

Site Office : Sy. No. 1139, Shamirpet Village,
Hyderabad- 500 078, ☎ +91-40-92470 24461.
✉ knm@modiproperties.com
Owned & Developed by : Kadakia & Modi Housing



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
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Dt. 06th March 2021.

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority,
7th Floor, Swarna Jayanthi Complex,
Ameerpet, Hyderabad.

Subject: Our reply to your letter.

Ref: HMDA letter No.660/MP2/H/Plg/2008 dated 09.02.2021.

Sir,

In the last hearing dated 6th February 2021 we were asked to complete the following works before 6th March, 20201.

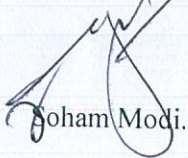
- Provision of streetlights - 6 additional streetlights have been delivered to site and are being installed.
- Provision of garbage bin - 600 ltr garbage bin has been delivered to site.
- Bus shelter - the condition is inadvertently mentioned in the permit letter. There is no such shelter marked in the plan. We request you to waive this condition.
- Milk booth - this condition is also inadvertently mentioned in the permit letter. It is not marked in the plan. Milk booths are obsolete. We request you to waive this condition.
- Drainage connection to grampanchayat lines - drainage is already connected to GP lines on the south side. Drainage was connected to GP lines on the north side. However, it has been disconnected as drainage lines were re-laid by GP. We are in discussion with them for reconnecting the lines.

The complainants along with Bloomdale Owners Association (the authorized Association to manage the day to day affairs of the project) had conducted a meeting with the developer/us on 30th January 2021. The minutes of the meeting are enclosed. We have completed most of the works as per the minutes of the meeting and a letter addressed to the Association dated 23.02.2021 is enclosed herein. The content of the minutes and the letter is self explanatory.

Please write to us if any information is required.

Thank You.

Yours sincerely,


Moham Modi.

- Encl: 1. Copy of minutes of meeting
2. Copy of letter addressed to the Association dt.23.02.2021



Minutes of the meeting between:

1. M/s. Kadakia & Modi Housing (Developer), represented by Ashok Swaminathan, Anand Mehta, Krishna Prasad, K. Rahul and M. Suresh.
2. Bloomdale Owners Association, represented by Surender (President), Venkatapati Rajulu (Secretary), Vamsheedhara Rajulu (Treasurer), Abdul Rahim (Executive Committee Member), Richard Dick (Executive Committee Member) and G. Patwari (Executive Committee Member),
3. Complainants: Wg Cmdr M.D.N. Prasad (owner of villa no. 66), Mr. Bongu Raja Rao (owner of villa no. 43, 44 & 58), Mr. Kameshwara Rao (Villa no. 18), Mr. Ravi Rajshekar (Villa no. 40).
4. Other members: Mr. A. Surender (Villa no. 29) & Mr. Raghava (Villa no. 61) and others.

A police complaint was filed by the Complainants referred above against the Developer. In that regard at the suggestion of the CI/SI a meeting was called between the above parties. The following was agreed to by all present:

1. Water supply problem: Developer has agreed to contribute Rs. 3 lakhs to Bloomdale Owners Association, being the approximate cost of making a 1,000 ft borewell along with pumps and other fixtures. The Association will be free to utilize the money at its discretion to either make a new borewell or deepen /repair existing borewells.
2. Sewage connection from septic tank on north side will be connected to septic tank on south side with HDPE pipe and additional pump at Developers cost. All parties herein to follow up with GP for connection to public drain.
3. Servicing of existing streetlights: Developer shall provide a 15ft tall H frame scaffolding with wheels for servicing these lights.
4. Streetlights: The Developer shall provide 6 poles of about 15 ft height with 25 to 30W LED lights. Association to mark locations for fixing the streetlights and the Developer shall install the streetlights accordingly.
5. Developer shall install and make operational Mygate application for security and access control at its cost. At the moment there are no charges for the said services.
6. Developer agrees to rectify any minor construction defects related to common amenities at its cost on receipt of email from the authorized email ID of the Association.
7. All members have agreed to recognize the authority of Bloomdale Owners Association and its office bearers. Maintenance charges shall be paid to Bloomdale Owners Association at rates fixed from time to time.
8. Elections for Executive Committee Members of Bloomdale Owners Association are due in March, 2021, however residents may mutually agree to hold elections on an earlier date.
9. The operations of Bloomdale Welfare and Cultural Association will not overlap with the operations of Bloomdale Owners Association i.e., day to day maintenance of common amenities will be taken care by Bloomdale Owners Association.
10. Developer shall handover all books of accounts and audited tax returns to the Association upto 31.03.2020. Unaudited books of accounts from 01.04.2020 to 30.09.2020 shall also be handed over to them. Developer and Owners have agreed to amicably resolve issues related to accounts of the Association including corpus fund, grant/loan given by the Developer to the Association.
11. The complainants shall withdraw their complaints made in various forums on satisfactory completion of above tasks by the Developer.

For Developer	For Bloomdale Owners Association
Krishna Prasad Date: 01-02-2021 Place: Hyderabad	Secretary Date: 01-02-2021 Place: Hyderabad



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To,
The Secretary,
Bloomdale Owners Association.
Shamirpet.

Date: 23.02.2021

Reference: Minutes of the meeting dated 01.02.2021.

Subject: Update of tasks to be taken up by developer.

Sir,

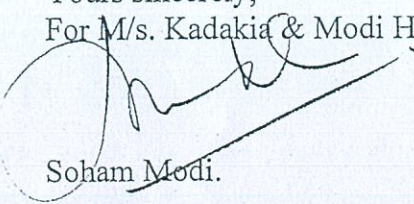
The update on tasks that were discussed in our minutes is as follows:

1. Please find enclosed a sum of Rs. 3 lakhs by way of DD no. 478645 dated 19.2.2021 drawn on Yes Bank towards our contribution for solving the water supply issue. As agreed you shall be free to utilise this amount, as you deem fit, for either making a new borewell or deepening /repair the existing borewells.
2. We are in discussion with the grampanchayat for solving the sewage connection on the northern side.
3. We have ordered an H frame with wheels for servicing the existing 6 mtr light poles. You shall receive them shortly.
4. 6 streetlight poles have been fabricated and delivered to site along with 6 nos 35W LED lights. A plan of installation of lights is attached herein. Our engineer will complete the work at the earliest.
5. Mygate application has been enabled and the day to day running of the application shall be your responsibility.
6. We have not received any details of any other construction defects from you.
7. The books of accounts and other details are available at our head office. Please depute your person to collect them.

Please sign a copy of this letter as your acceptance of the above.

Thank You.

Yours sincerely,
For M/s. Kadakia & Modi Housing.


Soham Modi.

Confirmed & Accepted by:

Bloomdale Owners Association.

Date:

Place: