



# Narne's Realty Digest

[www.narne.com](http://www.narne.com)



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

## NARNE - Turning dreams into reality

I, on behalf of the "NARNE GROUP" bring you warm greetings and good wishes for a prosperous and happy new year 2013. May God Almighty shower his choicest blessings to fulfill your dreams in the New Year!



## Decades of Trust and Integrity

I have aged about 35 years in the real estate industry but have not grown old. I still carry the same enthusiasm and passion, for creating practical works of art on the canvas of raw landscape. As a third generation in uniform in the family of "NARNES", I imbibed the pride, self-esteem and service motives, to be acclaimed as an icon of valour in the 1971 Indo-Pak war, at CHAAMB sector in J & K. The first hand experiences of zealous sacrifices of soldiers, melted my heart with reverence, to devote myself to serve the service brethren. Thus, was born the urge to create shelter to the valiant soldiers after retirement.

Thereafter, I was blessed to create housing projects focused towards defence personnel, such as "GUNROCK ENCLAVE" in 1977, "EAST CITY" in 1987, "GRAND VIEW JUBILEE HILLS" in 1989, "CENTRAL PARK" in 1994, "ROLLING MEADOWS" in 1997, "GOLDEN HEIGHTS" in 1999 and "GOLDEN HEIGHTS

RESIDENCY" in 2005. As is normal to land based projects, that too MEGA projects spread over hundreds of acres, our projects attracted attention, awe and jealousies from some sections of society. The ethical systems of conduct and integrity in operations, made "NARNES" stand out as an odd swan. Some politicians, officials and competitors, hatched plans to hound away "NARNES". The grit of a true soldier came under test and we have stood our ground and moved legally to contest all allegations in various judicial fora, upto the Supreme Court of India. It gives me great satisfaction and pleasure that our rightful stand, has been upheld by all fora and courts. But, all this has taken a tremendous toll on our plans and caused inordinate delays to our projects, causing untold hardships to our customers. Mercifully, we have crossed over all the major hurdles and have reached encouraging state, full of hope for a bright future.

## EAST CITY

### The next Hitec City in the making

To create importance and value to our MEGA project EAST CITY, we had to sacrifice about 100 acres of our reserve land along with about 400 plots of the early members at East City, who had to sacrifice their plots at sector I of East City, to facilitate establishment of the NIMS Medical University, whose civil structures in nine multistory blocks are ready. The AP Government has recently allocated further funds, to commence the NIMS University operations in 2013 alongside a multi-specialty 150 bed hospital, to be progressively upgraded to a 500 bed hospital, with medical, dental and nursing colleges.



Infosys campus in IT SEZ

Also, CCMB labs at Tarnaka en-route to East City, are planning to expand with a 180 acre campus primarily for stem cell research, with allotment of lands at the western end of sectors II and III of East City, terming them as Bhoodhan lands. We had contested the acquisition by CCMB in the Hon'ble AP High Court that the lands are private patta lands, legally cleared by all courts including the Hon'ble Supreme Court of India. A status quo had been granted way back in 2009 itself and the matter is in process of being adjudicated by the Hon'ble AP High Court. To avoid the deadlock for the CCMB project, we have proposed an alternate acquisition of 180 acres of our open non-plotted land, just behind the NIMS campus, for the new Labs of CCMB, which is under active consideration of the AP Government.

All the above proactive efforts of Narne, have brought tremendous importance to the Bibinagar area and land values have appreciated considerably, tempting plenty of earlier land owner families, to try to repossess the lands by clandestinely selling second time to others

and also legal heirs staking false claims. Of course, all these immoral and illegal attempts had been thwarted by our timely legal action of moving civil and criminal courts, in a multitude of cases. Most of the cases are already resolved in our favour and several more are in the process.

The major hurdle of rival claim of lands at sectors I, II, & III of East City, as Bhoodhan lands right from 1996 onwards, had been cleared by the Hon'ble AP High Court, Hon'ble Supreme Court of India and District Civil Court at Nalgonda, but is pending via a customary appeal at the Hon'ble AP High Court, which are being pursued by our counsels to clear at the earliest. As can be appreciated, resolving of all the above hurdles had become possible only with the committed and perseverant efforts of Narne, along with the unflinching support of plot holder members, who bore the brunt of unusual delay at some portions of the East City Project.

