

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

October 21, 2024

BY REGISTERED POST



Mr Anand Mehta
Director
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: Technical Meet on 19th October 2024

The above meeting was convened at a short notice of one day and attended by 3 of our Committee of Complainants, as the other 2 members were not in station.

In the said meeting it was pointed out that in the meeting with all our complainants on 5th October, 2024, as per the Directions of the Honourable RERA Bench, you had committed to give a Written Note on the Construction Defects Rectification with Mutual Supervision, by 15th October 2024. However, this was not submitted even as on date.

In the above meeting when our COC members requested you to once again give the Rectification Proposal in Writing, you have refused to do so, without mentioning any grounds therefor. You had also stated that some of the items mentioned in our RERA Complaint will not be done.

Please note that in our Interim Directions Petition submitted to the Honourable RERA Bench on 11th October, 2024 (copy attached) we had asked that you submit a **comprehensive written document** within a time-bound period (e.g., 15 days), detailing the steps you will take to rectify the construction defects as per our complaints, along with a **specific timeline** for the completion of each step.

A copy of this was also given to your counsel who agreed to the same.

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You are consequently bound to give this document and we would request you to do so without any further delay so that the COC can examine the rectification process along with mutual inspection for ensuring that this would be a final solution to rectify the defects.

Yours Sincerely



Chandan Dutta
Flat No A-316
For and on behalf of COC



M. Anand Kumar
Flat No B-713

Advance copy by email to: anandmehta@modiproperties.com

info@modiproperties.com

kprasad@modiproperties.com

**-BEFORE THE HONOURABLE TELANGANA REAL ESTATE
REGULATORY AUTHORITY**

**PRAYER FOR ISSUE OF INTERIM DIRECTIONS IN CASE NO
CC.93/2024/TG RERA**

In view of the serious and ongoing construction defects and maintenance issues raised by the complainants in the matter of CC No. 93/2024, we respectfully pray for the following interim directions to be issued to the Respondents M/s Mehta and Modi Realty Kowkoo LLP, under the powers vested in this Honourable Authority by section 37 of the RERA Act.

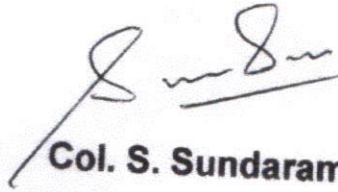
1. **Filing of Counter** – the builder be directed to file its counter, if any, in respect of the Complaints 5.1 to 5.4 (alleged legal violations) within a period of 15 days.
2. **Submission of Rectification Plan**: The builder be directed to submit a **comprehensive written document** within a time-bound period (e.g., 15 days), detailing the steps they will take to rectify the construction defects as per our complaints, along with a **specific timeline** for the completion of each step.
3. **Recognition of the Complainants' Committee**: The builder be directed to recognize the following **Committee of Complainants**, consisting of representatives of the flat owners involved in the case, and to engage and communicate with this committee regularly regarding the status of the rectifications and any future developments.

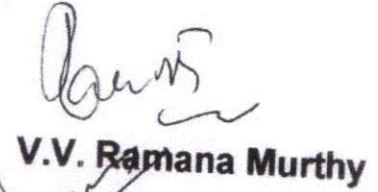
Sri. Chandan Dutta – Flat No A 316
Col. S. Sundaram – Flat No A 415
Sri. V.V. Ramana Murthy – Flat No A 515
Sri S.S Raghuram – Flat No A-304
Sri M. Anand Kumar – Flat No B 713
4. **Ongoing Communication**: The builder be directed to **interact exclusively** with this Committee for all future updates and discussions regarding the complaints, ensuring transparency and accountability throughout the rectification process.

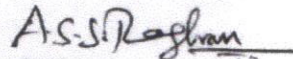
We submit this prayer in the interest of ensuring that the serious construction and other defects are addressed in a transparent, time-bound, and collaborative manner, with proper engagement between the builder and the complainants.

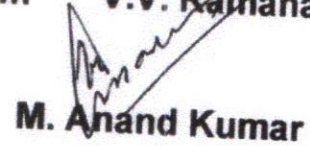
We thank the Honourable Bench for their attention and consideration in this matter.

Yours faithfully,


Col. S. Sundaram


V.V. Ramana Murthy


S.S. Raghuram


M. Anand Kumar

For and on behalf of the Complainants in CC 93/2024 – TG RERA

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