

aruna@modiproperties.com

From: "Soham Modi" <sohammodi@modiproperties.com>
Date: 13-03-2017 12:40 PM
To: <aruna@modiproperties.com>
Attach: IMG-20170313-WA0009.jpg; IMG-20170313-WA0008.jpg
Subject: FW: PMROA compound wall & drainage system issues.

Print

From: andrews@modiproperties.com [mailto:andrews@modiproperties.com]
Sent: 13 03 2017 12:03
To: Soham Modi <sohammodi@modiproperties.com>
Cc: Shirish <shirish@modiproperties.com>
Subject: PMROA compound wall & drainage system issues.

Sir,

Please find attached the letter being circulated by PMROA in PMR regarding compound wall & drainage system issues.

Regards,
K Shirish Kumar,
Project Manager | +91 92468 24540 shirish@modiproperties.com
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Handwritten signature and initials
PMROA

Paramount Residency Owners Association®
(Regd. No. 1022/2008 under A.P. Societies Registration Act (Telangana Adaption), 2014)

Drainage System:

We have been facing problem with the drainage system that you have constructed as the width of the pipeline that you have laid in PMR campus is not sufficient to let the naala water coming from upstream to pass through the PMR and flow downstream. Due to this there is always water logging in Phase 3 land. This issue was also persisting during your administration (until 2012) and whenever there is excess rain, the PMR campus is getting flooded. The situation was worse during September & October 2016 which you have also witnessed by doing site inspection.

Most of the time, we are living in unhygienic atmosphere due to improper planning by you or your engineers. We expect that a reputed builder like you will hire engineers who can anticipate the problems that may arise in future and construct the drainage system accordingly. You cannot make us suffer for your mistakes.

As the Gram Panchayat is currently widening/reconstruction the naala, we would like you to take appropriate action ASAP to resolve the issue.

It is evident that poor construction quality and improper planning are the major reasons for these issues and we unanimously believe that you are responsible for the pathetic situation we are in today.

We affirm that this is not expected from a builder who proclaims himself to be providing Great Quality Construction at Affordable Pricing & promises of providing Great Lifestyle. When you acknowledge your customers for making you a Trusted Name, request you once again respond to your customers when they really need you without any further delay.

Hope you will understand the pathetic situation we are living in and respond positively.

We will go ahead with our future course of action if the issues mentioned above are not resolved at the earliest and approach the concerned forum/authorities for justice.

This letter is issued by the owners/residents of Paramount Residency & hence their signatures are attached herewith.

Paramount Residency Owners Association®

(Regd. No. 1022/2008 under A.P. Societies Registration Act (Telangana Adaption), 2014)

To,

Mr. Soham Modi
Managing Director
Modi Properties & Investments Pvt. Ltd.

Sub: Regarding poorly constructed Compound Wall and Drainage System at Paramount Residency

In continuation to the meeting held with you at Paramount Avenue on 24-01-2017, we had convened an internal meeting to discuss the way ahead for us to deal with the poorly constructed Compound Wall and Drainage System. PMROA has been complaining to you about these two major problems from its inception. Even after repeated requests/complaints to you about the above-mentioned problems, you always chose to ignore them & we the residents of Paramount Residency are facing the consequences.

The reasons you have given and solution you proposed for these issues is not at all acceptable.

Compound Wall:

You said that the compound wall has fallen and tilted due to the vacant land surrounding PMR campus and water stagnation in the vacant land. However, there are other societies/colonies which also built their compound wall adjacent to the vacant land and they are intact as on date. Please look at the compound wall of Annamaya Colony beside PMR. The vacant land was existing even at the time of constructing the compound wall.

To our surprise, we see that the compound wall at PMR has been constructed without supporting columns/pillars which would add strength to the wall. There is no change in the situation from the time compound wall has been constructed to now. Is this what you call 'Great Quality Construction at Affordable Pricing'? Once again, we would like to let you know that the compound wall has fallen/tilted due to poor construction quality and improper planning to which you are responsible.

How can you ask the residents/owners of PMR to reconstruct the compound wall at own cost (of course you have been kind enough to offer some financial aid which is not acceptable)? You cannot make us suffer for poor construction quality and improper planning. We would like to once again strongly reiterate that you are accountable for this issue and you need to reconstruct the compound wall at your own cost.