In the recent annual conference of the AP Real Estate Developers Association (APREDA), the CM in his inaugural address has categorically stated that the Government's focus is now being shifted towards the eastern axis of Hyderabad for a second HITEC city, meaning from Uppal to Ghatkesar, Bibinagar and Bhongir (HMDA). On ground, the 6-lane National Highway 202, connecting Hyderabad to Bibinagar and beyond, towards Warangal, is operational ready, by-passing habitations in between, bringing down the travelling time to about 30 minutes from Hyderabad to East City. The highway has slip roads for local traffic.

The 12-lane 160 km access controlled expressway or outer ring road (ORR) under active construction is likely to be completed by December 2013, which meets the Hyderabad-Warangal National Highway 202, about 10 km west of East City (about 10 minutes away). Thus road travel from the Airport, HITEC City etc., to East City would be easy and may take less than an hour once the ring road is completed. The second phase of the MMTS,

The stretch from Uppal to Ghatkesar and Bibinagar is well poised to become the second Hitec City. Once the outer ring road is completed, it would take less than an hour to reach East City from the airport and Gachibowli.



providing local train connection to East City, is already sanctioned and likely to be in place in a couple of years, which in turn connects to the Metro Rail System, already under active construction, the 1st phase of which is slated for completion in 2013, connecting Secunderabad railway station to Uppal.

The new campus of IT/ITES SEZs, on the eastern periphery of Hyderabad at Pocharam, being developed by INFOSYS (450 acres) and RAHEJAS (100 acres), are already part complete and functioning, and shall provide huge employment potential to about 1 lakh IT professionals. The resultant demand for housing is definitely larger than the present HITEC City. Therefore, the eastern periphery would be the future destination of the IT industry around Hyderabad. This campus built around the intersection of the Outer Ring Road and the NH 202, about 10 minutes from East City, shall enhance the importance of East City and help it to merge with the bubbling Hyderabad city. Already the Hyderabad Metropolitan Development Authority (HMDA) limits are extended 10 km beyond East City.

The Union government has accorded in-principle approval for the Information Technology Investment Region (ITIR) for development of self-contained integrated knowledge clusters for growth of IT and electronic hardware manufacturing in 50,000 acres in and around Hyderabad. The ITIR project would comprise in addition, new areas surrounding East City such as Uppal and Pocharam. The built up area in the ITIR comprising SEZs, industrial parks, free trade zones, residential areas, would increase from the present 40 million sft to 130 million sft. The direct employment is expected to grow five times from 3 lakh to 15 lakh and indirect employment to about 50 lakh people. The electronic hardware manufacturing activity is also expected to grow from Rs. 6,000 crore to Rs. 80,000 crore.

Thus, the values around East City are likely to touch the five figure level in about 1-2 years. The early

bird members of East City, must thank their wise decision to have become part of East City at the early stages. All indicators point towards a huge demand for housing around East City and the plot holder members are on the threshold to reap rich dividends, for which they had been waiting for so long.

We invite plot holder members at various sectors of East City, to actively promote welfare associations, to further undertake security and maintenance of their respective plots and sectors. The time is now conducive for construction of houses and members would be provided all the possible support for house plan 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 the "CHANDIGARH OF THE SOUTH".

### **EAST CITY**

#### **EAST CITY - 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 AP High Court has matured for the last 4 years and is ready for hearing. We are sure of clearing this last legal hurdle very soon. Immediately after clearing the Bhoodhan case, we would progress the case concerning the compensation to plot holders at sector I, whose plots are acquired by AP Government for NIMS Health University, as well as for plot holders affected by widening Warangal highway onto NH 202.

The detailed yearly maintenance of bush clearance, cleaning of roads, drainage, sewage and water supply facilities, maintenance of electric lines, avenue plants, compound walls, etc. were carried out last summer at sectors I and II. We intend taking up similar maintenance at sector III during the summer of 2013. We earnestly urge co-operation of plot holders of sectors I, II and III to clear arrears immediately to facilitate maintenance of plots at sectors I, II and III.

#### **EAST CITY - SECTOR IV**

As regards Development of sector IV, formation of WBM roads, rain drains, underground sewage have 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 and development of parks. 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.

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 new year. Therefore, plot holder members are advised to undertake construction of houses on their plots, which are likely to reap good rental returns.

### EAST CITY - SECTOR V

The progress of the development activity in this sector is definitely well 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 developmental works.

