Statement of Loan Expenses in LIC
Project : **Mayflower Grande**
Prepared By : JAYAPRAKASH M

Loan Amount		20,000,000	20,000,000	50,000,000
S. No.	Nature of Payament	GWE	MNM	B&C
1	Consultancy Fees (2% - Blend, 1% - Madhuconz)	400,000	400,000	500,000
2	Administrative Charges - LIC	168,450	112,300	255,900
3	Leegal Expenses	125,000	100,000	150,000
4	CA Fees - Raju & Srinivas	28,090	28,090	28,090
5	Property Valuation Fees - Technical	15,000	15,000	15,000
6	Upfront Fee - 3i Infotech Trusteeship Services	15,000	15,000	15,000
7	Annual Fee - 3i Infotech Trusteeship Services	53,371	44,944	50,000
8	Corpus Fund - 3i Infotech Trusteeship Services	1,000	1,000	1,000
9	Frankline Charges	5,000	5,000	7,500
10	MODT Registration Fee - Sub Registror	51,000	51,000	51,000
		861,911	**772,334**	**1,073,490**

APPROVED BY
MANAGING DIRECTOR

18/4/14

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	01.09.2015 (Tuesday)
Site:	B & C Estates	From / To time:	14:00 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	No
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	No
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	-	-
Lift	-	-
General Material	Yes	Good
Tools	-	-
Doors & hardware	Yes	Good
Misc.	Yes	Good
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Nil		
Suggestions: Nil		

Subject:	Approval for Shifting the 6" PVC Rigid Pipe
From:	bnc (bnc@modiproperties.com)
To:	sohammodi@modiproperties.com;
Cc:	prabhakar@modiproperties.com; subbareddy@modiproperties.com; bnc@modiproperties.com;
Date:	Monday, 31 August 2015 12:55 PM

To,
MD Sir,

We have requisitioned PVC Rigid Pipes (6") 65 No's along with Bends 90 & 40 Degrees @ 40 No's vide Req.81854 & P.O no.30948.

6" Rigid Pipes & fitting delivered by Praful Sanitary vide DC no.9278 dtd 03.08.15 & 04.08.15, but we changed the rain waterline 4" instead of 6".

The above material has to be Shifted to Sherilingampally (near BHEL) from BNC Site. For this DCM Driver is asking Rs.4,000/-. We have Negotited to Rs3,600/-.

Please give the approval for sending this material.

Regards,

Subba Reddy

APPROVED BY
31 AUG 2015
SOHAM MODI
MANAGING DIRECTOR

QC Audit Report

Date	25.07.15.	Prepared by	P.Sai Kumar.
Project	MFG-II	Company	B & C
For month beginning date	26.06.15	Ending date	24.07.15.

Sl No.	Description	Remarks
1.	Are all plans filed as per Internal memo no. 917/5?	Yes
2.	Are provision for curing adequate?	Yes
3.	Is temporary electrical points for construction provided on each floor/villa?	Yes
4.	Is temporary electric power connection provided around the site with 10 sq mm cable and DBs?	Yes
5.	Are DBs for temporary electrical power connection locked?	Yes
6.	Is power connection in labour quarters secured and safe?	Yes
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	Yes
8.	Is proportion box being used (check availability and enquire with workers)?	Yes
9.	No. of recron packets consumed during the month?	160
10.	Are safety belts and helmets regularly used?	Yes
11.	Are CC cubes being sent for testing regularly?	Yes
12.	Any default in proceeding with work without QC inspection at any stage? Give details	No
13.	Recommendation for imposition of fines as per circular no. 607(a).	-
14.	No. of consultants visits. Enclose scanned copy of consultants report.	2

Comments:

Suggestions:

Complaints:

Notes: 1. Report to be submitted once a month for each site. 2. Sites include PMRII, Vista, MNM, SOB III, GWE, KNM, Mehdi and other new sites. 3. Report must be send by email to M.D. and project manager in PDF format. 4. Confidential comments may be sent to M.D. by separate email. 5. Include photographs whenever necessary.

Date: 17-07-15.

Sub: Report on Panel Doors damaged at BNC Estates
Inspection date: 16-07-15.

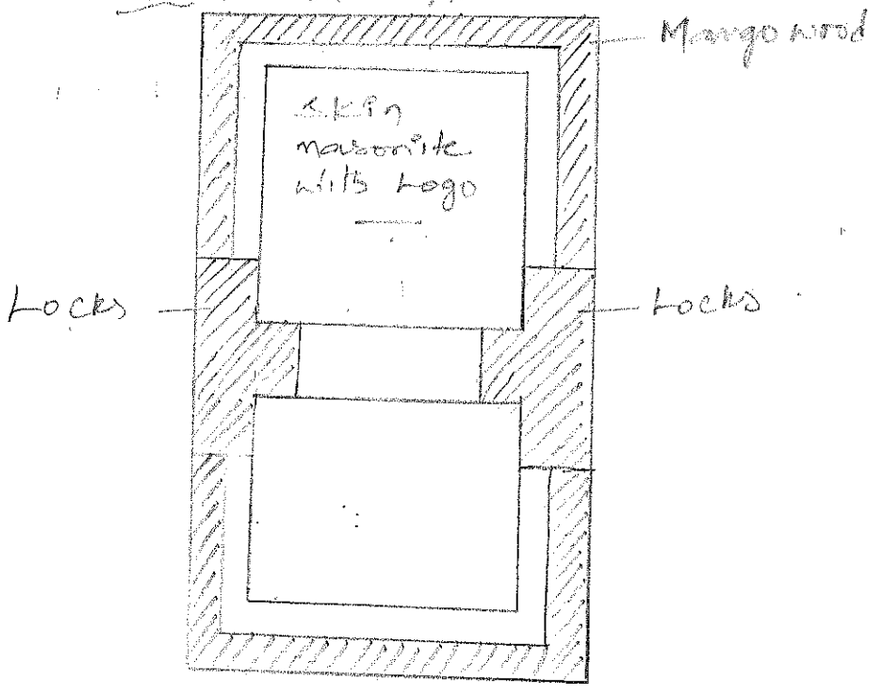
Respected sir,

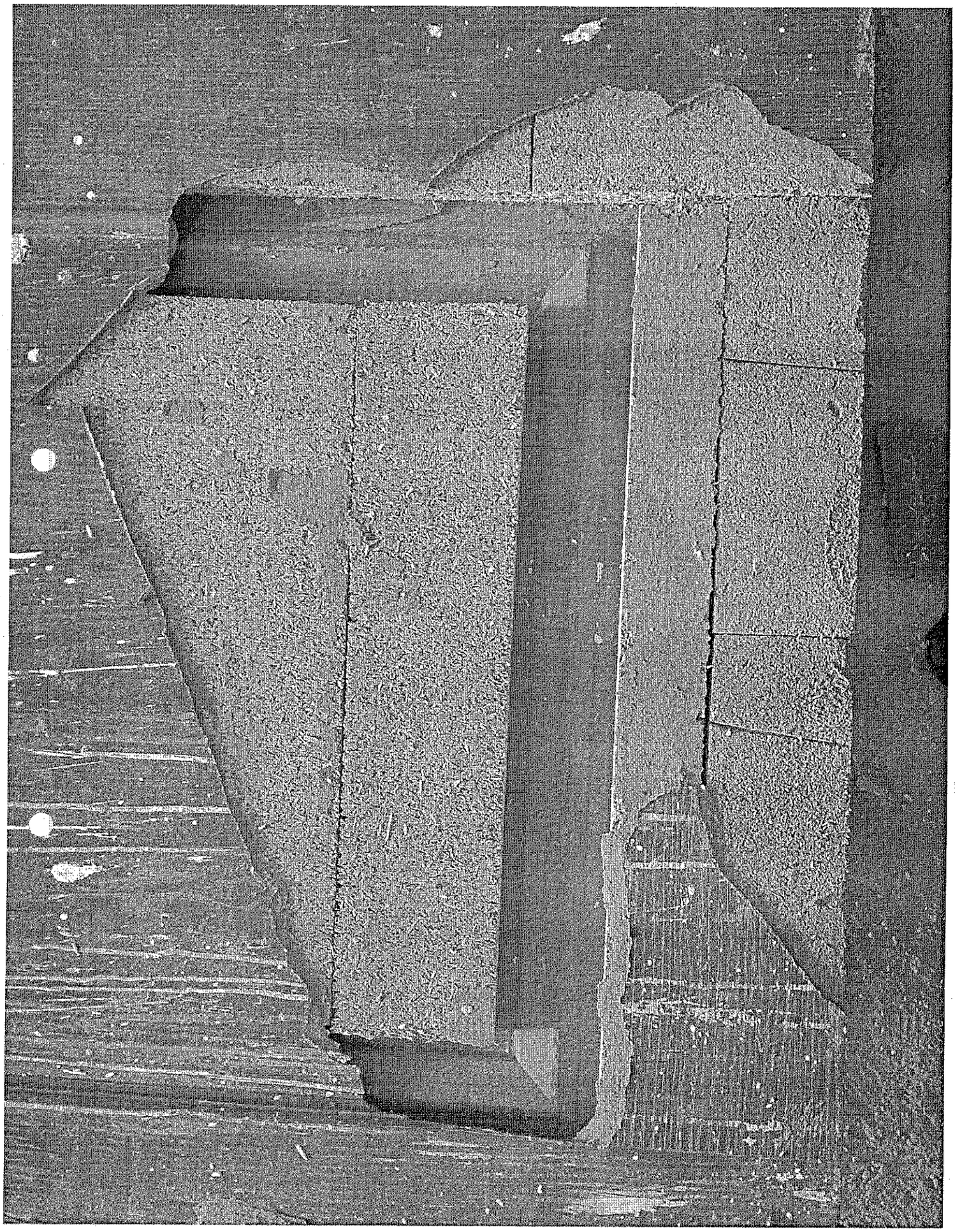
As per your instructions I went to BNC Estates along with the supplier, where I saw the door which was damaged. The supplier is sending as per his given specifications, the damaged door was cut to 3'' (the complete wood) in the bottom that's way there is no strength and door got damaged, this is mistake of carpenter, actual door size is 82'' and the doors which he sent are absolutely as per our measurements.

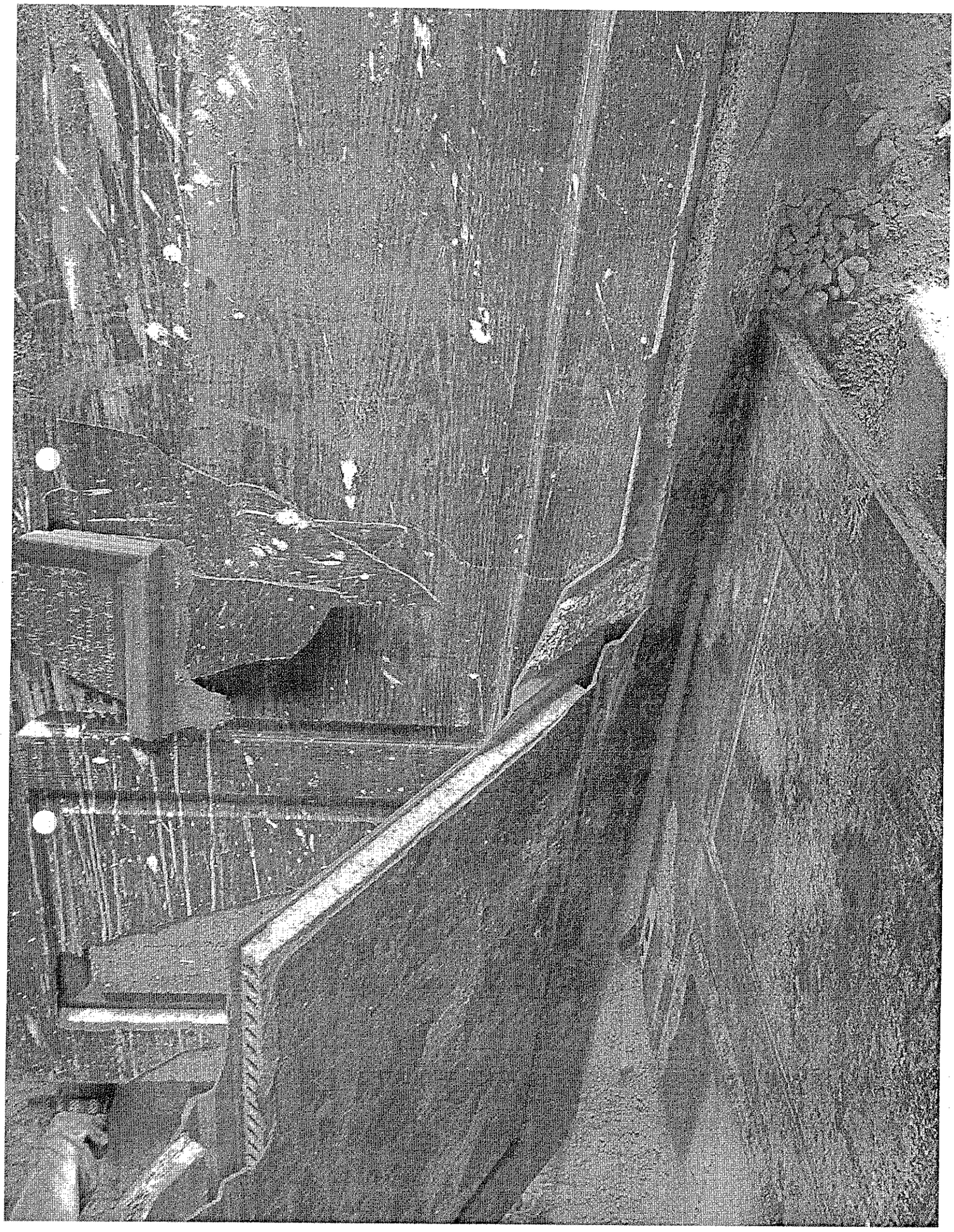
I have taken pictures of the damaged door, I am sending through mail kindly go through it, kindly suggest me.

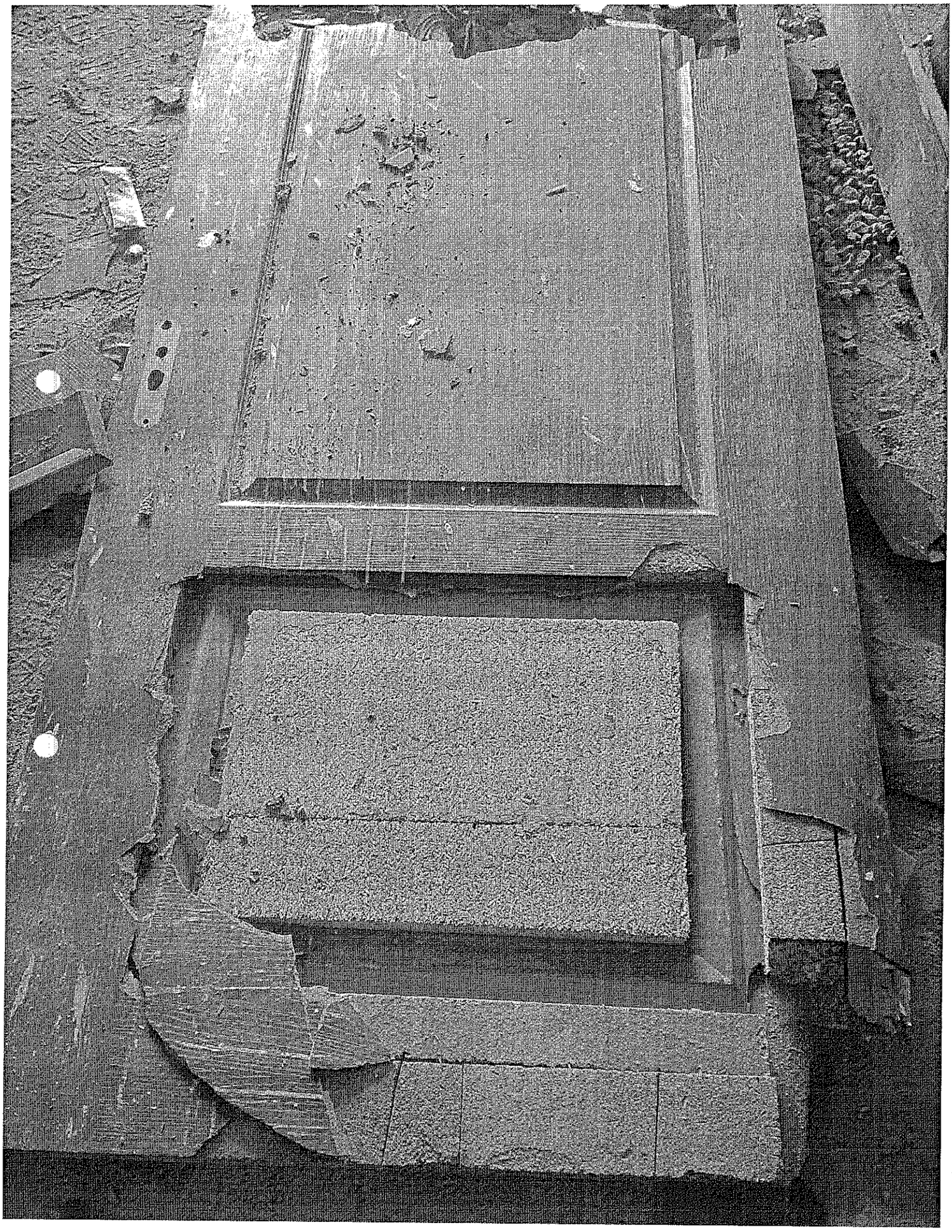
P.Prabhakar
Manager Purchase.

Panel Door with this
Specification: Supplier is sending:









Aruna

From: <sohammodi@modiproperties.com>
Date: 13-07-2015 08:48
To: "Aruna" <aruna@modiproperties.com>
Attach: Ele Dept Vijilence Inspection Report.pdf
Subject: Fw: Electricity Dept Vigilance Inspection at bnc -reg

print

Regards,

Soham Modi
Managing Director | +91 40 27537458 | sohammodi@modiproperties.com
Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
5–4–187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: bnc
Sent: Friday, July 3, 2015 5:38 PM
To: G. Kanaka Rao
Cc: soham sir ; Subbareddy BNC ; ravi@modiproperties.com
Subject: Electricity Dept Vigilance Inspection at bnc -reg

To,
C.G.M
MPIPL.

