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BEFORE THE TELANGANA STATE REAL ESTATE
REGULATORY AUTHORITY DTCP BUILDING, GROUND
FLOOR, 640, AC GUARDS, MASAB TANK, OPP; PTI
BUILDING AT: HYDERABAD

Complaint No.1836/2023/TS RERA

Between:

Sri Krishna Kumar

..Complainant

And

M/s Modi Properties- Gulmohar Residency

..Respondent

MEMO

May it please your Honour,

I M.A.Lateef Legal manager appearing on behalf of the Respondent Company. It is submitted that we have received the notice in the above mentioned case for appearance on 18.01.2024 (Copy enclosed). Accordingly we appeared but the complainant failed to present in person and further he failed to file the four sets of copies of complainant before the TS RERA. And the matter was posted on 07.02.2024 we have been issued further notice of appearance (copy enclosed). On 07.02.2024 I appeared your respected authority but the matter was not listed in the cause list and the legal team of RERA informed that they have wrongly issued the notice and the case was actually posted on 05.03.2024.

I further submit that the complainant personally approached the Respondent company head office at Secunderabad on 03.02.2024 and informed that the complainant and his wife are the joint owners of the flat purchased from the Respondent and due to miscommunication

between them he filed this present complaint on online portal and finally settled the matter and received the possession letter and also issued an undertaking stating all accounts deems to have been settled and he has no claim of whatsoever in nature with the respondent and also undertaken to withdraw the complaint filed before the TS RERA in Complaint No.1836/2023.(Copy of undertaking is enclosed for your ready reference).

Therefore I humble request your respected authority to consider the facts of this memo and dismiss the complaint filed by the complainant which has no legs to stand and I further request you to bring it on record that the facts mentioned in this memo and pass such other order or orders as this Honourable authority deems fit and proper in the circumstances of the case.

Hence this memo



Respondent

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Date : 08/02/2024

Place: Hyderabad

Enclosures:

1. Notice dated 05.01.2024
2. Notice dated 18.01.2024
3. Undertaking dated 03.02.2024



Umr
G-401



NOTICE OF APPEARANCE
GOVERNMENT OF TELANGANA

TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY,
DTCP Building, Ground Floor,
640, AC Guards, Masab Tank, Opp: PTI Building,
HYDERABAD.

COMPLAINT No.1836/2023/TS RERA

Between:

Sri Krishna Kumar.

...Complainant.

And

M/s. Modi Properties – Gulmohar Residency.

...Respondent.

Take notice that the above case stands posted to 07.02.2024 at 11.30 AM for your appearance.

You are hereby directed to attend either in person or through your authorized representative/Advocate(s) with all relevant documents on 07.02.2024 at 11.30 AM for your appearance before the **AUTHORITY**.

In the event of non-attendance without reasonable cause, the TS RERA may proceed with the hearing based on the available information and evidence on record and a decision may be rendered accordingly.

Dated this, the 18th day of JANUARY, 2024.


Dy. Collector & Addl. Registrar,
TS RERA, Hyderabad

To

- 1) Sri Krishna Kumar, R/o H.No.401, Mallapur locality, Moulali village, Kapra Division, Medchal-Malkajgiri District...Complainant.
- 2) M/s. Modi Properties – Gulmohar Residency, H.No.5-4-187/3&4, II Floor, Soham Mansion, M.G.Road, Ranigunj, Secunderabad, Hyderabad
Pin Code: 500 003. ...Respondent.

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1866/2023/REGA

07-02-2024

TO

M/S Modi Properties, Gulmohar Residency

Unit No. 5-4-167/384, II Floor, Soham Nagar

M.G. Road, Ranigumti, Secunderabad - Hyderabad

DISPATCHED

07-02-2024

Pin code - 500003

DISPATCH CLERK

Telangana State Protection Regulatory Authority

Government of Andhra Pradesh

DICI Bhavan Ground Floor, 100, 101, 102, 103

Hyderabad - 500003

EMS SPEED POST



JD405292536IN



UNDERTAKING

Date: 03.02.2024

From,
Mr. B. Krishna Kumar & Mrs. Battiprolu Sravanthi
1-21/1, Raghavendra Nagar Colony,
Uppal, Hyderabad-500039.

To,
The Director,
M/s. Modi Realty Mallapur LLP,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 500003

Reference:- 1. Flat no. 401 in block 'G' in the project known as 'Gulmohar Residency',
forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-
Malkajgiri District.
2. Rera Complaint no.1836/2023/TS RERA.

Dear Sir / Madam,

I/We hereby confirm the following:

1. The said flat was inspected and it has been completed in all respects. All fixtures and furniture have been provided
2. We are fully satisfied with the services provided by the Developer.
3. We hereby undertake to withdraw all the complaints raised with RERA.
4. We have no claim of whatsoever nature like compensations, rents, interests etc., against the Developer.

Yours Sincerely,

Signature: 

Name: B. Krishna Kumar

Signature: 

Name: Battiprolu Sravanthi

Date: 03/02/2024



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UNDERTAKING

Date: 03.02.2024

From,
Mr. B. Krishna Kumar & Mrs. Battiprolu Sravanthi
1-21/1, Raghavendra Nagar Colony,
Uppal, Hyderabad-500039.

To,
The Director,
M/s. Modi Realty Mallapur LLP,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 500003

Reference:- 1. Flat no. 401 in block 'G' in the project known as 'Gulmohar Residency',
forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-
Malkajgiri District.
2. Rera Complaint no.1836/2023/TS RERA.

Dear Sir / Madam,

I/We hereby confirm the following:

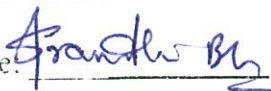
1. The said flat was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer.
3. We have no claim of whatsoever nature like compensations, rents, interests etc., against the Developer.
4. The possession of the said flat has been handed over to us.

We hereby undertake to withdraw all the complaints raised with RERA. We are fully satisfied with the services provided by the Developer.

Yours Sincerely,

Signature: 

Name: B. Krishna Kumar

Signature: 

Name: Battiprolu Sravanthi

Date: 03/02/2024



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Site Office : Sy. No. 19
Mallapur, Hyderabad - 500 076.
☎ +91 91210 21718 ✉ gmr@modiproperties.com
Developed by: Modi Realty Mallapur LLP



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

Date: 03.02.2024

NO DUE CERTIFICATE

To,
Mr. B. Krishna Kumar & Mrs. Battiprolu Sravanthi
1-21/1, Raghavendra Nagar Colony,
Uppal, Hyderabad-500039.

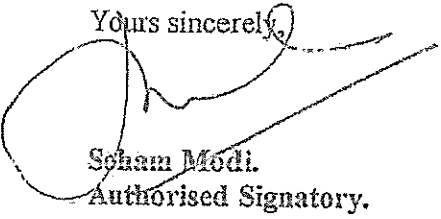
Dear Sir / Madam,

1. This is to certify that the total sale consideration, stamp duty & registration charges, GST, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 401 in Block 'G' in our project known as Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District.
2. We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.
3. The said flat was inspected and it has been completed in all respects along with the appurtenant utilities and amenities.

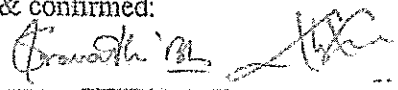
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Saham Modi.
Authorised Signatory.

Accepted & confirmed:

Signature: 

Name: SRI KRISHNA KUMAR

Date: 13/02/2024

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