



NARNE GROUP
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NARNE'S

REALTY DIGEST

DECADES OF TRUST IN NARNE ULTIMATELY PAYS

My dear Members of Narne,

Many of you must be wondering of the reasons for the absence of the “**Narne's Realty Digest**” in 2014 and 2015. The entire state of Andhra Pradesh was in great turmoil with agitations for and against SEPARATE TELANGANA and hardly any public institutions, including Courts were properly functioning, and worthwhile progress could not be reported in 2013 and 2014. The inevitable bifurcation of the state of Andhra Pradesh occurred in early 2014 and the elections to both bifurcated states of Andhra Pradesh and Telangana were held in May 2014. The new Government in Andhra Pradesh under the leadership of veteran **Shri N Chandrababu Naidu** was formed in June 2014. Similarly, the newly formed state of Telangana came under the able leadership of **Shri K Chandrasekhar Rao**, since June 2014. Obviously, it took some time for both the Governments to settle in and gain a grip on the situations in the respective states.

Making Your Dreams Come True

I, on behalf of the “NARNE GROUP” bring you warm greetings and good wishes for a Prosperous and Happy New Year 2016. May God Almighty shower his choicest blessings to fulfill your dreams in the New Year!



Col Narne Ranga Rao (Retd)
Chairman and Managing Director, Narne Group

www.narne.com



Mindspace @ HITEC city, buzzing with IT companies.

“*Telangana Government for fast development of the new state.*”

The capital city of Hyderabad along with 10 districts all-around upto 200 km, have now become part of the new state of TELANGANA. Gradually, new policies are being formulated by the Telangana Government for fast development of the new state. The acute shortage of electricity was successfully tackled by procuring power from Chhattisgarh, to provide uninterrupted power supply and a new 600 MW thermal power plant just commenced production of electricity and another 6,500 MW is likely to be added during year 2016. The bifurcation and reallocation of Government staff and offices took till mid 2015. Government offices and courts have started functioning effectively only in late 2015.

Meanwhile, a new Cabinet of the Central Government was formed by the BJP, under the dynamic leadership of **Shri Narendra Modi**, who reformed the working of the Government and marketed India's image very effectively across the globe. Our PM obtained the willing Co-operation of developed nations such as **Japan, USA, Australia, UK, France** etc., for making sizeable investments in India, technological tie-ups, supply of Nuclear materials etc. Thus, the future of India is now on the fast track with the GDP growth picking up, stock markets booming, economic activity accelerating etc, making India the third largest economy after USA and China. In order to rein in unscrupulous and fly by night operators in real estate, a bill on “**Real Estate Regulation**” was passed by the Union Parliament to provide safety and security for all real estate stake holders. It is also good fortune that **Shri Venkaiah Naidu** has taken over as Minister of Urban affairs; who is positive and open for discussions and willing to resolve all major issues concerning real estate.

The state of TELANGANA, fulfilling the aspirations of over three crore Telugu speaking people, agitating over 60 years, has finally become a reality about one and half years ago, and the newly formed state is moving at lightning speed, to catch up with the prosperity of most progressive states in India.

Telangana has approved in March 2015, a mega budget of over rupees one lakh crores, mainly focusing on improving irrigation, power and industry. The ITES sector which is already at second place after Bangalore, is being given a boost of over rupees two lakh crores investment, mainly around Hyderabad known as ITIR, to become the premier ITES center in India. Infrastructure around Hyderabad, with wider roads, metro rail, surplus drinking water, power and peaceful atmosphere, is being provided to attract more international investments.