Respected Sir,

Today about 3.30 pm the Electricity Dept DE Vigilance Mr.Shanker, Cell no.9491067481 & his team visited at site & done the inspection at site construction meter and saying that we are using excess load i.e up to 20 KV instead of 5 KV (Present sanction meter).

They noted in their report of our source of the construction activity machineries, equipments, borewells, curring motors & other details and finally said notice will be issued to us within a week.

Sir this for your information please.

Regards,

S.V.Subba Reddy &
Ravi

DC

SOUTHERN POWER DISTRIBUTION COMPANY OF TELANGANA LIMITEI

Sub Division : Hubsiguda Section : Mallapur

Ranga Reddy (EAST) S.No. A 267 Year 20 15

I. Inspection Notes of Sri A. Bhaskar DE/DPE - / RR. (EAST)

Date : 3-07-2015 Time : 15:15 Hours :

II. (a) Name and Address of the consumer :

(b) Whether the Consumer/beneficiary belongs to : SC/ST/Others (Which ever is applicable)

(c) Person present at the time of inspection and relationship with the consumer : S.V. Subba Reddy project manager Signature 3/7/15

III. (a) Any other person available at the time of inspection and their Relationship with the consumer :

(b) Any other departmental staff present :

IV. (1) S. C. No. 8922 (2) Distribution : Mallapur

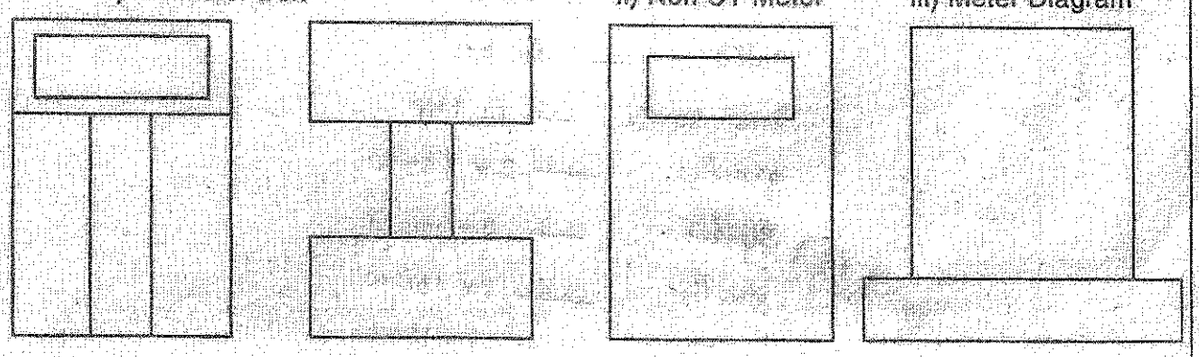
(3) Nature of the Premises : Construction (4) Category - : II 5 KW 17 KW

(5) Area Code : 1206

V. Meter Box and Meter diagram indicating the seals's position :

(a)

i) CT Meter Box ii) Non CT Meter iii) Meter Diagram



Meter Chamber
CT Chamber
Meter Terminal Cover
Meter Cover
MD Knob
MRI Port
TTB

(b) Meter Particulars :

Serial No. : 224142-23 Make : HPL
Capacity : 10-40 Type :
Class : 1

Constant : Rev/Kwh
Pulse Rate : Imp/Kwh
(for static meters)

Meter Reading : 24399

M.F. :

(c) Time for one revolution / One pulse (for static meters) with a load of 2000 Watts in each phase

'R' Phase : Secs : 'Y' Phase : Secs : 'B' phase Secs.

VI. Connected load

Ac — 2 x 1520 W
Ac — 1 x 750 W
Bore motors — 1 x 2 HP
Cutter — 1 x 2 W
Sump motors — 1 x 1 HP
grinder — 2 x 650 W
System — 2 x 100 W
printer — 1 x 100 W
water cooler — 1 x 150 W
Fans — 3 x 60 W
CFL — 15 x 12 W
LED — 6 x 8 W

VIII. Incriminating Points : I, A. Shanker DE/DPE/RR East inspected bearing SCNO: 1206-8922 which is under Cat-2 with contracted load of 5 kW Meter display showing with 17 kW Maximum Demand. Hence 12 kW load of excess MD D.C. proposed and short billing unbilled Service (Kush billing) proposed since release

IX. (a) Action taken to preserve the evidence and defects rectified if any : of the old and new meter.

(b) Whether meter verified to MRT Lab :

X. Whether the observations were shown to the consumer / His representative :

Signature of Distribution Officer

Signature of Inspecting Officer

XI. Statement of the Consumer / Representative :

SC. No. _____

Meter Reading : [ ] Total connected load :

3/7/15

Signature of Consumer / Representative

bnc file

Fw: Electricity Dept Vigilance Inspection at bnc -reg

People

BnC estates
To G. Kanaka Rao
CC Subbareddy BNC

Today at 12:46 PM

----- Forwarded Message -----
From: sohammodi <sohammodi@modiproperties.com>
To: bnc@modiproperties.com
Sent: Saturday, 4 July 2015 6:55 AM
Subject: RE: Electricity Dept Vigilance Inspection at bnc -reg

Try to manage and get min penalty.
bnc <bnc@modiproperties.com> wrote:
To,
C.G.M
MPIPL.

Respected Sir,

Today about 3.30 pm the Electricity Dept DE Vigilance Mr.Shanker, Cell no.9491067481 & his team visited at site & done the inspection at site construction moter and saying that we are using excess load i.e up to 20 KV instead of 5 KV (Present sanction meter).

They noted in their report of our source of the construction activity machineries, equipments, borewells, curring motors & other details and finally said notice will be issued to us within a week.

Sir this for your information please.

Regards,

S.V.Subba Reddy &
Ravi

Reply, Reply All or Forward | More

Click to reply all

Send

DC

SOUTHERN POWER DISTRIBUTION COMPANY OF TELANGANA LIMITED

Sub Division : Hubsiguda Section : Mallapur

Ranga Reddy (EAST) S.No. A 267 Year 20 15

I. Inspection Notes of Sri D. Shankar DE/DPE - / RR. (EAST)

Date : 3-07-2015 Time : 15:15 Hours :

II. (a) Name and Address of the consumer :

(b) Whether the Consumer/beneficiary belongs to : SC/ST/Others (Which ever is applicable)

(c) Person present at the time of inspection and relationship with the consumer : S.V. Subba Reddy project manager Signature 3/7/15

III. (a) Any other person available at the time of inspection and their Relationship with the consumer :

(b) Any other departmental staff present :

IV. (1) S. C. No. 8922 (2) Distribution : Mallapur

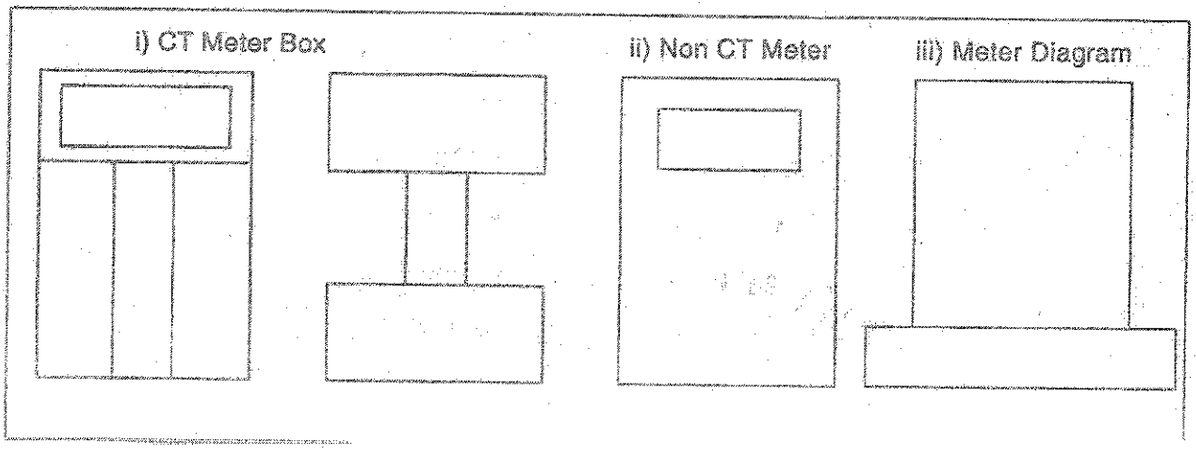
(3) Nature of the Premises : Construction (4) Category - : D 5 KW 17 KW

(5) Area Code : 1206

V. Meter Box and Meter diagram indicating the seals's position :

(a)

i) CT Meter Box ii) Non CT Meter iii) Meter Diagram



Meter Inspection

Meter Chamber
CT Chamber
Meter Terminal Cover
Meter Cover
MD Knob
MRI Port
TTB

(b) Meter Particulars :

Serial No. : 22414223 Make : HPL
Capacity : 10-40 Type :
Class : 1

Constant : Rev/Kwh
Pulse Rate : Imp/Kwh
(for static meters)

Meter Reading : 24399

M.F. :

(c) Time for one revolution / One pulse (for static meters) with a load of 2000 Watts in each phase

'R' Phase : Secs : 'Y' Phase : Secs : 'B' phase Secs.

