

Sub: All Projects Report about negative comments on social media										
Prepared by: Prasad										
Date: 17-03-2020										
Sl. No	Approximate date of complaint	Media	Name of complainant	Complaint	Customer of project/unit no.	Customer phone no.	Customer email id	Action to be taken or taken	Current status	Remarks
1	Feb 2nd week 2020	Google Map's	Harish Hari Babu	Don't buy guys worst experience	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	wrote in MGA
2	Feb 2nd week 2020	Google Map's	Mantri Lingam	Don't waste your money Modi properties never stand on their word to deliver the homes in time Unprofessional attitude They use Under quality materials No one take care about curing ., you will surprise even if your kids hit the wall or rubs on the walls, definitely u will surprise as the walls will strips their plasters Think before u book ur dream home with modi properties	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	wrote in GHT
3	Nov-19	Google Map's	Suresh Kumar	Project is constructed by Modi properties. worst quality of construction. I bought on villa. still work not done. they cheat you fully. don't buy. not worth for money what we pay.	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	wrote in VOC
4	Sep-19	Google Map's	Swetha chunchula	Very very slow pace. Delay is because of the conflicts between the partners of the project which never seem to resolve.My sincere advice is that risk is not worth taking. U will be paying money to invite problems in your otherwise peaceful family life because this is what is happening to me and my friends who have already fallen in the trap	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	wrote in VOC
5	Aug-19	Google Map's	Manoj Varshney	I bought house here 4 years back in the promise of quality built by the builder. It's a joint project between Venkataramana constructions and Modi builders was told to us when selling. During taking the possession we can to know that we were cheated. Modi builders is only the marketer of this project. All the promises made by this builder are false. I was cheated on many fronts in the quality of the built of house. One should be cautions when dealing with Modi Builders.	VOC 152	9959022148	varbhneymanoj@gmail.com	Manoj Varshney of villa no 152, few air cracks have been Observed in his bedrooms, while the main door also has the same issue. Railing edges on the terrave have cracked, whiel the railing staircase was improperly fixed, One of the bathrooms was completelyremoved, while the old window panes are still the same, to be replaced with regular glasses. The customer	Not Removed	wrote in VOC

								has agreed to delete. A complaint has been logged on behalf of the customer.		
6	Sep-19	Google Map's	Anita P	Pathetic service. Very severe construction delays. One can expect a minimum of 3 years from the date of booking to possession and the Modi properties seem to not care abt the customers and tortures them with no resolution of issues or service.	VOC 295	9030006060	Udayan.b@outlook.com	Not available at villa and not reachable over mobile.	Not Removed	wrote in VOC
7	Nov-19	Google Map's	Vani Tengli	Very very slow pace. U can go ahead if u r planning to shift in the project after 2years. Not all houses are modi construction. So choose ur villa carefully . Delay is because of the conflicts between the partners of the project which never seem to resolve.My sincere advice is that risk is not worth taking. U will be paying money to invite problems in your otherwise peaceful family life because this is what is happening to me and my friends who have already fallen in the trap They promised RO drinking water which is a big lie. Giving salt water in RO taps Also usage water is like sea water. Having a water purifier is compulsory. Cheated in many ways. There are no grocery shops in the project.	Unknown	—	—	We sent request to google for deactivate the review	Not Removed	wrote in VOC
8	Jan-19	Google Map's	Ann TT	Plz any one share me villa orchid owner number..... jan 2018 lo book cheshanu ...Assalu calls lift cheyyaru response ivvaru totally bad service ...Any	VOC 225	939666299	ananthkorlimarla@gmail.com	Delay in releasing the possession made the customer to lodge a review. Convinced the customer and he's agreed to delete the review. (Review screen shot sent to him, he may delete)	Not Removed	wrote in VOC
9	Jan-18	Google Map's	Ravi Kant	Property is not bad, but lot of delay in construction. This builder is all the like other least bothered about customer issues, once he is through the loan approval. Moreover after imposition of GST, builder is trying to take advantage of antiprofitteering	VOC 5	8057016695	Stsapna5@gmail.com	We are further try to reach with ravikanth and will keep posted with the updates.	Not Removed	wrote in VOC