It is quite heartening to note the encouraging development all round. Now is an opportune time for members to contemplate construction of residential houses, to cater to the huge population of IT professionals working in the neighbourhood, at Infosys and Raheja IT SEZs.

Should we receive the arrears immediately from those members having dues at sector V, the development works can be completed within a year's time. With the establishment of the future HITEC City at **Pocharam**, enroute East City (about 10km/mins short of East City), the whole area upto Bhongir (10 km/min beyond East City) is bubbling with activity for creating new housing colonies. The plot values around East City have appreciated in the last few months and likely to reach a peak in the next 2 years. Members would be happy to note the much awaited prosperity at East City, is beginning to bear fruit and we therefore urge the prudent and early bird members, proudly owning plots, to extend all their co-operation to Narne to fulfill their dreams.



## Grand View Jubilee Hills

### Grand View Jubilee Hills - Phase 1

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 though long delayed, 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.

### Grand View Jubilee Hills - Phase 2

The matter of the claim of the Government on the land is still pending at the Hon'ble Supreme Court after being decided in favour of the plot holders' (their vendors), at the Hon'ble AP 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.

## Golden Heights

### Golden Heights - Phase 1

The project is being maintained regularly. We are intending to construct an entrance from the NH 7 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 join into welfare association, to take over the maintenance of the project from April 2013, since the project is complete in all respects.



### Golden Heights - Phase 2

The project is pending completion for lack of funds from some members, who were required to contribute small amounts due to escalation in cost of development and also delays caused as some members had defaulted on payments during the initial stages of the project. 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 and complete the developments.

## Golden Heights Residency

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 and complete the project. The villas that were already purchased have been completed and handed over to the members.

## Central Park

### Central Park - Phase 1

The project is now ready for construction of houses. We also have a member who has almost completed construction of a beautiful home at the project. We have provided all necessary support like water, security, etc. to the member and urge other members also to come forward to build their dream homes. The association of plot owners was also formed with the motivation of Narne Constructions and all members are requested to join the association, to actively participate in development of the community. The attempts of the neighboring colonies and other busy bodies in encroachment of land of the project was successfully stalled by obtaining a stay from the Hon'ble AP High Court and thereafter conducting a proper resurvey, which proved that the project land extent is well within the legal entitlement. This was possible with the involvement of Narne team initially and then the plot owners through the newly formed association, who played an excellent and effective role in defending their bonafides and legal rights, which is exactly what Narne intends with formation of similar welfare associations for each project.

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 GHMC fencing installed around the parks. Security also has been revamped and further thefts were averted due to the alert new security team. We had also started construction of the gate and compound wall at the entrance of the project to prevent entry of un-authorised people into the area.



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 Constructions is left with very little to maintain the project to the high standards as initially planned.



1<sup>st</sup> house under construction at Central Park Phase 1

### Central Park - Phase 2

The project is being maintained very well with a heavy investment made by Narne Constructions, 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 final approval by the HMDA is also in active progress and we are pursuing the matters for completion.

There is already one welfare association of some members formed, which has met the company officials recently. This association has only a few plot owners as members who promised to take over the project maintenance in the near future. 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 to come together and form an effective association, to ensure there is a majority representation and proper maintenance of the project.

It has also been brought to our notice that some members for their selfish interests are making baseless allegations about the efforts of Narne, creating unfound-

ed rumours, only to unsettle the trust and faith of other members. Some such members who got carried away initially realized this evil ploy and have now reverted to Narne with a stronger trust. We therefore request and urge all members not to get carried away by such rumour mongers, who for their selfish interests are politicizing matters. 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 an association be formed with a committee of members, who have a very high level of integrity, commitment and most importantly available time/energy for the impending work.



Repainted tree guards and well maintained roads at Central Park Phase 2

### Central Park - Phase 3

The project has been in a lot of turmoil with some busy bodies trying to create some frivolous litigation and to encroach the lands. The original owners, who sold away the lands to our vendor, and their legal heirs have now fraudulently and for illegal gains, sided with some land grabbers. However, with concerted efforts of Narne and with the timely intervention of courts, police and other authorities, the attempts to grab the lands have been stopped. The project is also being shelved, since members are not coming forward to contribute to own plots in the project. Members of this project desirous of owning a plot, are urged to contact the customer care department at the earliest for options and updated information.

