31st December 2022
Mallapur, Hyderabad

To
Mr. Soham Modi,
Manager Director
Modi Properties Pvt Ltd
Ranigunj, Hyderabad.

Subject – Unauthorized construction and illegal allotment of common areas to outsider in Mayflower Platinum

Sir,

We the owners of the Mayflower Platinum Apartments, Mallapur, would like to inform you that pursuant to the completion of the construction of the aforesaid Apartments building, the flats have been delivered to various purchasers as per their respective registered sale deeds and accordingly we have been residing in our respective flats for the past one year and we have been paying the monthly maintenance for the civic amenities. However, a room (W16 X L12) has been constructed on the north-west corner of Basement-2 unauthorizedly, which is a common area as per the approved layout of the Mayflower Platinum and also without the consent of the owners .The said room is constructed against the sanctioned plan of the building . Despite the objection by all the owners, you have in high-handed manner constructed the said room over the common area on which all the owners have got undivided share.

That while the things stood thus, one Mr. K Anjanelyulu who visited the said room a few days ago to inform the security and other residents of the said apartment that he was given an allotment letter for the aforesaid room by the Managing Director of the Modi Properties and the physical possession of the aforesaid room will be delivered to him at the earliest. It is very utter shock and surprise to know about the same. In fact, Mr. K Anjanelyulu is neither owner nor resident of the aforesaid Mayflower Platinum and he is an outsider and has nothing to do with the said apartment in whatsoever manner. It is hereby informed that builder /Modi Properties Pvt Ltd has no rights, title, or interest whatsoever to deliver or allot the said room to Mr. K Anjanelyulu or any third parties or outsiders including any particular owner of the Mayflower Platinum, ignoring the valid rights of the owners of this apartments over the common areas. As already stated the said room comes under the purview of common areas and amenities as the said room is constructed over the common areas i.e. Basement 2 of the apartment. As per the Andhra Pradesh Apartments Act -1987 as which is well established law so far the rights of the owners over the common areas in the aprtments and every owner of the flat in the said Apartments - Mayflower Platinum are vested with equal rights and having undivided share over all the common areas including the said room. Therefore, the act of issuing the said allotment letter with the intention to deliver the physical possession of the room to Mr. Anjanelyulu is detrimental to the legitimate rights of residents/owners of the said Apartments and the substantial rights of the owners of the flats over the common areas including the said room will be deprived of and as such the said allotment letter issued to Mr. Anjanelyulu is required to be withdrawn, and allow the residents/owners to use the same one of the common areas of the said apartments. We strongly object the said illegal allotment of the said room to him.

We therefore request the Managing Director of the Modi Properties to withdraw the said letter of allotment issued to Mr. Anjanelyulu in respect of the aforesaid room and kindly allow all the residents /owners to use the said room as one of the common areas as which is a part of the said Mayflower Platinum buildng.

MEMBERS OF MAYFLOWER PLATINUM WELFARE ASSOCIATION

1. Subramaniam Flat # B303 K.SUBRAMANIAM
2. K. Prabhakar Flat No. A-608- Karanam Prabhakar
3. Mishra, Flat No- C-704, Manoj Kumar Srivastava
4. M. Mazahar Ali Baig Flat No- A-907, MIRZA MAZAHAR ALI BAIG
5. L.E.V. Rajiv Kumar Flat No- C-706 Rajiv Kumar

Contd- 02.

6.

6. Bahadur Singh mehta. A-703.
7. P. Sridhar A-308
8. S. Shiva Raj B 405
9. G. L. N. Prakash – A-508.
10. N. Subramanyam – C-504
11. K. Satya Prasad Rao – A 408
12. V. Raghavendra Kumar – B 605
13. A. V. Ramana Rao (Manoj Kumar) – C 606
14. J. Sasi Bhushanam A-606
15. B. Nissy RAO E-502 B.
16. T. V. S. PRASAD B1005
17. Abhinav Bollepalli A1007
18. R. MADHUSUDHAN A 807
19. B. MANOHAR RAO A-501
20. Rajitha C 601
21. Basha B 503