

M. ANAND KUMAR

B.com, F.C.A, D.I.S.A, C.I.F.R.S, C-RERA

CHARTERED ACCOUNTANT

B 713 Greenwood Heights
Kowkooor

Secunderabad 500010

BY REGISTERED POST - WITHOUT PREJUDICE

30 August 2024

Mr. Krishna Prasad
Customer Relations Manager
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.

Subject: Response to Your Letters Dated 24/08/2024 and
29/08/2024

Dear Mr. Krishna Prasad,

I acknowledge receipt of your letters dated 24th August 2024 and 29th August 2024 regarding the proposed meeting on 31st August 2024 and your ongoing efforts to resolve the issues raised in the RERA complaint CC No. 93/2024. I would like to clarify our position and respond to the points raised in your communication.

1. Misrepresentation of RERA's Directions:

I categorically deny your claim that the Honourable RERA Bench gave any oral direction for us to meet the developer outside the RERA proceedings. This assertion is a clear misrepresentation of the facts. The actual fact as brought out in the letter of 21/08/2024 is that the residents opinion was that all communications and efforts towards resolution should be documented and submitted through the RERA process to ensure transparency and accountability.

2. Lack of Meaningful Action Since January 2024:

As you are aware, we have been highlighting significant construction defects and maintenance issues in our letters dating back to January 2024. Despite repeated requests and a final notice in April 2024 threatening legal action, no substantive response or rectification plan was provided by your management until after the RERA complaint was filed. The works currently being carried out, such as installation of lights and clearing passages, are superficial and do not address the core structural and maintenance issues outlined in our communications. These actions

appear to be mere window-dressing rather than genuine efforts to resolve the serious defects we have documented.

3. Insistence on Written Proposals Through RERA:

We reiterate our position that any proposal or rectification plan should be submitted in writing through the RERA portal, signed by your Directors, and not through informal meetings. This is to ensure that all commitments made by your management are legally binding and enforceable under the RERA framework.

4. False Claims Regarding the Representation of Complaints:

Your assertion that the complaints have only been received from me and not from others is patently false. All communications from January 2024 to the filing of the RERA complaint have been signed by all the flat owners involved. As a Chartered Accountant, I have been authorized under Section 56 of the RERA Act 2016 to represent the other complainants during hearings. This authorization is in full compliance with the law, and any suggestion to the contrary is misleading.

5. Ongoing Issues and Lack of Response on Digital Platforms:

We have consistently lodged our complaints on your website, as per your instructions, and formed a WhatsApp group to facilitate communication between your team and the residents. However, your team, including yourself, have either failed to respond or exited the group, further demonstrating a lack of commitment to resolving the issues.

6. Conditions for Further Engagement:

We are willing to engage in further discussions only if a detailed Rectification Proposal, signed by your Director, outlining the specific steps to be taken and the time schedule for completion, is submitted during the RERA hearing on 11th September 2024. Until such a document is provided, any meetings, including the one proposed on 31st August 2024, will not be attended by us.



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7. Final Position:

In conclusion, we expect your management to comply with the legal process as outlined by RERA and submit a comprehensive written plan addressing all the defects we have highlighted. Any attempts to sidestep the RERA process through informal meetings will not be entertained. We trust that you will take these points into consideration and act accordingly.

Yours sincerely,



M. Anand Kumar

(For and on behalf of Self and 19 other Complainants in CC 93/2024 – TG RERA)

CC:

- Mr. Soham Modi – Partner, M/s Mehta and Modi Realty Kowkooor LLP
- Mr. Anand Mehta – Partner, M/s Mehta and Modi Realty Kowkooor LLP
- TG RERA Authority