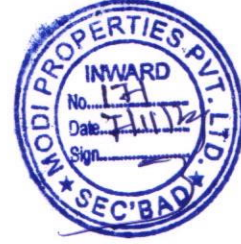


3rd November 2024

By Email & Copy by Registered Post

To:

Mr. Mr. Anand Mehta
Partner
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



Subject: Urgent Notice for Replacement of Aluminium Wiring and Compensation for Damaged Appliances Due to Electrical Burn-Out

Reference:

- 1. Complaint under Section 31 of the RERA Act-No. CC.93/2024/TG-RERA**
- 2. Final Notice dated April 15, 2024**

Dear Mr. Mehta,

I, Preeti Pratyush Veer, daughter-in-law of Maya Srivastava and Bhupendra Nath Srivastava owners of Flat No. A 605 (also residing in the said flat) at Greenwood Heights, am writing to formally bring to your attention a severe safety issue that has caused significant financial loss and poses a continuous threat to the safety of all electrical installations within my home.

As stated in Greenwood Heights Residents Correspondence and Final Notice dated April 15, 2024, a concern was raised regarding the use of **aluminium wiring instead of copper wiring** from the Floor Electrical Duct to the MCB panel in individual apartments.

The recent incident in my apartment underscores the hazards posed by this deviation from the agreed specifications and applicable safety standards.

Details of the Incident

On 3rd November 2024, at 1.30 a.m., there was an **electrical burn-out in the Main Circuit Breakers (MCBs)**, leading to a critical overheating issue. This event not only damaged the MCBs but also resulted in **an AC stabilizer catching fire**. Additionally, several costly appliances, including my refrigerator, were severely damaged or completely burned out, resulting in substantial financial losses.

The original agreement, as per **Annexure C of the Agreement of Sale**, clearly mandates the use of copper wiring to ensure safety and durability. The use of aluminium wiring not only breaches this agreement but also falls short of the **National Building Code of India (NBC) 2016 - Electrical Installations** standards, which prescribe safe and durable electrical infrastructure for residential units.

Legal Grounds and Immediate Demands

Given this serious breach of contract and the ensuing safety hazard, I hereby give you Notice as under:

1. **Immediate replacement of the aluminium wiring with copper wiring** from the Floor Electrical Duct to my apartment's MCB panel, as per the specifications outlined in the agreement.
2. **Full compensation for the damages incurred** to my AC stabilizer, refrigerator, and other affected appliances.
3. **Confirmation of action and a timeline** for the completion of this rectification work within one (1) days of receipt of this email. This because we along with our children, one of whom is physically challenged are living in the flat, and will be exposed to hazards to our lives due to the faulty wiring

In the absence of an immediate response and concrete action plan, I will be compelled to pursue legal action, including filing with Telangana RERA and relevant consumer forums, to recover damages. This includes not only the costs of the affected appliances but also compensation for the inconvenience, harassment, and distress caused by this incident due to non-compliance with the agreed safety standards.



Thank you for your urgent attention to this matter. I look forward to your prompt resolution.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Preeti', with a stylized flourish underneath.

Preeti Pratyush Veer

Flat Number, A-605, Greenwood Heights

Mobile No: 96188 80099

**By Email to: Mr. Anand Mehta – anandmehta@modiproperties.com
Mr. Soham Modi – info@modiproperties.com
Mr. Krishna Prasad – kprasad@modiproperties.com**