After the thumping majority of the TRS (Telangana Rashtra Samithi Party) in the recently conducted Municipal Elections, Telangana State IT, Municipal and Industries Minister **Shri K.T. Rama Rao**, in December 2015 announced ambitious plans to make Hyderabad a world class centre for ITES services. The spectrum of IT services include, Electronic System designing and manufacture, special incentives to promoters that are best in the country, skill development centers, advanced R&D for planning & management of IT skills, e-governance, mobile governance, digital education, international exposure, digital Telangana with Wi-Fi in every house etc. SMEs would be provided special incentives like subsidies for IT development centers, concessional capital etc. A Regional IT hub is now inaugurated at Warangal, 120 kms beyond East City with Cyient Corporation setting up of their first Software Park at Warangal.

The Telangana State Government aims at creating about 1 lakh new jobs each year in the IT sector alone. The Electronic System Design & Manufacturing centre is going to be one of its type in India, attracting US\$ 5 Billion investments, to share 10% of the country's ITES services and 15% in ITES exports, providing employment to about 2.5 lakh IT professionals.

“ One of the largest startup incubator known as T-HUB, is already setup at Hyderabad ”

Electronic Manufacturing centers spread over 1,200 acres near Shamshabad Airport with special centers for startups, facilitating 2,500 units in 5 years, with 20 Billion US \$ fund from International Financial Institutions, would really transform Hyderabad as the Silicon Valley of India. One of the largest startup incubator known as **T-HUB**, is already setup at Hyderabad, which is well appreciated by **Mr Satya Nadella, CEO, Microsoft**, during his recent visit and expressed that Microsoft shall fully participate in the **T-HUB**.



*Outer Ring Road connectivity to the NH7
(Hyderabad - Delhi National Highway) under development.*



Hyderabad Metro train on trial run at Uppal ready to transport you into the future very soon!

“The most modern 72 km Metro Rail network at Hyderabad shall be operational in 2017 alongwith the MMTS service connecting East City”

Real estate having got a positive push around Hyderabad with no restriction on FSI (FAR); high rise structures of 100 floors are being contemplated. All Government land occupations are being regularized by charging a fee as per some norms. A mega film city, sports city and entertainment city are being set up over 4,000 acres near Hyderabad. Drinking water projects for Hyderabad from rivers Krishna and Godavari are in final stages and would make the city surplus in drinking water during 2016 itself. The most modern 72 km Metro rail network at Hyderabad is being implemented by L&T, with malls at almost every station, galloping at great speed; the first segment is slated to be operational from Uppal (mid way to EAST CITY) to Secunderabad (10 km) during August 2016. The first phase over 72 km would become fully operational during 2017, commuting 18 lakh passengers every day, with a train service every two minutes.

The Ultra-modern Metro Stations are being connected with electric feeder vehicles from nearby residential colonies upto 4 km, to avoid plying of private vehicles. Further expansion of the Metro rail network in Hyderabad from the present 72 km to 150 km is announced by the Telangana Government, to cover the whole city and upto YADADRI through EAST CITY on the WARANGAL highway. Hyderabad with a population of around one crore is getting ready for fast expansion due to rapid industrialization (pollution free) and may reach the 1.8 crore mark by 2030.

The 2nd phase of the MMTS rail network is progressing to connect Secunderabad with Ghatkesar (near EAST CITY), with budget allocation (State and Central) already announced to connect Yadadri (Yadagirigutta) beyond East City. The outer ring road is expected to be completed in 2016, whereafter any place in and around Hyderabad shall be within one hour driving distance on the 12-lane access controlled outer ring road. Hyderabad's 158 km outer ring road (ORR) is being better connected with 12 radial roads.

About 52 busy junctions are being converted with flower like multi level bridges with no traffic lights.

Double decker sky ways are being created to bypass busy traffic from the centre of the city to all major highways on the outskirts. With this, road traffic is expected to reduce and would move at a good pace making movement on the roads highly comfortable. Hyderabad is already blessed with a world class airport and its surrounding aircraft SEZ by TATAs jointly with Boeing, the TCS campus, besides more on the anvil near the airport. Agriculture is

being modernized with remunerative crops, and with encouraging subsidies for polyhouses, godowns etc. In the New Year 2016, the TELANGANA GOVERNMENT provided a much needed boost for ease of doing real estate by Builders and Developers by clearing few bottle necks like - removal of mandatory reservation of 10% area for EWS / LIG, encouragement for high rise buildings, abolition of VAT, single window fast track approvals, reduction of NALA tax etc.