10	Jan-19	Google Map's	Sumanth Kumar	These guys are very slow. I have booked the property in the month of may but they did not start the work till dec.... You have to follow up for each and every minute work.... Very disappointing service...	VOC 112	7780120611	Sumanth.brk@gmail.com	Seepage observed in all bedrooms. Elivation corners are broken. The customers has readily agreed and deleted his review. A complaint has been Lodged on behalf of the customer.	Not Removed	wrote in VOC
11	Feb 2nd week 2020	Google Map's	Guru mohan Reddy kamati	A Nice peaceful place for living. The building quality and maintenance could be improved. Swimming pool and play area could have been better and bigger. One has to put a lot of effort to obtain all things charged by them. Personally, We have lot of pending works after 2 months of giving possession They speak on behalf of vendors not customers. Be careful! Note: This is definitely not a value for money property. Maintenance is worst so is the quality of construction. Don't go for Modi Properties	Vista c 101	8142341818	Gurumohan449@gmail.com	Customer is not available, tring to reach by week end	Not Removed	wrote in Vista homes
12	Nov-19	Google Map's	Kapil Niranjan	Good people living here. But the build quality is below average. Low cost doors. Main door will give away with one decent push by an adult. Swimming pool is a showpiece to attract gullible buyers/renters. Used for only1 or 2 months in a year. Cellar leaks every monsoon. Sometimes sewer water also floods the cellar, when you have to wade your way through sewer waste to reach to your car. Water drips from the ceiling above cars in cellar, which leaves paint damaging marks. My car's bonnet and sides got damaged due to this. Best thing is that it is gated community with good residents. But Modi builder is a big let down.	Vista homes I 301			This weekend he has given permission to meet.	Not Removed	wrote in Vista homes
13	Jul-19	Google Map's	Sreenivas Babu	The complex itself is very good, quality of construction is not great, no curing done at all.the location is very bad.	Unknown	—	—	We sent request to google for deactivate the review	Not Removed	wrote in Vista homes
14	Nov-19	Google Map's	Shyam sri	Flats quality is poor water also not good its tanker water not good	Unknown	—	—	We sent request to google for deactivate the review	Not Removed	wrote in Vista homes

15	Jan-19	Google Map's	Mutyala Ravindar	Good place for living. Very poor supervision of quality in civil and other works. Neglegent nature of workers due to lac of command over them. No proper response from management to address the customer service complaints.	Vista Homes G401				This weekend he has given permission to meet.	Not Removed	wrote in Vista homes
16	Jan-19	Google Map's	Lakshmi Reddy Peram	At best price one can have their own house here, all the facilities are available here. Only one draw back is here is located just beside the naala and constitution material below average.	Unknown	—	—		We sent request to google for deactivate the review	Not Removed	wrote in Vista homes
17	Feb 2020	Google Map's	Sashi bhushan	Unprofessional builders. Watch your money wash down the drain. Low quality work with no concern of the customers. Experiencing a torrid time with the admin and engineering staff. Wilful delay in completion of project. No heed to your request. Incompetent staff which speaks of the management. A horrible time with this builder. A sincere advice, please do not buy any projects with this particular builder if you want to have some peace of mind.	VOC 217	9502799224	Sashibhushan71@gmail.com		This weekend he has given permission to meet.	Not Removed	Wrote in Modi Properties pvt. Ltd.
18	Nov - 2020	Google Map's	Suresh Kumar	If you are planning to buy a property with them, then drop that idea. Worst construction company in whole Hyderabad city, comparing normal builders they are not at all give quality product. Fraud and bogus company in the whole city. I wish TREDATA and RERA should Definitely keep Modi properties in Black list of construction companies. Pros: None Cons: 1. construction quality not good 2. office admin not polite, worst in construction field. 3. Legally they complete all paper work and after amount paid, they wont complete the pending works and with worst construction quality. 4. In website they have complaint registering option, even after registering it and multiple reminders we wont receive any feedback from the company admin. 5. worst engineering work and their team. 6. used low quality material 7. no water curing of the RCC structure 8. will take 6 months advance maintenance, after 6months also we need to wait 9. all projects are delayed. 10. no value for money their all constructions. 11. cracks occurred in all constructions. BEWARE!!! in my opinion I can give 0 star if I have option.	Unknown	—	—		We sent request to google for deactivate the review	Not Removed	Wrote in modi properties pvt. Ltd.