VI. Connected load

A/c — 2 x 1520 W
fk — 1 x 750 W
Bore motors — 1 x 2 HP
Cellers — 1 x 2 W
Sump motors — 1 x 1 HP
grinder — 2 x 650 W
System — 2 x 100 W
printers — 1 x 100 W
water coolers — 1 x 150 W
Fans — 3 x 60 W
CFL — 15 x 12 W
LED — 6 x 8 W

VIII. Incriminating Points : I, A. Shanker DE/DPE/RR East inspected bearing SCno: 1206-8922 which is under Cat-II with contracted load of 5 kw Meter display showing with 17 kw Maximum Demand. Hence 12 kw load of excess MD D.C. proposed and short billing unbilled Service (Kush billing) proposed since release.

IX. (a) Action taken to preserve the evidence and defects rectified if any :

of the old and new meter.

(b) Whether meter verified to MRT Lab :

X. Whether the observations were shown to the consumer / His representative :

Signature of Distribution Officer

Signature of Inspecting Officer

XI. Statement of the Consumer / Representative :

SC. No. _____

Meter Reading : [ ] Total connected load :

Signature of Consumer / Representative

sohammodi@modiproperties.com

From: "bnc" <bnc@modiproperties.com>
Date: 06 July 2015 10:46
To: <prabhakar@modiproperties.com>
Cc: "soham sir" <sohammodi@modiproperties.com>; "Subbareddy BNC" <subbareddy@modiproperties.com>
Subject: Fw: Main doors damaged doors photographs at A - Block.

Dear Prabhakar,

When I forwarded the photographs 4 to 5 doors their and later we found another 2 no's. And we do not know how many doors will be damage in future.

In future if any doors will damage we will let you know.

Regards,

S.V.Subbareddy.

From: Prabhakar P
To: bnc
Cc: Subbareddy BNC
Sent: 06-07-2015 10:25 AM
Subject: Re: Main doors damaged doors photographs at A - Block.

Dear Subba Reddy,

As you said only 4 doors were damaged, then again 7 doors why??

Regards,

P Prabhakar

Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com
Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551 |
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: bnc <bnc@modiproperties.com>
To: prabhakar@modiproperties.com
Cc: Subbareddy BNC <subbareddy@modiproperties.com>
Sent: Saturday, 4 July 2015 4:35 PM
Subject: Main doors damaged doors photographs at A - Block.

Dear Prabhakar,

The following flats doors (size is 38"x80") @ 07 No's to be replace at BNC Estates at the earliest.

A - Block (206, 207 303,304, 306, 406, 506).

Regards,

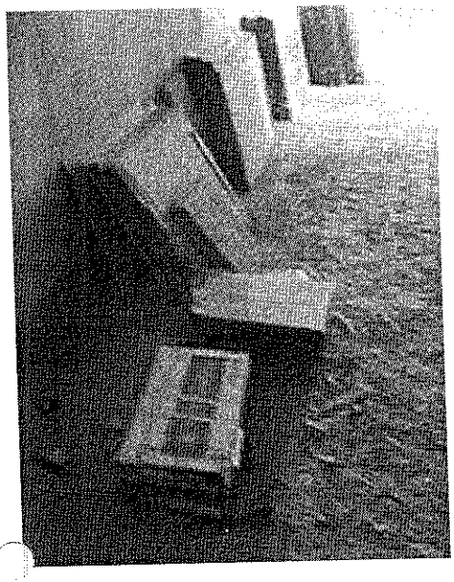
S.V.Subba Reddy.

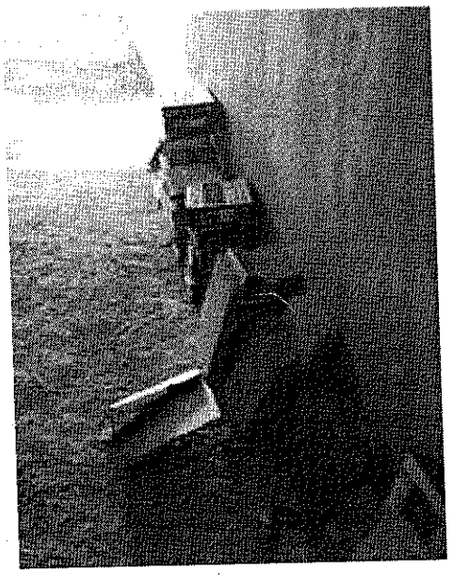
Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

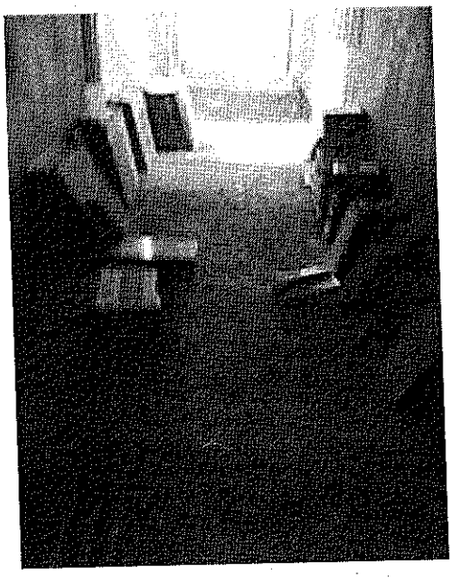
Company:	B & C Estates	Date of site visit:	02.07.15 (Thursday)
Site:	BNC	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	

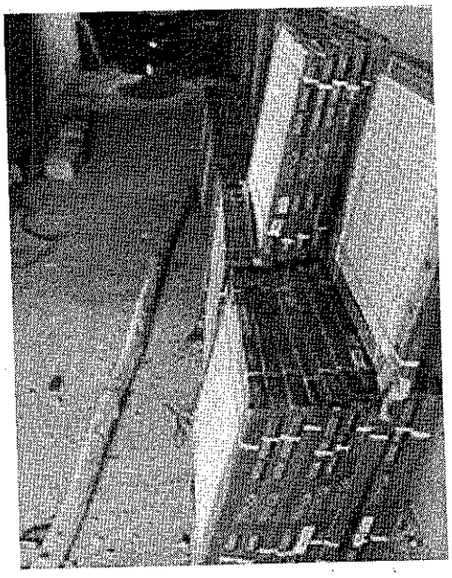
Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	No
5.	Is scrap properly arranged and sold as and when required?	No
6.	Is the Creche running properly with midday meals?	Yes
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	No
24.	There is no material lying out side the storerooms?	No
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings		
Tiles	Yes	Poor
Lift		
General Material	Yes	Good
Tools	Yes	Good
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes 1. Security guard irregular in his duties (without intimation absence). 2. Tiles stores in flats without grills.		
Suggestions: Nil		









Company:	B&C
Project & Phase:	MFG
Prepared by:	Sunil.
Report Date:	30-06-2015.
Sign:	

Check list for QC at each stage.

Notes:

1. Report should be send once a quarter on or before 15th of the succeeding month.
2. Where QC was done write the QC report number if available or mark a 'tick'.
3. Mark 'X' if QC check was missed and can be taken up now. Project Manager to send request immediately.
4. Mark 'XX' if QC check was missed and cannot be undertaken now.
5. Mark 'NA' if QC check was not applicable (work done before QC was introduced).
6. Leave blank if work has not taken up.

Remarks:

File
BNC

RCC Works - Apartment Blocks

S No	Block / Villa No.	Before footings	Plinth	Col 1	Slab 1	Col 2	Slab 2	Col 3	Slab 3	Col 4	Slab 4	Col 5	Slab 5	Col 6	Slab 6	OTH & lift room
1	A	22429, 22447, 22460, 22466, 22479	22533, 22540	22565	22608, 22634	22663, 22682	22670, 22687, 22695,22708	22707, 22727	22725, 22752	22753, 22796	22783, 22836	22799, 22876	22870, 22892	22901, 22915	22919	23316
2	B	23273,23283/23304	22928/23337	23393	23432, 23466											
3	C	22795, 22900														
4	D															
5	E															
6	F															
7	Site office.				22397, 22509											