Hyderabad is adjudged as the best city in India as per the survey conducted by MERCER, an international consultancy firm, with best living standards considering factors like political stability, social atmosphere, medical, educational and civic amenities, recreational facilities, natural surroundings etc.

Infosys campus on 450 acres at Pocharam near East City has just commissioned a unique 6.6 MW solar photo voltaic power plant, making it completely independent from grid power supply, as the first in the world. Already about 12,000 professionals are working at this Infosys Campus, over the last nine years in the first phase spread over 30 lakh sft. The second phase with Rs 1,250 crore investment is ready and would facilitate another 25,000 IT professionals to work in the



Infosys campus this year, and was officially inaugurated in February 2016.

Hyderabad real estate prices are 40-50% cheaper compared to other Indian cities. Hyderabad is an amalgamation of all cultures, languages, faiths etc, the true cosmopolitan city of India. The cost of living is most economical and with a people friendly atmosphere, Hyderabad is attracting people from all over the country and beyond. The influx into the city has increased, absorbing a major portion of

commercial and residential accommodation in 2015, at the fastest rate in India.

Thus, the positive signals emanating from the **Central Government** and ambitious projects being undertaken by the **Telangana Government**, provide the much needed buoyancy to the real estate activity in and around **Hyderabad**, home to the Indian Headquarters of MICROSOFT, GOOGLE, FACEBOOK, AMAZON, YAHOO etc.

The Future Hitec City Of Hyderabad

The Warangal axis near EAST CITY is totally being transformed with new clusters of industries, mainly related to ITES. YADADRI (YADAGIRIGUTTA), a pilgrimage center about 20 kms beyond EAST CITY, towards Warangal, is a popular religious place of Lord Narasimha Swamy Temple. The Government has announced to improve the temple and already Rupees One Thousand Crores has been released. About 2,000 acres all around the YADADRI hillock is being improved to provide facilities to pilgrims. The real estate prices in the vicinity of YADAGIRIGUTTA and all along the 6-Lane Highway from HYDERABAD to YADAGIRIGUTTA through BIBINAGAR, have escalated in the past year. This gives the much awaited boost to plot prices at EAST CITY.

We are making efforts to clear the fictitious Bhoodan claim (in Rangapur village, covering Sector I, Sector II and part of Sector III) pending at the High Court at the earliest, whereby we can take up reselling EAST CITY plots of members at very good prices. Having waited with lots of faith & trust in NARNE for over 2 decades, a little more patience should give excellent returns to the members during 2016. Shri Nitin Gadkari laid the foundation stone during the first week of January 2016 for 4-laning of the 110 km Warangal road from YADADRI, at a cost of ₹ 2,000 crores. Also about ₹ 43,000 crores was sanctioned from the Central Government for improving roads in Telangana with express highways to Vijayawada and Bangalore.



Flyover getting ready at Bibinagar railway crossing with the NH 163 (Hyderabad - Warangal National Highway) inset, to provide a hassle free entry to East City for Sectors II onwards.

The future of EAST CITY is unmistakably bright and members having wisely invested around two decades ago, trusting NARNE, are going to reap rich dividends very soon. Most of you being non-local, NARNE can help in reselling your plots. To achieve the common goal of maximum benefit on resale, obviously EAST CITY should be decked up, repairing all developments created years ago, cleaning and sprucing up the entire layout to look spick and span, to impress the prospective customers. This can only be possible with mutual Co-operation of members by first clearing their maintenance and other arrears. We would put in our best efforts to improve EAST CITY for future suitors, facilitating resale of plots at attractive prices.

