

Re: RERA CC 93/2024 - Hearing Today 23/10/2024 - Directions of Honourable Tribunal

From: Krishna Prasad (kprasad@modiproperties.com)

To: ak47mak@gmail.com

Cc: anandmehta@modiproperties.com; venkatramana@modiproperties.com; asuresh@modiproperties.com

Bcc: sohammodi@modiproperties.com; lateef@modiproperties.com

Date: Tuesday, October 29, 2024 at 01:31 PM GMT+5:30

Dear Mr. Anand Kumar,

With reference to your email dated 29-10-2024, we hereby confirm our participation in the meeting recommended by you on Saturday, November 9th at 6 pm.

The issues mentioned in the email shall be discussed in person.

Regards,

K Krishna Prasad

Sr Manager Customer Relations | +91 99896 99536 | kprasad@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

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On Tuesday, October 29, 2024 at 11:47:12 AM GMT+5:30, Anand Kumar Muthuswamy <ak47mak@gmail.com> wrote:

Dear Mr. Krishna Prasad

Please find attached our response to your email dated 25th October 2024 as regards the joint meeting to be held before the next RERA hearing on 13th November 2024.

Warm Regards

M. Anand Kumar

Flat No. B 713

On Fri, Oct 25, 2024 at 6:19 PM Krishna Prasad <kprasad@modiproperties.com> wrote:

Dear Mr. M Anand Kumar,

Please note that it is difficult to schedule a meeting on 2nd November as most of our staff is on leave due to the festival season. Please suggest an alternate date after 3rd November.

We have sent point-wise details about the complaint raised by you on 1st October 2024. Most of the work has been completed. In case we have missed or failed to address any complaint, please send us a list of such complaints. We will send our written reply and ensure that the complaints are addressed immediately.

We have instructed our MEP engineers to install a 65kva generator in place of the 25kva generator. We will observe it for 30 days. If the generator doesn't trip due to low load, the generator will be permanently fixed and a controller for auto on-off will be ordered.

Regards,
K Krishna Prasad

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On Wednesday, October 23, 2024 at 02:53:57 PM GMT+5:30, Anand Kumar Muthuswamy
<ak47mak@gmail.com> wrote:

Dear Mr Krishna Prasad

As informed to you telephonically by Mr. Chandan Dutta at the RERA hearing today in the above case , in view of the fact that a written rectification proposal was not given by your Director as agreed upon in the meeting on 5th October, and the minutes of the meeting were not prepared at your end and confirmed by us, the Honourable Bench directed as follows:

1. That a fresh meeting be held with all the Complainants and specific answers given to all the points raised by us in our Complaint and in the meeting on 5th October.
2. The meeting should be recorded by both sides and the Minutes prepared and confirmed by both sides.
3. A written rectification proposal should be furnished by you.
4. The minutes and written proposal to be made ready at least 7 days before the next hearing on 13th November

These have been conveyed to your Counsel by the Honourable Bench and also recorded on file.

Accordingly ,keeping in line with the above directions we call upon you to kindly attend a meeting on Saturday 2nd November 2024 at 6.00 p.m.

Please let us know the details of your Team who would be present for the meeting by reply mail

Thanks and Regards

M. Anand Kumar

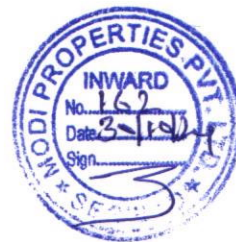
Flat No B 713



Mehta & Modi Letter 29102024.pdf

382.9kB

REGISTERED POST



October 28, 2024,

Mr. Anand Mehta
Director
M/s. Mehta & 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.93/2024/TG-RERA – Directions of Honourable RERA
Bench on 23/10/2024 – Joint Meeting**

We refer to Mr. Krishna Prasad's email dated 25/10/2024 (copy attached) and wish to respond as follows:

1. Selection of 2nd November for the meeting: The Honourable Bench had held that the meeting should be held a minimum of 1 week before the next hearing date on 13th November 2024. Further this was to be a meeting of all the Complainants and your team. Since a majority of Complainants are working and cannot make it in a weekday, we had suggested 2nd November as the date. However, keeping in view the constraint expressed, we are scheduling the Meeting to be held on Saturday 9th November at 6.00 p.m. Please respond with your confirmation positively by 30 October 2024. 
2. In response to the statement that point wise details have been sent by you to the defects pointed by us on 1st October 2024, please note that these were countered by us with video evidence that the major defects stated by you as resolved were still continuing and that the rectification methodology used by you had failed. Even in respect of the other issues we had raised objections to your statement. During the course of the meeting, you had noted down these points and had said that you would examine these and revert with a written proposal as to the rectification process and the time line by 15th October 2024. However, this has not been furnished till date.
3. It was also insisted by us that our COC should be intimated in advance before any rectification works are taken up so that we can study the same for efficacy and a joint inspection and supervision can be taken up. However, even as on date your team is not intimating us and are carrying out works on an ad hoc basis
4. We have studied the defects carefully and in our letter of 23/09/2024 a detailed Report prepared by Dr. Raghuram Ammanavajala., PhD. Assistant Professor, Civil Engineering, BITS Pilani, Hyderabad, one of the Complainants in the above case, and sent a pen drive with videos and photos.

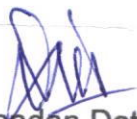


However, neither you nor your concerned executives agreed to see the videos or discuss the report submitted.

5. We hereby give notice that you should prepare a detailed report as to the works of defect rectification which have been completed and the methodology used as well as the works to be undertaken in the future along with full details and the timeline. This Report has to be signed by your Project Engineer and not by a Customer Relations Manager. This should be submitted to us by the 5th of November 2024.

Please appreciate that we are making a constant approach to settle all the issues amicably and to mutual benefit, however despite your oral and written affirmations to do, so this not being implemented in practice

Yours Sincerely



Chandan Datta
Flat No A-316

For Self and on behalf of Complainants in CC. 93/2024/RERA TG



M. Anand Kumar
Flat No B-713

Advance Copy by email: anandmehta@modiproperties.com
info@modiproperties.com
kprasad@modiproperties.com