



*Redefining Real Estate*

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# NARNE ESTATE *Digest*

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## CHAIRMAN'S DESK

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# NARNE'S ESTATE DIGEST

MARCH 2009

*Dear Member,*

1. It gives me immense pleasure to be coming back to you in 2009, to provide news on Narne's projects. I am sure you must have been already a proud recipient of the '**NARNE DIARY - 2009**'. I wish you and your family a very Happy, Healthy and Successful year 2009.

(a) The year 2008 started on a good note with sensex touching all time high and large foreign investments pouring in. Ripples of sub prime crisis was not visible in India in the beginning of the year. Real Estate business was booming and investments pouring in from all sides. Even though the property prices had sky rocketed, there were buyers in the market ready to pay any price for quality spaces with good amenities, be it house, office or commercial properties.

(b) The effect of sub prime crisis in USA started engulfing other economies of the world, including Indian economy by mid 2008 and foreign investors started withdrawing from Indian market, to set their own house in order. This, together with monetary controls by RBI, to check rising inflation, dried up liquidity in the market and jacked up interest rates, affecting developers and buyers uniformly. Market sentiment started worsening with media playing spoil sport.

(c) Thanks to sharp fall in crude oil prices and supply side corrections, which have reversed the inflation and this together with two stimulus packages announced by the Govt., have led to fall in interest rates and restructuring of debts etc. Market sentiment for real estate turned positive already in March 2009 and the real estate market is expected to recover by end of 2009.

(d) Narne Estates has been formed, with the missionary zeal, for helping out defence and salaried middle class personnel, to safely and easily procure ideal house plots, for future appreciation or settlement. I do concede that it took unusually longer period for East City, to come up to the present take off stage for house building. Delay was mainly due to adverse publicity, court cases and lack of Govt. supported projects, in and around. Now, the whole scenario has changed for better, due to relentless efforts and sacrifices of **NARNES**. **NIMS** Health University is coming up within East City, **CCMB** laboratories are likely to come up next door and two huge IT SEZs are being set up near to East City.

Narne's Estate - DIGEST



Members at East City, can now hope to reap bountiful returns from 2010 onwards. My earnest request to members is not to fall prey to half baked rumours and doubt the bonafides of Narnes, in protecting members' interests. My life's mission is to see every plot holder at Narne's, gain windfall returns on their investments and remain a highly satisfied and happy customer. In the last few years, enormous challenges had been thrown at us, which we have successfully weathered and surmounted, and that too legally in a patient and matured manner. Members at long last have regained the missed opportunities, both in appreciation and for settlement.

2. I bring to you, lots of good news and also some not so good news. Let us look at the brighter side first. **EAST CITY**, the flagship project of **NARNES** was hibernating for almost a decade plus, due to unforeseen hurdles thrown at us by detractors and neglect by Govt., towards this axis. As the good old adage goes, when the going gets tough, the tough get going. Narnes have weathered through the hurdles successfully and brought East City back onto rails, which once again is picking up momentum, to race ahead into a bright future.

(i) The members of **EAST CITY** would be happy to know that efforts of **NARNES** have paid off, in successfully bringing a mega project of government to **EAST CITY** area, like the **NIMS Medical University**, on the lines of **AIIMS at Delhi**. It is a 1000 bedded hospital cum medical research centre, spread over 160 acres. Already, the first phase with 3 - five story blocks spread over 3 lakh sft, is nearing completion, to be equipped and start functioning in next few months, at an investment of Rs. 100 crores. Further budget of Rs. 100 crores more, is recently sanctioned by the AP state government, for phase-II expansion of the Medical University. The university is occupying 140 acres of the lands handed over by **NARNES**, out of our holdings, including 40 acres spread over 400 plots of eastern portion of **Sector-I of East City**. We are trying our best to procure much better compensation to members, who lost their plots for the **NIMS Medical University**, by taking up the matter in a Civil Court, as per laid down procedure. Already there is lots of interest generated locally on East City, due to inauguration of the first phase of **NIMS Health University** by the Hon'ble Chief Minister of AP **Shri Y S Rajashekhar Reddy on 22nd Feb 2009**.