Civil Works

S No.	Block /Flat No	After brick work	After Plastering	Plumbing & electrical	After finishing	Remarks
1	Site Office	22427	22430	22430	22480	
2	Club house - B floor					
3	Club house - I floor					
4	Club house - II floor					
5	Club house - III floor					
6	Club house - IV floor					
7	Club house - V floor					
8	A-001	22863	22913	22970		
9	A-002	22864	22914	22971		
10	A-003	23345				
11	A-004	23121	23226	23232		
12	A-005	23122	23227	23234		
13	A-006					
14	A-007					
15	A101					
16	A102					
17	A103					
18	A104	23123	23228	23233		
19	A105	23124	23229	23235		
20	A106					
21	A107					
22	A201	23000	23236	23287		
23	A202	23001	23237	23288		
24	A203	23034	23238	23289		
25	A204	23045	23244	23290		
26	A205	23046	23245	23291		
27	A206	23047	23246	23292		
28	A207	23048	23247	23293		
29	A301	23057	23322	23346		
30	A302	23062	23323	23347		
31	A303	23076	23324	23348		
32	A304	23190	23325	23349		
33	A305	23191	23326	23350		
34	A306	23192	23327	23351		
35	A307	23193	23328	23352		
36	A401	23113	23379	23398		
37	A402	23098	23380	23399		
38	A403	23151	23381	23400		
39	A404	23241	23382	23401		
40	A405	23242	23383	23402		
41	A406	23243	23384	23403		
42	A407	23286	23385	23404		
43	A501	23294	23430			
44	A502	23295	23429			
45	A503	23239	23428			
46	A504	23312	23427			
47	A505	23311	23426			
48	A506	23313	23424			
49	A507	23314	23423			
50	A601	23343				
51	A602	23344				
52	A603	23405				
53	A604	23376				

S No.	Block /Flat No	After brick work	After Plastering	Plumbing & electrical	After finishing	Remarks
54	A605	23406				
55	A606	23377				
56	A607	23378				
57	A701	23421				
58	A702	23422				
59	A703	23460				
60	A704	23395				
61	A705	23461				
62	A706	23396				
63	A707	23397				
64	A-801					
65	A-802					
66	A-803	23462				
67	A-804	23463				
68	A-805	23464				
69	A-806					
70	A-807					

QC Audit Report

Date	26.06.15.	Prepared by	P.Sai Kumar.
Project	MFG-II	Company	B & C
For month beginning date	26.05.15	Ending date	25.06.15.

Sl No.	Description	Remarks
1.	Are all plans filed as per Internal memo no. 917/5?	Yes
2.	Are provision for curing adequate?	Yes
3.	Is temporary electrical points for construction provided on each floor/villa?	Yes
4.	Is temporary electric power connection provided around the site with 10 sq mm cable and DBs?	Yes
5.	Are DBs for temporary electrical power connection locked?	No
6.	Is power connection in labour quarters secured and safe?	Yes
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	Yes
8.	Is proportion box being used (check availability and enquire with workers)?	Yes
9.	No. of recron packets consumed during the month?	220
10.	Are safety belts and helmets regularly used?	Yes
11.	Are CC cubes being sent for testing regularly?	Yes
12.	Any default in proceeding with work without QC inspection at any stage? Give details	No
13.	Recommendation for imposition of fines as per circular no. 607(a).	-
14.	No. of consultants visits. Enclose scanned copy of consultants report.	01

Comments:

Suggestions:

Complaints:

Notes: 1. Report to be submitted once a month for each site. 2. Sites include PMRII, Vista, MNM, SOB III, GWE, KNM, Mehdi and other new sites. 3. Report must be send by email to M.D. and project manager in PDF format. 4. Confidential comments may be sent to M.D. by separate email. 5. Include photographs whenever necessary.

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	18.06.15 (Thursday)
Site:	BNC	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	Yes
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	-	-
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Average
Tools	Yes	Good
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Nil		
Suggestions: Nil		

Remarks from site on the 'Requisition by Site Report' of purchase division

Company:	BNC Estates	Date:	09.05.15
Site:	Mayflower Grande	Prepared by:	V.Ravi
Report From / To	01.03.14 to 09.05.15	Approved by:	S.V.Subba Reddy
Report Date	09.05.15		

List of requisitions numbers missing in the report* :

List of requisitions where PO/WO not prepared 3 working days after requisition:

Req No.	Req Date		Item Description	Remarks

List of requisitions where items have not been received at site beyond the lead time:

Req No.	Req Date	Serial no of item in Req.	Item Description	Details of quantity not received
81332	02.12.14	1	C.C.Cameras (NVR Type)	As per req.form
81497	25.02.15	1	Wall Cladding Tiles	As per req.form
81508	27.02.15	2	Sofa Side tables	02 No's (Most urgent)
81532	**11.03.15**	**2**	**Basalto Brown (Highlighter Tiles)**	**19 Boxes (Duplex flats)**
81533	11.03.15	4	Table Tope wash basin	01 No's (Urgent)
81548	16.03.15	11	Contonera Azul Floor tiles	08 Boxes balance
		12	Wall nut Ivory Light	02 Boxes balance
		14	Quartz Ivory Floor	01 Boxes balance
81580	28.03.15	4 to 5	Inward Registers	As per req.form
81586	01.04.15	15	Fan regulator	14 Nos
		16	Blank plates	275 No's
81601	07.04.15	2	CC Collars	04 No's
81602	07.04.15	1	Donata Beige LT	80 Boxes
		3	Donata Mosic Décor HL	70 Boxes
		4	Cantonera Marfil LT	240 Boxes
		5	Cantonera Azul DK	128 Boxes
		6	Cantonera Square décor HL	193 Boxes
		7	Cantonera Azul floor	304 Boxes
81603	24.04.15	2	Basalto brown	As per req.form
		4	ODP wood strip	As per req.form
81604	07.04.15	3	In wall tank Face plate	28 No's
81606	07.04.15	1 to 3	Panel doors	As per req.form
81607	07.04.15	1	3watt LED light (False ceiling lights)	Received 70 out of 180 No's
81610	07.04.15	8	PVC elbow	175 No's
81623	08.04.15	1	SS Railing 8mm Toughened glass wit patch fittings	04 No's

OUTWARD - GATE PASS

No.: 3832

Date:	6/5/15	Time:	10:30
Company:	B & C [illegible]		
Project/site:	Mayflower Grande ([illegible])		
Destination:	[illegible]		

Outward No.:	Vehicle type	Vehicle No	~~Owner~~ / Person
10177.	Tata ace	TS 10 [illegible] 0142	[illegible]

	Material Description	Quantity	Units	Approx. rate	Amount
1.	Quartz Ivory [illegible]	150	Boxs		
2.	(12"x12")				
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
	Total	150	Boxs		

Purpose: ☐ Return to Supplier ☑ Transfer to other site ☐ For repair/service ☑ Transfer to other phase ☐ On loan to be returned ☐ Others:

Charges: ☑ No Charge ☐ Collect Full Value ☐ Used/Old Material- Collected 60% value ☐ No charge material shall be reimbursed by fresh PO ☐ Other:

Material type: ☐ Used ☑ New ☐ Defective ☐ Other:

Remarks: The same material used to [illegible] [illegible] for site use only.

Approved by:	Sr. Engg.	Admin In-charge	Security
Sign:	[illegible] 7/5/15	9/5/15	
Received on	Inward No.	Admin sign:	Security sign.

Note: 1. In case of long list attach a separate signed list. 2. Approx rate & amount to be filled by purchase. 3. Original (white copy) to be sent with material to recipient site. Recipient must sign it and send it to the HO. 4. Pink copy to be sent to HO – Purchase division. 5. In units enter nos, kgs, sft, rft, etc. 6. Project manager / Sr. Engg and Admin in-charge from the issuing site must sign the gate pass.

NOTE: [illegible] unloaded [illegible] the same we are sending this [illegible] to [illegible] as per [illegible] instructions.

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	07.05.2015(Thursday)
Site:	BNC	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	No
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	No
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	Yes	Average
Plumbing –GI	Yes	Average
Sanitary	-	-
CP fittings	-	-
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Good
Tools	Yes	Good
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints:Nil		
Suggestions: Yes 1. Implementation of sub-meters to be done at site B & C Site, there is no sub-meters for Bores, motors and common lighting, the total site electrical load are using on main-meter.		

Note:

Admin
Date: 08.05.2015

Sir,

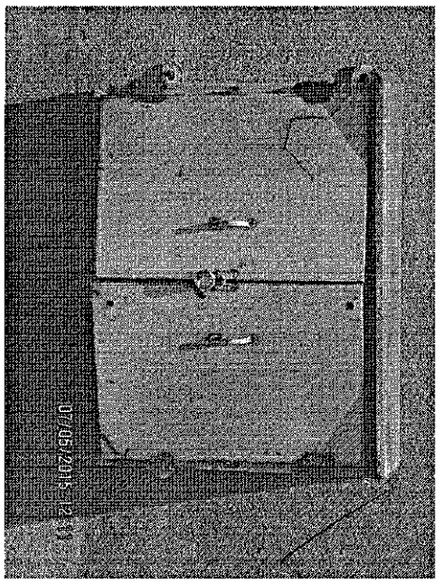
Sub.: – Verification of Electrical panel boards in B & C Estates - Reg.

