

By RPAD

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

CC. No. 75/2024/TG RERA

Between:

Matam Parameshwar

.....(Complainants)

And

Modi Realty (Miryalaguda) L.L.P Secunderabad

....(Respondents)

WHEREAS the complainant above named has filed the complaint against the respondent(s) for the relief prayed therein. A copy of complaint along with documents filed by the complainant is sent herewith for service upon you.

The respondent is here by directed to file counter/reply on or before the date of hearing and the Complainant(s) and the Respondents(s) are hereby directed to be present either in person or through your authorized representative / Advocate before the AUTHORITY on 13.06.2024 at 11.00 AM.

In the event of non-attendance without reasonable cause, the TG 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 28th day of May, 2024.


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

To

✓ 1.Mr. Soham Modi, Managing Partner, M/s. Modi Reality (Miryalaguda) LLP,
Secunderabad, D. No. 5-40-187/344, 2nd floor Soham Mansion, M.G. Road,
Secunderabad-500003.(Respondents)

2.MatamParameshwar, H.No.19-817/1, Opp: Srinivas Raju Hospital, Hanumanpeta,
Reddy Colony, Miryalaguda, Nalgonda District-508207.(Complainants)

4. Facts of the case:

Presently 42 staying
Provision
1) Provide old test report recommendation to NCTD regarding (Depth of borewell detail)

S No	Issue description
1	Underground drainage system is at a lower level than the road level and due to that excess water is not flowing outside automatically and they are removing with the help of an electric motor causing leakage and smell and occasional breakdown.
2	So far internal drainage system is not linked to the municipal drainage system. The internal drainage line is left open into the open land of others.
3	Public park outdoor play area not yet commenced.
4	Failed to provide sufficient water by digging a suitable bore well and motor.
5	A 20 KVA generator is erected as against the terms of the agreement to provide 1 KVA backup for every villa to each of the 91 villas.
6	Fencing not provided across the community compound wall as mentioned in the agreement.
7	So far not displayed the layout sanction approved plan in colony, which is mandatory as per sanction letter.
8	Compound wall is constructed across vertical columns without closing the gaps between compound wall and ground. The rain water, rats & snakes are coming through this gap into the colony.
9	Did not leave sufficient place to plant the trees along the road side within the colony.
10	Without providing the amenities the respondent is collecting monthly maintenance charges @ Rs. 1.50 per sft.

5. Relief(s) sought:

In view of the facts mentioned in paragraph 4 above, the complainant prays for the following relief(s)

[Specify below the relief(s) claimed explaining the grounds of relief(s) and the legal provisions (if any) relied upon]

all allegations are not correct.

S No	Relief sought
1	Direct the respondent to provide a backup of 1 KVA for each of the 91 villas as promised.
2	Direct the respondent to connect the internal drainage system to the municipal drainage line.
3	Direct the respondent to close the gaps between external compound wall and ground level to avoid the flooding of storm water, entry of rats & snakes into the colony.
4	Direct the respondent to dig the suitable borewell and fix a motor pump so as to meet the needs of inmates of colony.
5	Direct the respondent to provide fence across the external compound wall.

1) Display of Sanction plan at association office

6. Interim order, if prayed for:

Pending final decision on the complaint the complainant seeks issue of the following interim order:

S No	Request interim order to
1	Direct the respondent to provide all facilities to residents who are paying maintenance charges.
2	Direct the respondent to complete the construction works by filling the gaps between boundary wall and ground level as the coming season is rainy season.
3	Direct the respondent to take necessary action to link drainage from colony to municipal drainage system.
4	Direct the respondent to complete the pending park and outdoor play areas.
5	Direct the respondent to undertake and provide a permanent fix to the water seepage into the walls of individual houses.

7. Complainant not pending with any other court, etc.: **NO**

The complainant further declares that the matter regarding which this complaint has been made is not pending before any court of law or any other authority or any other tribunal(s).

8. Particulars of bank draft in respect of the fee in terms of sub-rule (1) of rule 36:

- (i) Amount
- (ii) Name of the bank on which drawn
- (iii) Demand draft number

9. List of enclosures:

[Specify the details of enclosures with the complaint]

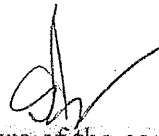
Sale deed, Sanction letter, Letters addressed to the respondent, Lettes issues by the respondent, Photos

Verification

I Matam. Parameshwar son of Chen. mallaiah the complainant do hereby verify that the contents of paragraphs [1 to 9] are true to my personal knowledge and belief and that I have not suppressed any material fact(s).

Place: Miryalaguda

Date: 09-05-2024


Signature of the complainant(s)

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