Bird's Eye view of NIMS



Frontal View of NIMS

3. Yet another piece of good news is that **Central Park-II and Rolling Meadows** projects, though were ready by 2003, got held up due to unfortunate claim of Govt., over the lands in layouts, as ceiling surplus lands. Narnes stood like rock, for protecting the members' interests and fought hard at great sacrifices and legally proved that the lands at **Central Park - II and Rolling Meadows** are free hold and the release of the final layouts soon, is only a formality. We are happy and grateful to all the members, who stood by us and extended support, to surmount the huge challenges.

4. Now coming to the not so good news. Encouraged by the setting up of **NIMS Health University** at East City, another Central government research laboratories, known as **Centre for Cellular and Molecular Biology (CCMB)**, already having laboratories at Secunderabad, is embarking on a huge expansion program for stem cell research, near Bibinagar, with a mega Rs. 1500 crores investment. The land of about 200 acres is ordered by AP state government for procurement inside East City, at Sectors - II and III. Even a government order M.S. No: 373 dated 2nd March 2009, is issued ordering the land procurement, under extra ordinary powers vested with the government for public purpose, without notice to Narne Estates or plot holders. We vehemently protested and are taking effective steps to

provide a flat of 1 Bed room + Kitchen + Toilet, in 300 sft at about Rs. 4 lakhs and flats of 1 Bedroom + Hall + Kitchen + Toilet, in 500 Sft at about Rs. 6 lakhs. Finally, a 2 Bed room flat, in 800 Sfts at Rs. 10 lakhs. Taking a cue from this analysis, we are planning to take up an affordable housing project over 150 acres, adjoining **EAST CITY** in 3 - story multiple blocks, giving out about 25,000 flats, covering a built up space of 150,00,000 sft, using world class pre-fabricated technology for durability, quality and esthetics.

31. **Narnes**, promoted and managed by retired defence officers, is focusing on the affordable housing flats, mainly to cater to the needs of retiring soldiers (both in JCO and NCO categories). May we solicit your indulgence in promoting the interest of defence forces personnel, towards the above affordable housing project, more to help design and build flats to cater to the needs of retiring soldiers. All the members are requested to spread the good word, among their sphere of influence in Armed Forces, by distributing the copies of the attached forms (photo copies can be made), duly entering the existing member's particulars in the special box provided. Based on response through receipt of these forms by us, duly filled from interested soldiers, we intend awarding special gifts to the recommending members of **NARNES**.

32. From the foregoing, members at East City can realize that, we have to give the final push to **EAST CITY**, to bloom into a wonderful City, on the lines of **Gurgoan**, to gallop into a bright future, to make our long cherished dreams to come true. May I hope for your unstinted support, help and co-operation, so that we can all together help to make our dreams come true at **EAST CITY**.



GE Software Park on way to East City



Cricket Stadium on way to East City



CPRI on way to East City

33. Members at Central Park - I, II & III and Rolling Meadows, can finally plan their house constructions in 2009. Members at Golden Heights - I and II are welcome to build their dream houses now, when rates of materials and labour are low and easily available. Prospective customers intending to settle at Hyderabad can do arm chair building of their dream flats or houses, by investing wisely at **Golden Heights Residency**.

34. We at Narnes, strive for safety and prosperity of our esteemed customers' investments first, always and every time, then the welfare and protection of interests of our land lord vendors and finally the welfare of staff at Narnes. Members of Narnes are a blessed lot, to be deserving the committed and dedicated services of **NARNES**. Thus, we are endeavoring to see that all members of Narnes at all the projects, get hold of clear, well developed free hold house plots, which would give the members windfall returns. Only thing I earnestly solicit from members, is their continued trust, implicit support and co-operation. We at Narnes are confident of regaining the trust and co-operation from all the members and on our part, we sincerely assure of our dedicated services for bringing best returns to the customers.

Once again Wishing You and Your family a Happy, Healthy and Prosperous year 2009.