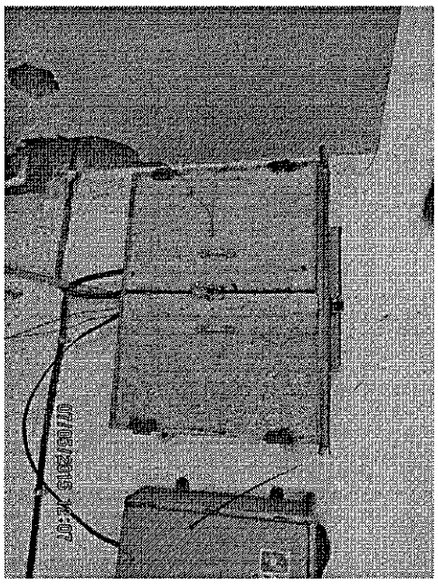
It is to inform you that, on my site visit of B & C Estates dt 07.05.2015 the corrections of electrical panel boards has been done the photographs are enclosed.

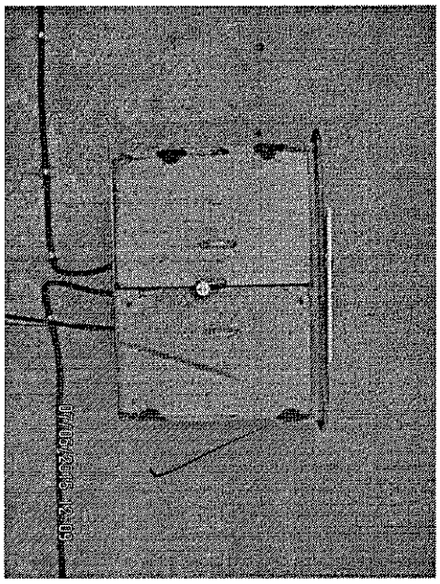
Suggestion: Implementation of sub-meters to be done at site B & C Site, there is no sub-meters for Bores, motors and common lighting, the total site electrical load are using on main-meter.

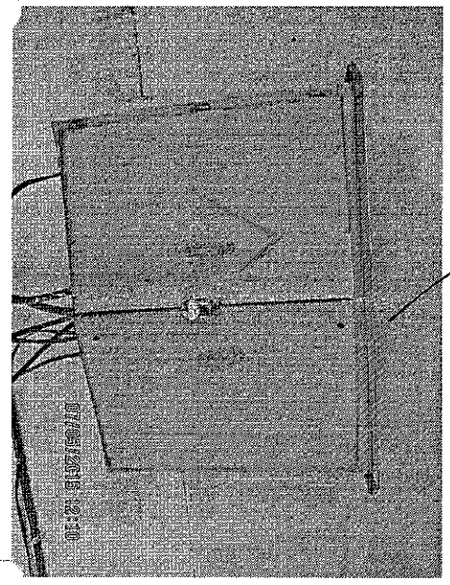
Regards,

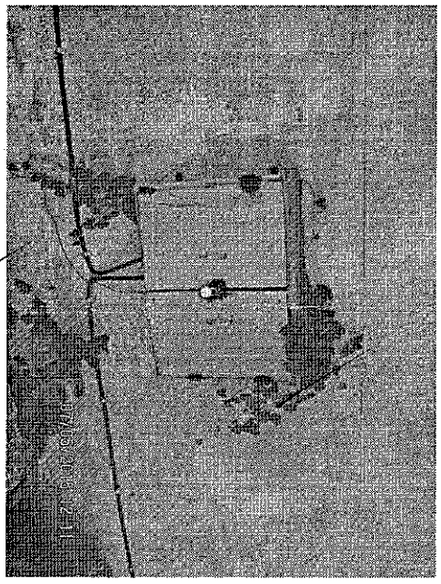
Praveen
Admin











B&C Estates

03/06/15

23,296 KM

Aruna

From: "Soham Modi" <sohammodi@hotmail.com>
Date: 29-04-2015 08:49
To: "Aruna" <aruna@modiproperties.com>
Attach: BNC-04.jpg; BNC-01.jpg; BNC-02.jpg; BNC-03.jpg; Vista-04.jpg; Vista-01.jpg; Vista-02.jpg; Vista-03.jpg
Subject: Fw: QC Audit Reports. reg-

print

Regards,

Soham Modi

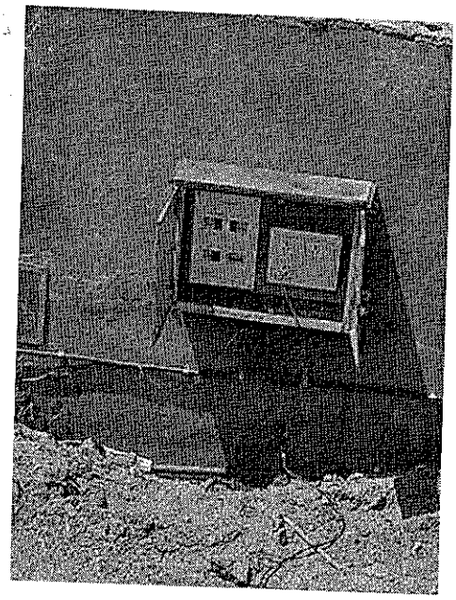
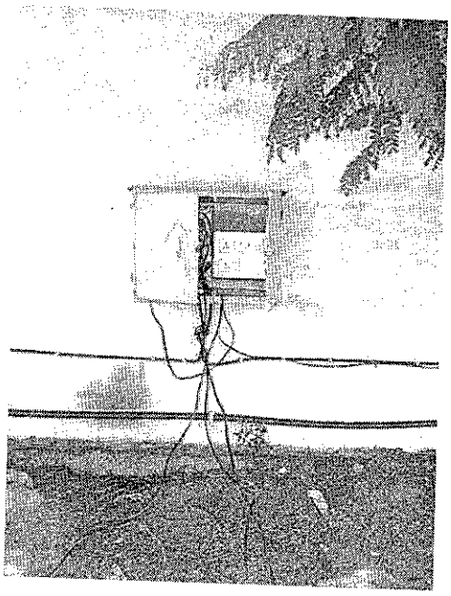
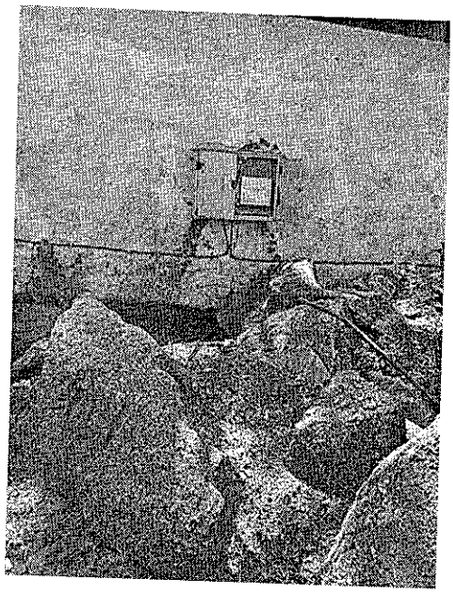
From: QC
Sent: Monday, April 27, 2015 5:57 PM
To: Soham Modi
Cc: qc@modiproperties.com
Subject: QC Audit Reports. reg-

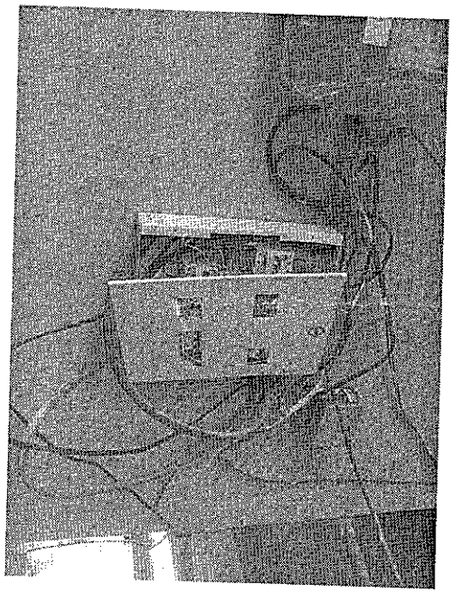
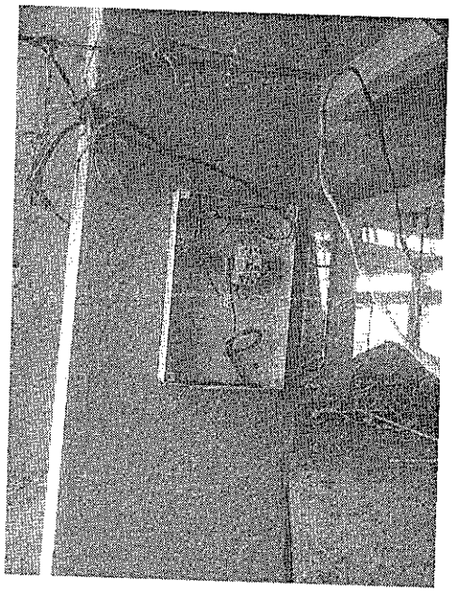
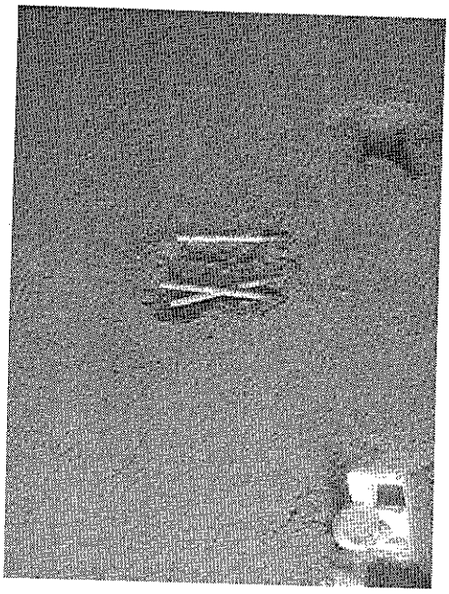
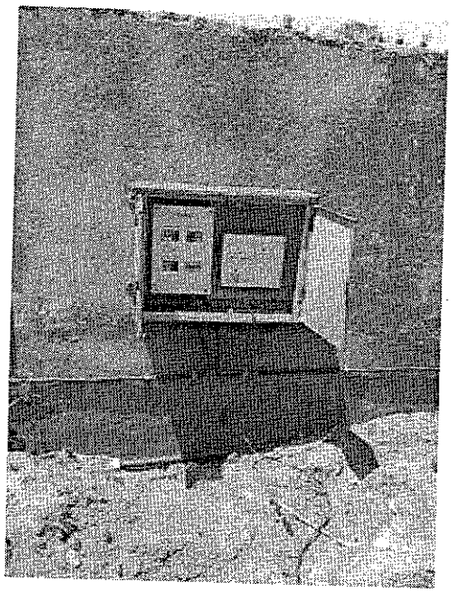
Sir,