Yet another booster to EAST CITY is the visit of **Shri K Chandrasekhar Rao**, CM of Telangana to NIMS campus in January 2015, who announced the upgradation of NIMS campus to AIIMS at a budget of over ₹ 1,000 crores. Thus, EAST CITY as well as eastern TELANGANA districts will have National level multispecialty medical facilities and medical educational institutions, adding further importance to EAST CITY.

We are planning to tie-up with nearby Infosys and Raheja IT SEZs, for providing residential flats on lease to their staff. Also, initially East City can provide residential accommodation to AIIMS personnel. Thus, NARNE intends to boost construction activity at EAST CITY.

We invite plot holder members at various sectors of East City, to actively promote welfare associations, to undertake future security and maintenance of the Project. The time is now conducive for construction of houses and members would be provided all the possible support for approvals, bank loans and arranging of contractors for construction. We eagerly await the initiative from members, to add superstructures to the well-developed plots, to finally transform EAST CITY to become the “CHANDIGARH OF THE SOUTH”.

“Telangana is being reorganised by adding 15 new districts (to total 25) for better administration, whereby districts will have National Level Multispecialty Medical facilities and medical Educational Institutions, adding further importance to EAST CITY.”



Site Office and Adjacent Park welcoming all customers and visitors alike to the Mega scale East City satellite township, The Chandigarh of the South!



SECTORS I, II and III

The developments around East City in the last one year are very encouraging and kindle hopes of a great future. A customary appeal by the Bhoodhan board at the Hon'ble High Court at Hyderabad has matured for the last 5 years and is ready for hearing. We are anxiously awaiting and making efforts for early hearing for clearance of this last legal hurdle. Immediately after clearing the Bhoodhan case, we would progress the case concerning the compensation to plot holders at Sector I, whose plots were acquired by the Government for the NIMS Health University and now AIIMS Telangana, as well as for plot holders affected by widening of the Warangal highway to NH 163.



Avenue plantation alongside the 60' road at Sector III



Well maintained 80' main access road from sector II upto sector V at East City, after over 25 years still going strong!

The detailed maintenance such as bush clearance, cleaning of roads, drainage, sewage and water supply facilities, maintenance of electric lines, avenue plants, compound walls, etc., we intend taking up at sectors I, II and III. We earnestly urge co-operation of plot holders of sectors I, II and III to clear their arrears immediately, to facilitate maintenance of plots at sectors I, II and III and to give a new look to the sectors and ensure the facilities are maintained in good working order without degradation.



SECTORS - IV

As regards development of Sector IV, formation of WBM roads, rain drains, underground sewage have all been completed long ago. However, water supply and electric supply is partly complete for want of funds. A large number of members are still to clear the additional development charges, which are required for completion of pending works, as well as black topping of roads. As already indicated, members at sector IV are requested to come forward to form a welfare association to undertake security and maintenance of this sector in the future.

“Plot holder members are advised to undertake construction of houses on their plots, which are likely to reap good rental returns.”

Due to IT SEZs in the vicinity and good road connections, a decent demand for rental housing at East City is likely to be generated during this year. Therefore, plot holder members are advised to undertake construction of houses on their plots, which are likely to reap good rental returns.



Lush green park awaits the children and families who will build their dream homes at Sector V, East City

EAST CITY - SECTOR V

The progress of the development activity in this sector is behind schedule. As intimated earlier, the primary reason being non-receipt of developmental charges from several members. As you are aware, the developmental works are undertaken on a **“no profit – no loss”** basis. Hence payments from plot holders are a must to generate funds to undertake further developmental works and fully complete the developments to command better resale prices.

