11-2021 and 17-12-2021 and Art.300 A of Indian Constitution, HMWSSB Rules 1990-Rule-12, Referral to RERA Act 2016 sections read with Agreement of Sale condition (16.2), GHMC Sanction conditions on Occupancy Certificate, Referral sections of Consumer Protection Act 2019.	01	16 th March 2022	238	270

1. N. Prabhavathi
16/3/2022

2. 
16/03/2022