Please find the QC Audit Photos of Vista Homes and BNC sites.

Regards,
QC Team.

Praveen,
Check if the correction has been made. I have discussed the matter with Ravi
8/5/15

ESTIMATE SHEET

Company Name:	BNC ESTATES
Project:	May Flower Grand
Contractor Name	B.Ramesh
Work Description:	Estimate for Civil Works in Club House.
Prepared By	K.Kiran Kumar.
Date:	12-06-2015

Approved by:S.V.Subba Reddy
Sign:

S.No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total
	Estimate for Brick Work & Plastering in Club House. — Cellar						
1	C.R.S Foundation	C.R.S Foundation for the internal Walls in the Cellar area	1,415.39	Cft	9.00	12,738.47	
2	4" Brick Work	4" Brick Work in Cellar Floor	2,240.69	Sft	8.00	17,925.48	
3	Fixing of Door Frames	Fixing of Door Frames	20.00	nos	130.00	2,600.00	
4	Casting of Lintels	Casting of Lintels above Door Frames	152.00	Sft	12.00	1,824.00	
5	Plastering in Cellar Floor	Plastering in Cellar Floor	6,499.40	Sft	8.00	51,995.16	
6	Plastering of R.C.C surface	Plastering of R.C.C Retaining Wall, Columns.	3,656.66	Sft	9.00	32,909.95	
						Total	**119,993.05**
						Asking Rate	**150,000.00**

Can we settle at 1,35,000/-?

Dt. 01.05.2015.

Mr. Soham,

Sub: Ex- MLA Raji Reddy requesting for Light weight bricks in lieu of vetrified tiles.

We have agreed to give vetrified tiles for flooring work of one floor of the marriage hall. Mr. Raji Reddy called and said that someone is donating granite for flooring.

Now he is requesting for light weight bricks for brick work construction in lieu of vetrified tiles.

If we agrees for this he will the quantity and sizes.

This is for your information.

Kanaka Rao

Ask Subba Reddy to
estimate qty and cost!
2/5/15

Mr. Soham,

As per your instructions I asked our Project Manager S.V. Subba Reddy to go and take estimate and cost.

Subba Reddy went and took the measurements. He has given his estimate and the same is enclosed herewith.

This is for your information.

Kanaka Rao

Estimate Sheet						
Company Name:		Raja Reddy Temple				
Project:		Raja Reddy Temple			Approved by:-	Subba Reddy
Work Description:		Estimate for Aerocan Bricks & Solid Bricks at temple			Sign	
Contractor Name:						
Prepared By		Vijay Raj				
Date:		02.05.15				
S No.	Item Head	Item Description	Quantity	Units	Rate	Item Head Total
	Estimate for Aerocan Bricks & Solid Bricks at temple					
1	Aerocan Bricks Size - 24"x8"x8"	All Walls	6697	No's	80.00	535,757.58
		OR				
2	Solid Bricks Size - 16"x8"x8"	All Walls	10045	No's	35.00	351,590.91

Aruna

From: <sohammodi@modiproperties.com>
Date: 29-04-2015 08:50
To: "Aruna" <aruna@modiproperties.com>
Attach: QC Audit Report at VSC -27.04.15.pdf; bnc-1.jpg; bnc-2.jpg; bnc-3.jpg; bnc-4.jpg; bnc-5.jpg; bnc-6.jpg; bnc-7.jpg; QC Audit Report at GWE 27.04.15.pdf; QC Audit Report at KNM -27.04.15.pdf; QC Audit Report at MFG-II-27-04-15._pdf; QC Audit Report at NILGIRI Homes-27.04.15.pdf; QC Audit Report at PMR-II -27-04-15._pdf; QC Audit Report at SOB-III-27.04.15.pdf; QC Audit Report at Vista Homes-27-04-15._pdf
Subject: Fw: QC Audit reports. reg-

print

Regards,

Soham Modi
Managing Director | +91 40 27537458 | sohammodi@modiproperties.com
Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
5–4–187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: QC
Sent: Monday, April 27, 2015 5:38 PM
To: sohammodi@modiproperties.com
Cc: qc@modiproperties.com
Subject: QC Audit reports. reg-

Sir,

Please find the copies of QC Audit Reports and Consultants reports.

Regards,
QC Team.

B & C Estates
[illegible]
[illegible]
Phone [illegible]

Mayflower Grande
[illegible]
[illegible]

S.No. 1072

Date [illegible]

Complaint/Inspection Report [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Engineer [illegible]

Customer Sign.

B & C Estates
1-8-167/3 A & B II Floor,
M.G. Road, Secunderabad - 500 003
Phone : +91-40-[illegible]

Mayflower Grande
Site Off : Sy. No. 191,
Mallapur, Hyderabad - 500 076

Sl. No. **1073**

Date : 2 A/03/

Consultant Inspection Report: Site visit has been
conducted for the foundation of
B Block before PCC.

It has been found that [illegible]
[illegible] found to be
[illegible] as per the [illegible]
foundation [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]

[illegible] [illegible] [illegible]
[illegible] by [illegible]
[illegible] [illegible] [illegible]

Engineer Sign.

Consultant Sign.

B & C Estates

Max Rover Grande

1071

U S C Estates
[illegible]
[illegible]
Phone : [illegible]

Mayflower Grande
Sy. No. [illegible]
Mallapur, Hyderabad - 500 076.

No. 1076 Date 3/8/15

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

H & C Estates

[illegible]

[illegible]

[illegible]

MayFlower Grande

[illegible]

[illegible]

No. 1077

Date [illegible]

[illegible]

Signature

Customer Sign

R & C Estates

[illegible]

M.G. Road, Secunderabad - 500 003

Phone: [illegible]

MayFlower Grande

Survey No. [illegible]

Mallapur, Hyderabad - 500 076

No. 1078

Date [illegible]

[illegible]

Engineer Sign

Contractor Sign

J & C Studio
[illegible]
[illegible] Road, Secunderabad - [illegible]
Phone : +91-[illegible]

Mayflower Gr. [illegible]
[illegible] No. 191,
Mallapur, Hyderabad - 500 076

M.No. 1079 Date 23/[illegible]

[illegible] the [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]
1) [illegible] the [illegible] [illegible]
2) [illegible] the [illegible] [illegible] [illegible]
[illegible] the [illegible].

Engineer Sign Consultant Sign

sohammodi@modiproperties.com

From: "bnc" <bnc@modiproperties.com>
Date: 27 April 2015 15:37
To: "soham sir" <sohammodi@modiproperties.com>
Cc: <praveen@modiproperties.com>; "admin" <admin@modiproperties.com>; "Subbareddy BNC" <subbareddy@modiproperties.com>
Attach: MD Sir remarks for Airtel.jpg
Subject: MD Sir Suggested Tariff for Airtel Broadband at BNC -reg

To,
MD Sir,

Sub: Airtel Broadband connection at BNC -reg.

MD Sir suggested for broadband tariff details (SMS Sent to Ravi)

Airtel Broadband Summer Bonanza !
1) 4 Mbps, 40 GB - Rs.615/-
2) 16 Mbps, 75 GB - Rs.999/-
Wif at Zero Cost & unlimited Local & STD Calls with monthly Topups.

S.No (2) plan only we are taking now, but their is no feasibility of 16Mbps speed in our Location, for that reason we have to go with 8 Mbps speed (There is no option).

In future may be after 02 / 3 months 16 Mbps speed may come (confirmed by concerned person of Airtel).

Hence we need approval for above subject.

Regards,

Ravi.

QC - Concrete Cube Testing Report.

Company: B&C

Project: MFG

Report for Month: Mar-15.

Prepared By: S.Sunil Kumar.