GRAND VIEW JUBILEE HILLS

Grand View Jubilee Hills - Phase I

The dispute between the partners of the landlord, who has sold us the land is still pending at the Ranga Reddy district court. The case as you are aware was taken upto the Hon'ble Supreme Court of India at the preliminary level and is now back for finalization at the trial court. However, in the interim several members have taken matters in their own hands and have filed cases against the original landlord, his partners and Narne Estates, alleging that they have all colluded with one another to defeat the rights of the plot holders. We urge once again and reiterate that Narne is committed to the members to bring the best possible results at the earliest, while preserving the painstakingly built reputation of Narne. Hence, members are requested to refrain from imagining or getting carried away with such rumours or imaginary allegations. Narne Estates is always willing to assist members in their best interest, without any reservations. Members are requested to contact our customer care team for the latest developments.



*Narne Road in all its grandeur
leading to the
Grand View Jubilee Hills!*

Grand View Jubilee Hills - Phase II

The matter of the claim of the Government on the land is still pending a review at the Hon'ble Supreme Court since the apex court remanded the matter for the High Court under some grounds which are being challenged in the pending review after being decided in our favour, at the Hon'ble High Court. Members are requested to contact our customer care, to learn on the latest developments and also to form an association to effectively represent their interests at all fora.

PHASE I



Villa at Golden Heights - Phase I with well maintained infrastructure.



Long and beautiful tree lined 60' main road at Golden Heights - Phase I awaits the buzz of home owners!

The project is being maintained regularly. We propose to construct an entrance from the NH7 to the project with a gate, security quarter and compound wall to improve the general approach to the project. A few members with overdue payments are requested to clear such amounts payable to Narne and contribute to the regular maintenance of the project without any delay. Members are urged to form welfare association, to take over the maintenance and Security of the project, since the project is complete in all respects.

PHASE II

Golden Heights - Phase II

The project is pending completion for lack of funds from majority of the members, who were required to contribute small amounts due to escalation in cost of development. Therefore, members are requested to come forward to clear the dues for facilitating completion of the project and to form a welfare association to take over the project maintenance and Security in the future.



The project was stalled midway due to slowdown of the realty sector and recession in general. However, with the completion of the ORR stretch from HITEC City to Medchal, we are expecting the market to improve in the near future, after which we shall restart the project. The villas that were already purchased have been completed and handed over to the members.



PHASE I

The project was long ready for construction of houses. We also have few members who have completed construction of beautiful homes and grand apartments at the project. We have provided all necessary support like water, security, etc. to the members and urge others to come forward to build their dream homes. The association of plot owners was also formed with the motivation of Narne and all members are requested to join the association, to actively participate in development of the community. However, the maintenance is still being carried out by Narne and few members that have defaulted are requested to clear the dues as intimated.

“Security also has been tightened and further thefts were averted due to the alert new security team.”

The project is also maintained thoroughly with revamping of the entire electrical lighting facilities to improve the security, since there were several incidents of theft of the property of the fencing installed around the parks. Security also has been tightened and further thefts were averted due to the alert new security team. We also propose construction of a gate and compound wall all around the project to prevent entry of un-authorised people into the area, with active financial participation from the customers.

To carry out the above works and also to effectively maintain the project, all members are urged to clear their long pending dues. You will appreciate that without the payments which is the main contribution of members, Narne is left with very little to maintain the project to the high standards as initially planned.



One of the 3 beautiful multistorey apartments at Central Park - Phase I on the main 50' Road leading to Central Park - Phase II & Rolling Meadows.



PHASE II

The project is being maintained very well with a heavy investment made by Narne, to generally upgrade and improve all the damaged curbstones, plantation, tree-guards, cleaning of grass and wild shrubs in the plots, re-plotting, electrical maintenance of street lighting, transformer repairs, electrical conductor reinstallation and distribution network repairs/replacements, since the project is now more than a decade old after completion of all development works. The GOOD NEWS is that the final layout approval from the HMDA and release by GHMC is obtained at long last with Herculean efforts and cost!!