Yours Truly

Col (Retd) Narne Ranga Rao  
 Chairman and Managing Director



**GOLDEN HEIGHTS RESIDENCY**

23. This project offers, highly affordable apartments and 3-4 bedroom independent duplex houses. The entire project has been approved by HUDA. Bookings are open in this project and interested person may contact **Mr. Gokul Narne on Tele no + 91- 040 - 4040 0000 Extn: 215**, for further details.

**24. MAINTENANCE AND DEVELOPMENT CHARGES**

Project	Development Charges	Maintenance Charges
<b>EAST CITY</b> Sector – I & II	Rs. 125/sq yd	1995 – 2005 @Rs.600/yr 2006 onwards @Rs. 1200/yr *
Sector – III	Rs. 150/sq yd	1999 – 2005@Rs.600/yr 2006 onwards@Rs.1200/yr *
Sector – IV & V	Rs. 250/sq yd	2006 onwards@Rs.1200/yr *
<b>ROLLING MEADOWS</b>	Rs. 500/sq yd	Rs.5000 per plot per year
<b>CENTRAL PARK</b>	Rs. 500/sq yd	Rs.5000 per plot per year
<b>GOLDEN HEIGHTS</b>	Rs. 500/sq yd	Rs.4000 per plot per year

\* Applicable from date of registration (whichever is earlier)

25. Members at Central Park –II and Rolling Meadows, who are still to get their plots registered are requested to do so immediately, to facilitate early release of final layout and subsequent house constructions. A few members having issued post dated cheques towards ULC caution deposit, have withheld encashment of the cheques. This would only delay the official ULC clearance, which is still mandatory, inspite of abolition of ULC act. Members are requested to appreciate the good work put in by Narnes, in saving the two premier projects of Central Park – II and Rolling Meadows, from the clutches of ULC.

26. Members of East City are specially requested to Co-operate, for taking up balance development works and pending maintenance works, on a war footing to bring it up to be ready for house building. Let us makeup, atleast a part of delay, lost earlier in court cases etc.

27. Members should be happy to note that **EAST CITY**, is now ready for house building activity. Obviously, all existing infrastructural facilities, so painstakingly created over so many years, need to be brought upto meticulous condition, to facilitate house building, leading to fast growth to benefit all plot holders at East City. May I earnestly request the members to pay their maintenance charges upto date, so that a major drive to clear, clean and maintain East City, can be undertaken.

28. Members of East City are also requested to clear the minor arrears in development charges, to complete the infrastructural facilities, particularly at Sector-IV and V, as well as the upgradation of roads and parks at sectors - I to V, by **black topping the roads and landscaping and greening the parks**. This in itself is a huge task and takes well over a year, to cover the 200 odd kms of roads and about 200 parks.

29. Members of East City would be happy to note that there are already three Engineering colleges and few Junior as well as Degree colleges in the vicinity of East City. There is need to supplement the schools around, with a high calibre Public School. Members interested in setting up a public school at East City, are welcome to contact us for joint development of the project. There is need at East City to set up budget hotels, departmental stores, entertainment and sports facilities. Members interested in setting up these facilities, may contact us for further details.

30. As per Ministry of Urban Affairs Govt. of India, there is a huge deficit of about 25 million housing units in India, almost 90% of which is in lower middle income group of sub 10 lakh category. So far, governments at both centre and states, were only trying to provide housing for these low income groups. During the current recession, critical study of this market was carried out by the private developers and builders. It revealed that the private builders can

get the unfair procurement stalled legally by taking up the matter in AP High Court, who have just granted interim stay on the above land procurement for CCMB. We are confident of further progressing the case and getting the Govt. order for the land procurement for CCMB, finally suspended. As has been always, Narnes would strive hard to protect the interests of members, at all costs.

5. The only pending issue still, is clearance of lands from rival and Govt., claims at **GVJH** project, which is progressing positively and we are confident of resolving this issue as well, in 2009. Project wise progress is provided in succeeding paras:-



**Dismissal of Bhoodan claim on Rangapur lands at Sectors – I, II and III (Part) in East City by Civil Court:**

6. The lands for East City, at an ideal location, with rail & road connectivity to Twin cities, perennial lakes around, electric power station nearby, were being procured right from 1983. Around 1986, when first rumors of Bhoodan Control over the lands in Rangapur (Sectors – I and II) was heard, immediately the permission of AP Bhoodan Board was sought for acquisition of 200 acres, which was duly accorded by the Board officially, on condition that equal extent of land be donated to them elsewhere.



