

MODI GREENWOOD HEIGHTS FLAT OWNERS
Greenwood Heights, Kowkooor, Secunderabad 500 010

BY REGISTERED POST



August 21, 2024

Mr Soham Modi
Partner
M/s Mehta and Modi Realty Kowkooor LLP
II Floor Soham Mansion
No 5/4/187 – 3 & 4, Karbala Maidan,
Mahatma Gandhi Road,
Secunderabad – 500 003.

Dear Sir

Sub: CC No 93/2024 – TG RERA

As you are already aware 19 Resident Flat Owners of Greenwood heights and myself are the Complainants in the above case filed with TG RERA.

So far though two hearings have been held on 30th July and 20th August 2024, no Counter has been filed by you so far against our complaints.

At the hearing held yesterday (20/08/2024) your Counsel while seeking Adjournment to file the Counter orally informed the TG RERA Bench that certain action was being taken at your end to attend to the issues in our complaint.

In this regard we wish to place on record that the civil works being carried on by you at present are merely cosmetic in nature and works like installation of lights , clearing the passage behind the complex, demolition and clearing of your sales office , etc. **and are not civil or other works to rectify the construction defects mentioned in our Final Notice dated 15/04/2024.**

In this respect we hereby bring to your Notice certain other major Construction Defects noticed this monsoon.

1. **Water Seepage through the Joints Between A and B – Blocks** – This was brought to your Notice in our First Written Complaint Letter dated 13/01/2024. In response to this your Partner Mr. Anand Mehta in his Notice dated 05/02/2024 had replied
“Expansion Joints – This is a technical requirement in building construction. Expansion Joints have been sealed on the terrace and there

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is no leakage from the terrace. Expansion Joints have to be provided on all the other floors. Our Engineers have been advised to maintain/repair the expansion joints from time to time.”

The above reply was given in January when it was not raining.

In the monsoon now there is a great amount of leakage from expansion joints on all the floors and nor repair or maintenance work has been done by your Engineers.

We are attaching by a separate email photos and videos taken this monsoon season which clearly show the magnitude of the problem and the damage to our Apartments.

We hereby call upon you to rectify these cracks immediately by hiring a third-party engineering firm specializing in cracks treatment.

2. Flooding in Parking Areas

Here again Mr Anand Mehta in the aforementioned notice had said:

“A well-designed sub-surface drainage system has been provided. Grade slab work in the lower basement shall be taken up shortly.”

This once again was in January when it was not raining.

Despite the so called well designed sub-surface drainage system and the laying of slabs in the lower basement, please see the extent of leakage in the first level basement from the photos and videos mentioned above. Not to mention how it would be in the 2nd level basement.

We hereby call upon you to rectify this immediately.

3. Wheel Chair Friendly Ramps.

There is only on ramp on the entrance of A Block and this is too high and slippery to be wheel chair friendly. The lifts in the first and second level basements are having a step to get into and are not wheel chair friendly.

Since there are occupants in the complex who use wheel chairs , we call upon you to install wheel chair ramps in the entrance to B block which has only 2 steps and in the basements 1 and 2 to access the lifts.

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4. Damage to Bath Room Doors due to Water Seepage –

Please see the photographs in the folder sent by email to see the extent to which the Bath Room Doors in Flat B 506 have been damaged due to water seepage.

This clearly shows the poor quality of Materials used by you.

We call upon you to verify this in other flats as well and replace the doors with good quality ones.

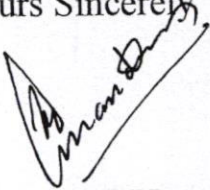
During the Hearing on 20th we had informed the Honorable TG RERA Bench of the attempt on the part of your customer Relations Executives to get us to have a meeting with your Partners to resolve the issue and withdraw our complaint.

Please note that we are willing to this provided a Written document signed by Mr. Anand Mehta and your good self is given to us on how you propose to rectify/remedy the legal, construction and maintenance defects/deficiencies pointed out in our Final Notice dated 15.04.2024. RERA Complaint and the time schedule for the same. If this is acceptable to us and the steps outlined in such written document are taken, we shall have no objections for a compromise.

This was also informed to you counsel before the Honorable Bench Members

This written document has to be provided to us well before the next hearing which is on 11th September 2024.

Yours Sincerely,



**M. Anand Kumar, B. Com, FCA
CA & RERA Consultant
Flat No B 713, Greenwood Heights
(For and behalf of Self and 19 other
Complainants in CC 93/2024 – TG RERA)**

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Copy by email with folder of videos/photos titled "GHT Construction Defects Video to:

1. Mr. Soham Modi – info@modiproperties.com
2. Mr. Anand Mehta – anandmehta@modiproperties.com
3. Mr. Krishna Prasad -kprasad@modiproperties.com