19	May 2020	Google Map's	Kiran M	I purchased Villa in Villa Orchids in July 2017. Wall plastering was not done properly. Curing was not done at all. When complained everyone ignored. Later management accepted and entire wall plastering was redone. Staff has been very irresponsible and insensitive. For 8 months no progress in construction of my house kept as a storage home. No one answers phone calls and they donot respond to e mails. Administrative staff and site Engg staff disconnected, troubled me very much. I must have made 500 trips to get work done. They have crossed all limits. When it is time for carpenter work they have asked full amount when asked how one can claim full amount in unaudited account it's company policy it seems. Bank Engg said how can I give report completed. I paid for several works done on my interest as could not accept low quality company standards. I have written several e mails to Director. They take months to complete small works. now nearing 2 years still yet to hand over. I said u should get penalised for ur mistakes as they passed 1 yr and 6 months grace period also and still not completed work. Response is they have clauses in agreement to protect themselves. Basically never saw such useless organisation. Marketing people disappeared for months from picture. Now I am at a frustrated stage to tell them finish ur job and get out of my house.	VOC 85	8197554622	machakiran@gmail.com	He is not agreing to remove. Very rood languge	Not Removed	Wrote in modi properties pvt. Ltd.
20	Feb -2020	Google Map's	Gopi Krishna	Very bad experience with modified properties	Unknown	—	—	We sent request to google for deactivate the review	Not Removed	Wrote in modi properties pvt. Ltd.
21	Feb - 2019	Google Map's	Pruthivi ram	Rude behaviour with customers mr venkata ramana and krishna prasad both behaviour is not at all good They should have some pascence	Unknown	—	—	We sent request to google for deactivate the review	Not Removed	Wrote in modi properties pvt. Ltd.

22	Dec 2019	Google Maps	Sahan Raj	A home, or domicile, is a living space used as a permanent or semi-permanent residence for an individual, family, household or several families in a tribe. It is often a house, apartment, or other building, or alternatively a mobile home, houseboat, yurt or any other portable shelter. A principle of constitutional law in many countries, related to the right to privacy enshrined in article 12 of the Universal Declaration of Human Rights[1] is the inviolability of the home as an individual's place of shelter and refuge. Homes typically provide areas and facilities for sleeping, preparing food, eating and hygiene. Larger groups may live in a nursing home, children's home, convent or any similar institution. A homestead also includes agricultural land and facilities for domesticated animals.	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	Wrote in BNC
23	April 2019	Google Maps	Rupali Shewalkar	Apartment, location , plane are good. But builder is worst . Talking to builder and his team is like hitting our head on stone....Worst experience from builder.....	BNC D105	9849403621	Mukeshps21@yahoo.in	Rupali is going to remove review..	Not Removed	Wrote in BNC
24	April 2019	Google Maps	Shekhar Nuguvar	It looks like Modi properties subcontracted it to someone. No proper monitoring happening. Very serious issue of consruction quality and materials they are using. Lifts get stuck everyday. Recently some small girl also got stuck in lift for 2 hours. Even for club house. They placed useless duffer quality equipments placed in ZYM. For sports 1 pool table and two table tennis . Dont know how this planned for 350 families. Its just for customer attaction.	BNC F803	9014976647	shekharan@gmail.com	Shekhar is in Delhi, Month end he is going to come to HYD and meet.	Not Removed	Wrote in BNC
25	Aug 2019	Google Maps	Anil Kumar	(Translated by Google) No problem Water is a little disturbing It's a bad thing if you run out of water It's good for those who do not roll ...	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	Wrote in BNC