There is already one welfare association of some members formed, which has met the company officials. This association has only a few plot owners as members who promised to take over the project maintenance. However, despite written commitments of this association, there was no further response to repeated requests by Narne. Hence, we once again request that all members come together and form an effective welfare association, to ensure there is a majority representation and proper maintenance of the project. Members must be aware that maintenance is not a lucrative / profitable effort but rather more of a social cause by Narne in the interest of the community. If any member feels otherwise, they are welcome to audit the books of account and also take over the maintenance work to reduce the burden to Narne. In the best interest of the community, it is also suggested that a proper and effective association be organized with a committee of members, who have a very high level of integrity, commitment and most importantly with available time/energy for the impending work of maintenance.

PHASE III



Plots have been registered in favour of the customers that wished to remain in the project on an as-is-basis. However, to further assist customers the said plots were also being regularized so that building permissions may be obtained for construction. We expect construction activity to be in full swing for the community and hope customers can get the works completed at the earliest to start enjoying their investment at this project.



100 feet access road from Botanical Garden Road to Rolling Meadows and Central Park now developed with fresh black top. Members may cruise within 3 minutes to the projects which now have the Hon'ble Andhra Pradesh CM, Shri Chandra Babu Naidu as a neighbour.

The project has received its final clearance from HMDA and GHMC and is progressing well with members building their dream houses. There are some frivolous and speculative litigations launched by some busy bodies to try and disturb the works of the members. All are advised that such disputes are only speculative and Narne is fighting out the cases to ensure quick disposal. The maintenance of the project is also receiving good remarks from the plot holders since Narne has engaged machinery for bush cutting to afford a better look and overall appeal.



Luxurious villa of Mr & Mrs I Ajoy Kumar now ready for occupation at Rolling Meadows on the 60' main road.

It is also to bring to the notice that some defaulting customers are spreading false propaganda to prevent the other customers from clearing the dues. It is hereby informed that any misinformation, maligning carried out will only spoil the efforts to make the project a beautiful community and members are requested to avoid spreading any such rumours and also contact us in case of any clarifications. Several houses are under construction here at the project and many customers are also initiating construction of multi-storied units. While we welcome the same, we hope the customers realise that the infrastructure was meant to cater to single family and not multi-family homes (apartments) in each plot. We wish to hear from the customers in this regard with proposals to either upgrade the infrastructure or restrict the apartment construction.



New Parks admeasuring 5,333 sq yds (1.1 acres) at Rolling Meadows on the north-east periphery.



RESALE OF PLOTS AT CENTRAL PARK AND ROLLING MEADOWS & OTHER PROJECTS:

Customers desirous of reselling their plots are advised to contact the company for assistance. It is always prudent to enquire current rates from the market, company, other customers, welfare association etc. The rates generally are now trimming up to stabilize now that all the approvals are in place for various projects and huge construction activity is in progress all around.

Plot holders desirous of reselling their plots may email us at resale@narne.com mentioning membership no, name, address, mobile phone, plot details and other details. The rates mentioned in the table across are indicative only and obtained from various sources, and cannot be construed as a legal offer or commitment from Narne. While we are overwhelmed with your trust and faith to resell plots, Narne cannot legally guarantee a sale or price and shall undertake the same on a best effort basis. Customers are requested to be patient since the plots shall be sold only when the prices are healthy and are also encouraged to list their plots at various portals for resale. However customers are advised to ascertain proper market rates, buyers credentials, receive amounts by cheque / DD mentioning the same in the purchase deed and contact us in case of any clarifications / advise.

We urge members to inform us once they sell directly their plots to others, so the members database maybe updated to enable Narne to provide better and effective service to the purchasers. Such new purchasers are also urged to enroll as members to enjoy the benefits of periodical updates, resale assistance, construction support and more importantly to be recognized as bonafide members of Narne projects.

