

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

AT: HYDERABAD

CC. No.82/2024/TG RERA

Between:

P.Gurumurthy

..Complainant

AND

Modi Realty (Miryalguda) LLP Secunderabad

..Respondent

WRITTEN SUBMISSIONS FILED ON BEHALF OF RESPONDENT

It is humbly submitted that we had gone through the allegations and averments mentioned in the complaint and the same are denied except those specifically admitted herein. The complaint is not maintainable either on facts or on law and the same is filed with false and frivolous allegations as such the complaint is liable to be dismissed with exemplary costs.

The Respondents is a reputed developer and having 30 + years of experience in the construction of houses and flats in and around twin cities of Hyderabad and Secunderabad.

Points wise reply to the Issue description of the complaint :

- 1) In Reply to Point No.1: Underground drainage system - The allegation of the Complainant is not true there is no leakage or smell. Water is being properly treated as per PCB norms. (Copy of Test Report is enclosed as Annexure No.1)

For MODI REALTY (MIRYALGUDA) LLP

- 2) In reply to Point No.2 : Internal drainage connection to main drain – local bodies are objecting to the said connection. The issue was brought to the notice of Commissioner Miryalguda Municipality. by way of representation letter. It is the responsibility of DTCP/local authorities to provide drainage link *(Copy of representation letter is enclosed as Annexure No.2).*
- 3) In reply to point No.3: Public park is a buffer zone. It cannot be developed. It is left as green area. *(Copy of photographs are enclosed as Annexure No.3)*
- 4) In reply to point No.4 : Water supply has provided by the Respondent through 4 borewells in the project *(Copy of its details enclosed as Annexure No.4)*
- 5) In reply to point No.5 : Generator backup for each villa -. 91 villas x 1 KVA + 8 KVA for common amenities = 99KVA. Diversity factor i.e., provision Vs usage is about 40 to 50%. Therefore generator requirement is about 49.5KVA. Closest size of 62.5 KVA is proposed to be provided. At the moment only 40 villas are occupied and with the diversity factor of 50% the generator back up required is 20KVA. Generator provided is 20KVA and the peak load measured at site is not even 10KVA. A 62KVA generator is likely to trip very often due to lack of load. Generator will be upgraded as and when power requirement increases. Till date existing generator is working without overload.
- 6) In reply to point No.6 : Fencing not provided – there was no commitment to provide fencing. However, at the request of some residents fencing has been provided on 3 sides. Main road gate area is monitored by 24/7 by security. *(Copy of photographs showing fencing are enclosed as Annexure No.5)*
- 7) In reply to point No.7 : It is not true to state that the Respondent has not displayed the layout sanction approved plan in colony. It

FOR MODI REALTY (MIRYALAGUDA)

Partner

is displayed on the display board at the office of the Association.  
(Copy of photograph is enclosed as Annexure No.6)

- 8) In reply to point No.8 : Compound wall – The allegation of the complainant is not correct all gaps have been closed.
- 9) In reply to point No.9 : Plantation of trees – all trees are planted as per DTCP norms. (Copy of photograph is enclosed as Annexure No.7 ).
- 10) In reply to point No.10 : It is not true to state that the Respondent has not provided amenities in the project. All amenities as assured have been provided by the Respondent. Whereas the contention of complainant for collecting monthly maintenance charges. It is collecting in the name of separately formed Association/Society registered under the Telangana Societies Registration Act 2001., Vide reg No.496 of 2021. No amounts have been collected by the developer. Association accounts are published on the website (Copy of provisional P & L + Balance sheet for FY 2022-2023 and copy of society registration certificate are enclosed as Annexure No. 8 & 9)

The entire allegations of the complaint are made without there being any basis for filing the Complaint. The Complainant made baseless allegations against the Respondent and approached this authority with unclean hands with an intention to gain unlawfully and also to harass this Respondent, Therefore we request your respected authority to dismiss the present complaint with exemplary costs.

For MODI REALTY (MIRYALAGUDA) LLP  
Partner

Date: 09.07.2024  
Place: Secunderabad

RESPONDENT

BEFORE THE TELANGANA  
STATE REAL ESTATE  
REGULATORY AUTHORITY  
AT: HYDERABAD

CC. No.82/2024/TGRERA

Between:

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...Complainant  
AND

Modi Realty (Miryalguda) LLP  
Secunderabad

..Respondent

WRITTEN SUBMISSIONS  
FILED ON BEHAL OF  
RESPONDENT

Filed on: 09.07.2024

Filed by: Counsel for Respondent

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