26	Nov 2019	Google Maps	Mosuru Srinivasa Rao	Location is good, but poor Maintenance. Huge water problem, no one will addressing it. Security is not tight. Anyone can enter into the compound without any hesitation. Swimming pool is not under operation from last March. Many amenities mentioned in website were not fulfilled. No car wash zone, no cricket nets. Maintenance staff is very arrogant and nobody will address the issues with residents like plumbing and other maintainance issues. We should pay the maintenance but won't get all facilities as per the amenities mentioned. No audition of funds was done and residents will be asked to pay extra for unknown or unclear reasons. I don't feel it's a good place to live for the value of money we pay at that location. Unless and untill all the issues were resolved, I don't feel we can have a peaceful life here.	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	Wrote in PMR II
27	May 2019	Google Maps	Ravi Kiran Potluru	Worst built quality I have ever seen in my life. Lots of sewage problem in the flats as well as corridors. Huge water problem. Amenities are just for attraction sake. But they are not meant to use in actual, they are also not maintained well. No proper planning for water supply. You can see the stress marks on the pillars everywhere in the parking area. Paramount Avenue is just a WINDOW DRESSING kind to bluff the people with the so called gated community word.	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	Wrote in PMR II
28	May 2019	Google Maps	Prince	No proper maintainance. And the construction quality is not at all good. No solution for water problem.	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	Wrote in KNM
29	May 2019	Google Maps	Koushal Thota	I visited their once. At first I was attracted for the amenities they offer. But later on I went to so called club house. There was no proper maintenance. Indoor games were not maintained at all. No proper snooker sticks neither pool balls. TT table was just lying but no bats or balls. Carrom board was like a see saw	Unknown	–	–	We sent request to google for deactivate the review	Not Removed	Wrote in PMR II

30	May 2019	Google Maps	Rashmi Massey	Construction and maintainance is not at all good..site engineers are very rude.if we raise any issue they dont even bother n also always escape from their work i never seen attending the issue and always fight with the customers without listening any queris..even we we escalate this issue to their Head office they also not attentive..i wanted to bring this issue to their MD BUT he is not at all approachable person..they dont even bother for their customers..i wil never ever suggest anyone to buy from modi as they dont know how to handle the customers.	PMR 819	9603086962	Rashmi.pink@gmail.com	Requested to customer but not going to remove review.	Not Removed	Wrote in PMR II
31	Jan 2020	Google Maps	Raju Makam	Don't believe and get lured by Modi Properties sales tactics. Once sale is inked, they will make the purchasers life miserable with inordinate delays, non-responsiveness, unprofessional dealing, changing all specs and more importantly substandard construction. Biggest cheater construction company! Beware and invest your hard earned money judiciously	VOC 33	—	—	He is goingg to remove , once final works are done	Not Removed	Wrote in GWE
32	Jan 2020	Google Maps	Chaman Ti	Please be care full while purchasing any villa/flats from modi properties as they will not houner to their commitments. And they will not complete the villa / flat on time. They are simply dragging. you can check with villa orchids at kowkur location still most of the villas are still pending after one your of their commitment date. Very poor very poor..	Unknown	—	—	We sent request to google for deactivate the review	Not Removed	Wrote in GWE
33	Jan 2020	Google Maps	Delight Service Chennai	Do not believe any positive ratings you see here.. they are all fake reviews. fact is that. if you want to waste your lifetime hard earned money, then go with modi properties. i own a villa in this venture. the worst quality. the worst care. the biggest mistake of my life is to buy this property. you will get only 40 to 50% value of what you pay. you dont need to believe me, just go to 10 owners in this venture, ask them. and you take decision. please please please dont get cheated like me.	Unknown	—	—	We sent request to google for deactivate the review	Not Removed	Wrote in GWE

34	Jan 2020	Google Maps	Shobhan Bandari	If you want to purchase property from modi builders/buyer you should think 10 times to purchase Because they were not committed to deliver the possession on time Quality is not up to the mark They will out source the construction work to third party For example 1.for base level on sub contractor come and do the work and they left 2.for brick work another contractor 3.for plastering one more aub contractor I suggest u don't buy properties from modi builders/properties	VOC 287	9666936870	bandarishoban@hmail.com	Review screen shot sent to hime, he may delete	Not Removed	Wrote in GWE
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