Ever brimming Bibinagar Lake

Accordingly, about 42 acres was exchanged through registered deed. Subsequently, when remaining 158 acres was offered for exchange, the officiating Chairman of Bhoodan Board, a true Gandhian, clarified that Rangapur lands are not Bhoodan lands and all the trouble and expenditure for the exchange is unnecessary. On demand, he even issued an official certificate in 1988, **that Rangapur lands are not Bhoodan lands**.

7. However, during 1990, local Tahasildar issued a notice for resumption of the Rangapur lands, claiming them to be Bhoodan lands. The matter was taken up by us in AP High Court, who at our request referred the matter to Bhoodan Board. One of the Board member enquired into the matter and intending to easily get hold of large tracks of developed plots, fraudulently declared the lands as of Bhoodan Board.

The matter was again taken upto AP High Court in 1996. Simultaneously, a Public Interest litigation was filed by self styled SC Society in AP High Court, terming that Bhoodan lands were being Colonised. The court refered the matter to the District Collector to enquire and take action as per law. The pseudo SC Society then brought pressure on the collector through political bosses, who enacted in March 1997, **resumption of 500 acres of Rangapur lands at Sectors – I, II and III (Part) of EAST CITY**.

The matter was once again brought to the notice of AP High Court in appeal in 1997, who passed caustic strictures against the revenue officials, for not understanding the earlier court's directions properly and causing huge damage. The court even directed the government to take disciplinary action against the erring revenue officials like the MRO and RDO. However, as extra precaution in the confused state, the court appointed **Bhoodan Board to act as receiver**, till the matter is cleared in a civil court. Aggrieved by the unjust order, the matter was carried by us to the Supreme Court in 1998, who rightly ruled that the possession of the lands are with the East City Developers as well as plot holders and set aside in 1999, the order of receivership of the Bhoodan Board. The Apex Court advised either party to stake their claim on the question of title in a civil court, if felt necessary.

**8. The issue of involvement of Bhoodan lands in East City was also raised in Andhra Pradesh Assembly during 1997**, and an assembly enquiry Committee consisting of 17 MLAs from all parties was constituted to enquire into the matter. The committee visited the lands, spoke to the villagers and heard the clarifications given by **Col (Retd) N Ranga Rao**, who presented the case along with government record right from 1950 onwards and amply proved that the **Rangapur lands are free hold lands of Shikmedari Ryots and Protected Tenants**. The Assembly committee after a detailed enquiry, cleared the allegations of involvement of Bhoodan lands in **EAST CITY** and **declared that the lands of Rangapur, as belonging to the Protected Tenants**.



9. A very serious Criminal Case was also foisted in 1997 against the head of East City, **Col (Retd) N Ranga Rao**. The whole criminal case proceedings, clearly brought out the conspiracy and hollowness of concocted and false charges. Col Rao was absolved and completely exonerated of the false charges, by the Court honourably in 1999.

10. The Bhoodan Board, further took up their claim for title on Rangapur lands in Civil Court at Nalgonda in 2002. **The court after detailly examining the whole evidence, decreed that Bhoodan Board has no right for title to the lands, as there were declared Protected Tenants on the lands.** The lands rightfully belonged to the **Protected Tenants** of the Rangapur village, who subsequently sold the lands for valid consideration to the Narnes and in turn to the plot holders of East City. A formal appeal is filed by Bhoodan Board in AP High Court, which is currently pending and we are confident of clearing the same during 2009 itself.