# Rolling Meadows

It has now become a prime project with the escalating prices in the area. The final layout approval of the project is in final stages and members are requested to be patient for a little while to construct their dream homes. All plot holders are also requested to contact the customer care department to form an association for the maintenance and security of the project.

## General Points: Maintenance

Narne intends to withdraw from providing the maintenance and security to the projects from April 2013 for all 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 them from encroachments, maintaining the project, incurring time, effort, material and manpower, all translating to heavy expenditure on the company.

## Resale and update of member database

We urge members to inform us once they sell their plots to others, so the members' database maybe updated to enable Narne to provide better and effective service to the new purchaser. 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 the Narne projects.

## 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 nuclear engineer by training, he is now firmly bedded into real estate over the past decade, 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.

## 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.

Over the last 20 years, we have faced innumerable hurdles to our progress but as soldiers faced them with equanimity and resolved it to the benefit of our esteemed members. We are sure of clearing the remnants in 2013 and pave the way for 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.

I am about to complete 70 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 2013, to be showered with all the prosperity, you had all been waiting patiently for long years!

*With warm regards and best wishes!*

*Yours truly,*



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

## Testimonials

### Col (Retd) K Prasad (MSNO: 9129)

I am a retired Colonel of the Indian Army and have served in far flung areas for over 30 years. I invested my savings in purchase of two plots of 250 sq. yds. each at Narne Estates at Bibinagar (East City), near Hyderabad for my personal use while I was in service. I am happy to state that M/s Narne Estates, the developers, have provided the security, quality, and transparency that I looked for and as a result of that I am the proud owner of the property in the safe and unpolluted environment.

### Mr Venkateshwara Rao (MSNO: 15183)

Narne is the first and foremost developer of real estate in twin cities and keeping good faith and trust in middle class and armed forces.

### Mr Parshotam Dass Singla (MSNO: 24152)

I'm really impressed with Narne Estates services. As I had purchased the plot around 15-16 years back from Narne Estates and I was not aware about (the) plot status. Just 6 months back I thought to check the plot status, as long time had passed so I had a little doubt in mind (as to) what would have happened to my plot. But when I contacted Narne Estates, I received (a) highly co-operative response from them. As I live in Punjab, so it would have been very difficult for me to visit Hyd, But Narne Estates people were quite co-operative and they resolved all my problems over phone and e-mails and I never required visiting Hyd for anything.

### Capt Mannu Virk (MSNO: 24032)

It was a very pleasant experience at Narne corporate office as the staff were very helpful and proactive, gave us valuable inputs regarding the projects. The visit to the site was an amazing experience as the staff at the site were very enthusiastic and forthcoming and the work progress especially at sector V of East City was really motivating.



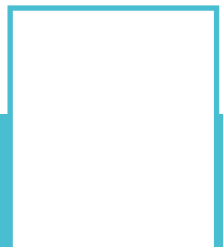
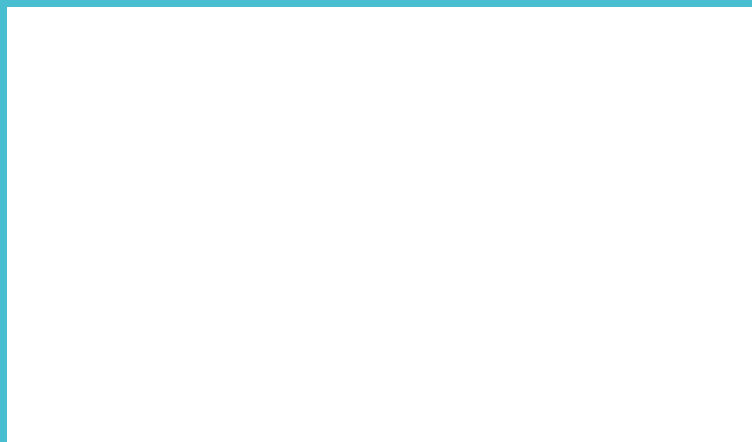
VOLUME:16 | ISSUE:1 | JANUARY 2013

# Narne's Realty Digest

[www.narne.com](http://www.narne.com)

BOOK POST

To



If undelivered please return to: Narne Estates Pvt. Ltd., 1 Gunrock Enclave, Secunderabad 500 009



**NARNE ESTATES**

PS: Members are requested to intimate any change in address, contact numbers and their current e-mail for ease of communication to us at [cs@narne.com](mailto:cs@narne.com).