

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. 82/2024/TG RERA

Between:

P. Gurumurthy

....(Complainants)

And

Modi Realty (Miryalaguda) L.L.P Secunderabad

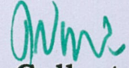
....(Respondents)

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 **09.07.2024 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 14th day of June, 2024.


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

✓ To,

1. Mr. Soham Modi, Managing Partner, M/s. Modi Reality (Miryalaguda) LLP, D. No. 5-4-187/344, 2nd floor Soham Mansion, M.G. Road, Secunderabad-500003.

..(Respondents)

2. Gurumurthy, Villa No.63, AVR Gulmohar Homes, Beside D- Mart, Bapujinagar, Miryalaguda -508207. Nalgonda District.

..(Complainants)

RC. No. 667/2024/TS RERA
CC. No. 82/2024/TG RERA

Inward/Case No...../TS RERA/2023

P. GURUMURTHY (Complainants)

V/S

MLS Modi Realty (MAYALCWA) LLP (Respondents)

Index

Sl.No.	Documents	Pages		Total Pages
		From	To	
1	Form 'M'			
2	Remittance of Rs. 1000/- RRN	1	3	3
3	Agreement for Sale Deed	41300	7313	989
4	Sanctioned Building Permission Plan	1	16	16
5	Sanctioned Building Permission Proceeding	NIL	NIL	NIL
6	Release Proceeding of Local Authority			
7	Reply of the Respondent Agreement of Sale			
8	Aadhar Brochure	1	134	134
9	MLA letter to collector & comp (air TP) M.D. Note	1	1	1
10		1	4	4
		1	1	1

GOVERNMENT OF TELANGANA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY,
HYDERABAD.

Inward No:.....

Check List -

1. Nature of complaint Form M / Form N / General: FORM M
2. Rs.1000/-RERA Charges paid vide Rept. No. 413003313989 Date 9.5.24
3. Relief sought for: List enclosed in form M
4. Court cases pending if any: NO
5. RERA Registration No: P0180000180 Date: - NO -
6. RERA Registration Valid up to: NO -
7. Project Name: ANR GULMOHAR HOMES, Miryalguda
8. Type of Project: Building / Layout Building
9. Project Area / extent: Ac 6.18 gts
10. Promoter / Developer Name: M/s MODI REALTIES (MIRYALGUDA)
11. No. Apartments / Villas / Plots: 91
12. Building/ Layout approved by Local Authority: yes Yes / No
13. Agreement of sale enclosed: yes Yes / No.
14. Development Agreement: NO Yes / No
15. Sale Deed: yes Yes / No

Inward in-charge

**GOVERNMENT OF TELANGANA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY
HYDERABAD**

Case No...../TS RERA/2023

.....P. GURUMURTHY.....(Complainants)

V/S

.....M/S MODI REALTY (MIRYALGUDA) LLP.....(Respondents)

Form 'M' Check List

Sl.No	Documents	Yes	No
1	Form 'M' duly filed in (4+.....No. of Resp.)	yes	
2	Form 'M' Remittance of Rs.1000/- in favour of TS RERA RRN	4130073	13989 dt 9.5.24
3	Sufficient copies (4+ No. of Respondents) received	yes	
4	Sufficient covers received (As per no. of respondents with suitable size of covers with respondents address	yes	
5	Agreement of sale deed	yes	
6	Building approved/ layout approved plan & proceeding (Competent Authority)	yes	
7	Local Authority release of said proceedings /plan	yes	

The Documents at Sl. No..... are not enclosed.

Hence the complaint may be informed to furnish the documents in (7) days

FORM 'M'
[See rule 36(1)]
COMPLAINT TO REGULATORY AUTHORITY
Complaint under section 31 of the Act

For use of Regulatory Authority(s) office:

Date of filing: _____

Date of receipt by post: _____

Complaint No.: _____

Signature: _____

Registrar: _____

IN THE REGULATORY AUTHORITIES OFFICE (Name of place)

Between

Pandirla . Gurumurthy Complainant(s)

And

M/S Modi Realty (Miryalaguda) LLP Secunderabad

Respondent(s) Details of claim:

1. Particulars of the complainant(s):

(i) Name of the complainant: **Pandirla . Gurumurthy**

(ii) Address of the existing office / residence of the complainant:

**AVR Gulmohar Homes , Villa 63 Beside D-Mart
Bapujinagar Miryalaguda 508207
Dist Nalgonda Telanagana**

(iii) Address for service of all notices:

2. Particulars of the respondents:

(i) Name(s) of respondent: **M/S Modi Realty (Miryalaguda) LLP, Secunderabad**

Represented by Soham Modi s/o late Satish Modi

(ii) Office address of the respondent: **Door # 5-4-187/344, 2nd floor, Soham Mansion,**

MG Road, Secunderabad, Telangana, Pin 500003

(iii) Address for service of all notices: **-do-**

3. Jurisdiction of the regulatory authority: **Hyderabad**

The complainant declares that the subject matter of the claim falls within the jurisdiction of the regulatory authority.

4. Facts of the case:

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]

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.

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 boundry 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]

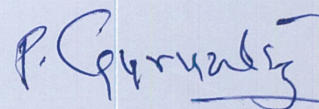
Sale deed, Sanction letter, Letters addressed to the respondent, Lettes issues by the respondent, Photos

Verification

I Pardirla Gurumuthy son of Anthaiiah 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)