11. **Sector-I – East City :** As you are aware that Eastern portion of Sector-I covering about 400 plots, along with 100 acres of open land to the North of the Sector, were acquired by Govt. of AP in 2006, for establishing **NIMS Health and Research University**. The RDO Bhongir, who is the acquisition authority had awarded a meagre compensation of about Rs. 60, 000 per acre (Rs. 12/sq yd). This being unjustly low, the matter is being taken up by Narnes and East City Defence Personnel Welfare Association, at District Civil Court Nalgonda, for awarding proper compensation as per market value of about Rs. 1200/sq yd. A representation on similar lines was also made to **Shri Y S Rajashekhar Reddy**, Chief Minister of AP on 22nd Feb 2009.

12. The first phase of NIMS in three blocks of over 3-lakhs sft is nearing completion and has induced construction activity for residential and commercial spaces in remaining plots at western portion of Sector-I. Plot holders interested in construction of houses in this sector may approach Customer Service department, for further details and help. Remaining portion of Sector-I is already meticulously maintained to facilitate immediate construction.

13. **Sector-II - East City :** This sector is ideally situated nearest to Bibinagar Railway Station and the **NIMS University** across the road, for the plot holders to take up immediate house construction. AP Govt. has issued G.O. M.S.373 of 2nd March 2009, for

acquisition of about 200 acres land at Sectors-II and III, for setting up new laboratories for **CCMB**.



Green Park - East City Sector - II

We are ascertaining the plots affected in this take over. We have already vehemently protested the acquisition proposal through East City Defence Personnel Welfare Association, by filing a Writ Petition No. WPMP - 7629/09 in WP - 5841 of 2009 and obtained an interim stay of the G.O.M.S.373 of 2nd March 2009. A comprehensive maintenance programme has been undertaken to facilitate construction of houses at this sector at the earliest.

14. **Sector-III - East City :** This sector has a commanding view, being situated on high ground, with all the infrastructure in place, plot holders can now plan construction of their 'dream houses' at the earliest. The effect of land acquisition for CCMB is being ascertained.

15. **Sector-IV - East City :** This sector is ready with all infrastructure facilities except water supply, which is now being established to be completed in the next one year. Plot holders are requested to plan their house building activity in this sector as well.



Gate to East City Sector - IV

16. **Sector-V - East City :** This sector is under active development and is halfway through in establishment of roads, culverts, rain water drains and underground sewage. Electrical works are in progress and water supply facility will be taken up in 2010. This sector would also be ready for house construction by mid 2010.



Large Park at Sector - V



Electrical Poles at Sector - V



Sewage works Sector - V

**GRAND VIEW JUBILEE HILLS**

17. Members of this project are lucky to be at a Jewel of a project in Jubilee Hills. Members are well aware of the civil dispute between the owner and alleged partners in the civil court, at Ranga Reddy District vide OS 42 of 90. The Govt. of AP has also filed two land grabbing cases on the lands of this project, vide LGC - 177 of 96 and LGC - 13 of 2004. All the above cases are being vigorously and effectively represented by eminent counsels and we are confident that the disputes would be resolved during 2009 itself.

**CENTRAL PARK – I**

18. With all permissions and infrastructure in place, lucky members of this project are requested to make their dream houses and live in happily everafter.

**CENTRAL PARK –II**

19. Members who wisely made investments in the project, can now hope to construct their dream houses in 2009, as the final hurdle of ULC clearance is being obtained, to facilitate release of the approved final layout, which in turn will qualify for permissions for house constructions. Almost all the members except a few have cleared their dues and got the plots duly registered and have become proud owners of their respective plots. We urge the remaining members to clear their dues and get hold of their coveted plots.

**ROLLING MEADOWS**

20. Fortunate members of this project, who are patiently waiting for over a decade for construction of their abodes, can plan to fulfill their dreams in 2009. There are still few members who need to clear their dues to get their plots registered and we request them to do so at the earliest.

**GOLDEN HEIGHTS – I**

21. With all permissions and infrastructure in place and cleared for house building, members are requested to take up house constructions immediately, as the surrounding places have developed with lots of housing colonies.

**GOLDEN HEIGHTS – II**

22. With the layout permission in place and the infrastructure developments nearing completion, except for electrical lines and tar – topping, which are planned to be completed in 2009, members are requested to plan construction of their houses during 2010.