LOCALITY	RATE OF PLOT (₹ / SQUARE YARD)*	EXPECTED PRICE IN THE NEXT 1 YEAR (₹ / SQUARE YARD)*
Bibinagar	2,500 - 4,000	3,500 - 6,000
Kondapur	21,000 - 37,000	30,000 - 45,000
Medchal	6,500 - 9,500	7,500 - 10,000

Source : *magicbricks.com, + market survey estimate



NARNE GROUP
OF COMPANIES

PUBLIC NOTICE

Attention of the customers and plot holders is drawn to the fact of non-payment of maintenance and other dues payable upto 31st March 2016 towards the projects: (i) East City – Bibinagar mandal, (ii) Grand View Jubilee Hills – Serilingampally mandal, (iii) Central Park and Rolling Meadows – Serilingampally mandal, (iv) Golden Heights – Medchal mandal and other projects promoted and maintained by the undersigned. Plot holders maybe due monies towards maintenance and other charges to the undersigned for the above stated period and are requested to clear the dues forthwith to avoid penalties and other action as per company policy. With effect 01st April 2016, plot holders are urged to form effective welfare associations to undertake maintenance and upkeep of the respective projects after clearing any accumulated dues to the company within 30 days of this notice, failing which it shall be deemed that the plot holders have consented to continuation of the maintenance etc by the undersigned and shall be liable to reimburse the dues current and future applicable to the undersigned as per company

Sd/-
Authorised Signatory
Narne Group of Companies
1 Gunrock Enclave,
Secunderabad 500 009, Telangana
cs@narne.com

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GENERAL POINTS MAINTENANCE

Narne intends to withdraw from providing the maintenance and security to the projects, since we are finding it extremely difficult to manage the upkeep of projects. For better and efficient functioning, Narne is facilitating formation of welfare associations for all projects, to enable members to maintain and further develop their community. However, this is a final reminder to all members and associations, that should they not take over the reins of the projects, the company shall incur costs and pass on the same to the members. It will then be the bounden duty of plot holders to clear such dues for securing the plots from encroachments and maintaining the project, incurring time, effort, material and manpower, finances, all translating to heavy expenditure on the company. An increase of maintenance charges is also proposed to cater to the inflation and huge increase in manpower and material costs. A public notice informing customer regarding maintenance (reproduced across) was published in the newspaper and website for your information. We solicit your valuable views and feedback to the same.

ILLEGAL WATER BORE-WELLS AND BROKERS:

It has come to our notice that certain persons are trying to approach the owners of plots to sink bore-wells illegally to extract ground water for sale commercially. As per the Water Land & Trees Act (WALTA) the said activity is illegal and punishable with compounding of penalties upto ₹1 lakh and seizure of property. Therefore, customers are warned not to fall prey to such offers and avoid engaging in such illegal activity. In case the same is brought to our notice, we shall also initiate very severe legal action to halt such trade against the persons engaged in the same. Besides, it would only be foolish to extract ground water to sell commercially since ultimately the individual customer and the community at large will suffer.

Another illegal activity that has been detected and reported is brokers and other land grabbers posing to be the owners or having fabricated documents posing as sellers and collecting monies from the gullible prospective plot purchasers. Customers are advised to validate the antecedents of any broker or person / agency before sharing the property documents or other details. It is also advised that a cautious and judicious approach be adopted in such matters with proper information. Such busy bodies are also rumour mongers and are known to spread misinformation regarding the property and owners to create distress and snatch the property at throw away prices. Customers desirous of selling or purchasing plots are requested to contact our office, other customers and welfare associations for basic information such as rates in the surrounding area, market information and any other matters such as legal and documentation issues.

FUTURE COMMITMENTS

The continuation of service to members is being ensured through passing on the responsibilities to the next generation of leadership at Narne, through **Mr Gokul Narne, Director and CEO** of the Narne Group. A chemical and nuclear engineer by training, he is now firmly bedded into real estate for about two decades, and is successfully resolving several project bottlenecks and qualitatively improving service to customers. I am sure all the members would extend their full co-operation and support to the well qualified team at Narne, for creating better prospects at the various projects.

NEW PROJECTS

The **Narne Group** is launching a few new projects during the current year. A gated community of villas in the Cyberabad zone is on the anvil and will be launched with the collaboration of a leading construction company with the latest construction methods. The project shall contain all the amenities of a club, shopping centre, expansive landscaped parks and shall be environmentally friendly with the most advanced energy efficient and water conserving technology. The tentative sizes of the villas are about 2,400 square feet on two floors on a 240 square yard plot. Another project of premium gated community plots is being readied for launch at Shamirpet adjoining the highway and is expected to be ideal for investment and construction of dwelling units. At Bibinagar a project with gated community plots is being launched with a facility for club house and other amenities in a premium location with good potential for commercial and residential construction by investors.



Conceptual and contemporary elevation of villas!



*Hon'ble Telangana Municipal,
Information Technology and
Industries Minister,
Shri K T Rama Rao (left) &
Dr Akun Sabharwal, IPS,
Director Excise / Drug Control (right),
launching Mission Smart Ride,
with CEO Narne Group, Mr. Gokul Narne*



*Col and Mrs Narne Ranga Rao
in front of the War Trophy (Pakistani Tank)*



*Brig AS Bhinder
(Colonel Commandant) receiving
Col Narne Ranga Rao
at the Officers Mess,
The Deccan Horse,
at the 225th Reunion of
the Regiment where
Col Narne was felicitated for
achievements at the 1971 Indo-Pak War.*

CSR (MISSION SMART RIDE)

The Narne Group has long been engaged in Corporate Social Responsibility (CSR) at various levels mainly developing the infrastructure in villages surrounding the projects. The latest foray has been involvement with an NGO Mission Smart Ride which Mr Gokul Narne, CEO Narne Group has co-Founded. The NGO targets the much vexed issue of drunken driving where the entire eco-system of alcohol related activity is sensitized to prevent drunken driving at the root. The mission provides drivers and cab rides to those under influence (of alcohol), alongwith training and compliance of the liquor serving establishments. This entire activity is a public service initiative by the Government of Telangana and is supported by the Narne Group.

CONCLUSION

All the members of Narne Projects are really blessed to receive such committed and dedicated services. As a war veteran at the CHAAMB sector in J&K during the 1971 Indo-Pak war; later with exalted services at Army HQ and as instructor of Tank Technology at Military College of EME, Secunderabad, I had a highly promising career. But, I sought premature retirement in the mid 1980's to dedicate myself for rehabilitation of defence personnel, who according to me are the highest form of human beings, due to their sacrifice to serve the country before self. We already have over 10,000 lucky service personnel in our projects and expect to provide shelter to at least a lakh of defence personnel in the near future.

I along with my wife were guests of honour at the 225th annual celebrations of THE DECCAN HORSE in **JAMMU & KASHMIR**. We visited the location of 1971 war near **AKHNOOR** and saw the proudly displayed trophy of PAKISTANI TANK recovered by me during the war, from "no-man's" land. Over the last 20 years, we have faced innumerable hurdles to our progress but as erstwhile soldiers faced them with equanimity and resolved them to the benefit of our esteemed members. We are sure of clearing the remnants in 2016 and pave the way for the much awaited prosperity of our members.

As you are aware, Narne took the lead in forming a State level organization "**APREDA**" (Andhra Pradesh Real Estate Developers Association) in 1995 to improve ethics and ethos of developers and builders in AP. Similarly, "**NAREDCO**" (National Real Estate Development Council) was formed in 1997 jointly with Ministry of Urban Affairs to improve the realty sector, as pro-customer in the entire country. I have completed 72 years of chronological age in my life and I would like to dedicate the few years left, for further serving the society, in the form of educating the intelligent and deserving poorest of the poor children. I would urge and solicit the support of the members of Narne, to indulge themselves into the good cause.

I am honestly happy to greet you in the New Year 2016, to be showered with all the prosperity, you had all along been waiting patiently for long years!

With warm regards and best wishes!

Yours truly,

Col Narne Ranga Rao (Retd)

Chairman and Managing Director, Narne Group

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