Date: 11-04-2015

S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
10045	12-02-2015	Site Mix	M30	Tirupathi		A	Col-10	Flat-1to3	12-3-15	(28)	30.0	715.0	31.8		
											30.0	700.0	31.1	31.2	
											30.0	690.0	30.7		✓
10046	16-02-2015	RMC	M20	SL. Infra		A	slab-9	Flat-4to7	16-3-15	(28)	20.0	520.0	23.1		
											20.0	515.0	22.9	23.0	
											20.0	515.0	22.9		✓
10047	24-02-2015	Site Mix	M30	Tirupathi		A	Col-10	Flat-4to7	25-3-15	(29)	30.0	690.0	30.7		
											30.0	680.0	30.2	30.9	
											30.0	715.0	31.8		
10048	28-02-2015	RMC	M20	SL. Infra		Club house	slab-1		28-3-15	(28)	20.0	510.0	22.7		✓
											20.0	525.0	23.3	23.0	
											20.0	520.0	23.1		
10049	02-03-2015	RMC	M20	SL. Infra		A	slab-10	flat-1to3	10-3-15	(8)	14.0	365.0	16.2		
											14.0	360.0	16.0	16.2	✓
											14.0	370.0	16.4		
10049	02-03-2015	RMC	M20	SL. Infra		A	slab-10	flat-1to3	1-4-15	(30)	20.0	505.0	22.4		
											20.0	515.0	22.9	22.9	✓
											20.0	525.0	23.3		
10050	12-03-2015	Site Mix	M30	Tirupathi		A	Col-11	flat-1to3	19-3-15	(7)	21.0	480.0	21.3		
											21.0	495.0	22.0	21.7	✓
											21.0	490.0	21.8		
10050	12-03-2015	Site Mix	M30	Tirupathi		A	Col-11	flat-1to3	9-4-15	(28)	30.0	610.0	27.1		
											30.0	625.0	27.8	27.5	
											30.0	620.0	27.6		
10051	15-03-2015	RMC	M20	SL. Infra		A	slab-10	flat-4to7	23-3-15	(8)	14.0	380.0	16.9		
											14.0	365.0	16.2	16.6	✓
											14.0	375.0	16.7		

10052	24-03-2015	Site Mix	M30	Tirupathi		A	Col-11	flat-4to7	1-4-15	(8)	21.0	495.0	22.0		
											21.0	470.0	20.9	21.2	
											21.0	465.0	20.7		✓
10053	27-03-2015	RMC	M20	SL. Infra		A	slab-11	flat-1to3	4-4-15	(8)	14.0	355.0	15.8		
											14.0	370.0	16.4	16.1	✓
											14.0	360.0	16.0		
10054	31-03-2015	RMC	M20	SL. Infra		Clubhouse	Slab-1		8-4-15	(8)	14.0	380.0	16.9		
											14.0	370.0	16.4	16.5	✓
											14.0	365.0	16.2		

BNC

sohammodi@modiproperties.com

From: "bnc" <bnc@modiproperties.com>
Date: 06 April 2015 17:59
To: "Suneel Kumar" <sys_admin@modiproperties.com>
Cc: "soham sir" <sohammodi@modiproperties.com>; "Subbareddy BNC" <subbareddy@modiproperties.com>; <ravi@modiproperties.com>
Subject: Broadband connection of Airtel with Static IP -reg

Dear Sunil,

We spoke to Airtel concerned person Mr.Sridhar (Area Manager) regarding broadband connection with static IP for NVR Cameras & Video conference purpose, but these people are saying that here there is no feasibility of 16mbps speed, only they will provide maximum 8 mbps speed with static IP (after thorough inspection by their executive),

But if we go for the above tariff (8mbps) speed will not be sufficient or else If we take 02 connections cost will be more.

8 mbps tariff details as are follows,

Plan Rental - Rs.999/- + 416/- p.m (Static IP)
Speed - 8 Mbps,
FUP Limit 75 GB,
Speed post FUP-2 mbbs.
Installation charges - Rs.1685/-

If half yearly payment made installation charges will be reduce Rs.1185/- (applicable only Rs.500/-)

Hence kindly advice me regarding this issue.

Regards,

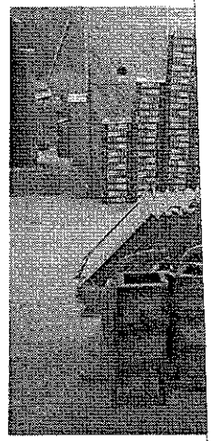
Ravi.

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

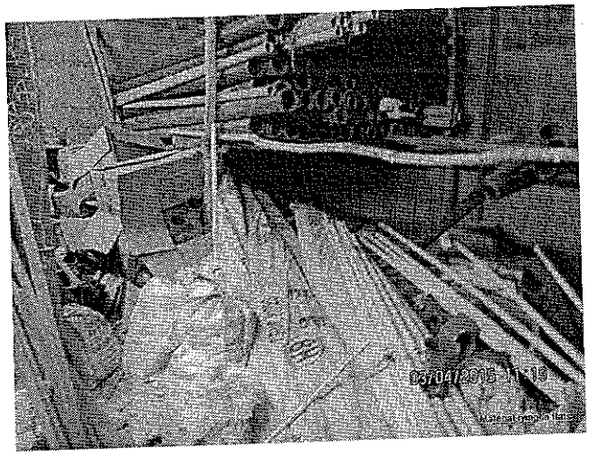
Company:	B & C Estates	Date of site visit:	03.04.2015 (Thursday)
Site:	B N C	From / To time:	09: 30 to18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	No
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	No
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	-	-
Cement	Yes	Good
Plumbing – PVC	-	-
Plumbing –GI	-	-
Sanitary	-	-
CP fittings	-	-
Tiles	-	-
Lift	-	-
General Material	Yes	Good
Tools	Yes	Good
Doors & hardware	-	-
Misc.	Yes	Good
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes 1. Material lying outside the storerooms (photos enclosed) 2. Stores to be arrange properly. 3. Children's are playing in working area.		
Suggestions: Nil		



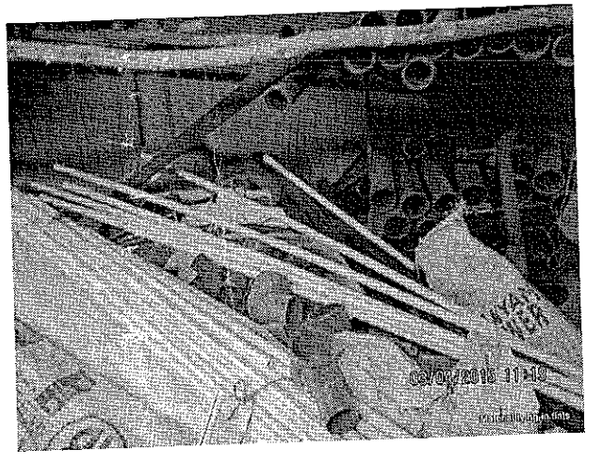

03/04/2015 11:19


03/04/2015 11:19


03/04/2015 11:19


03/04/2015 11:17


03/04/2015 11:10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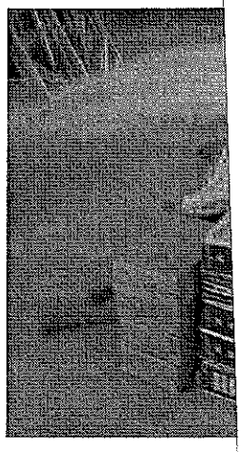

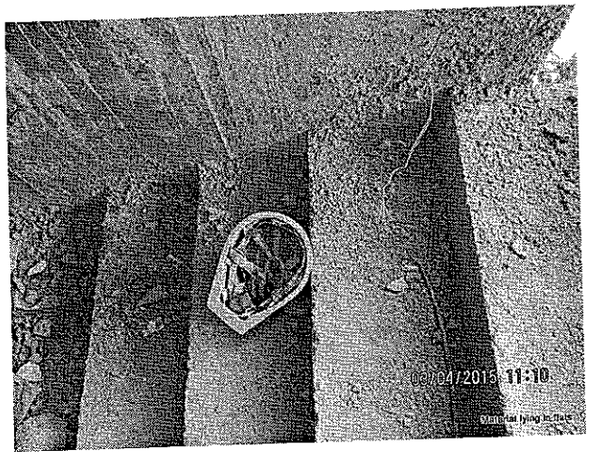
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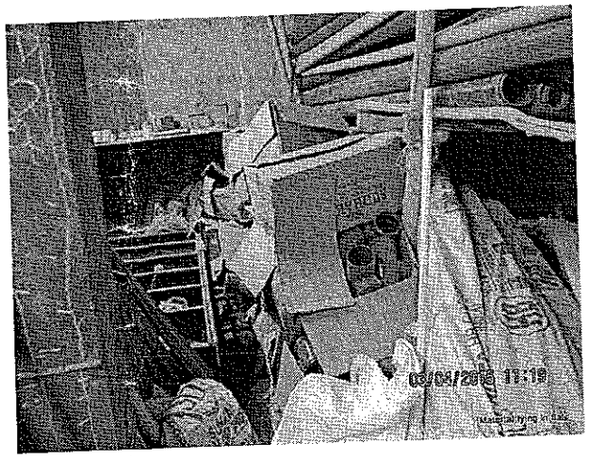
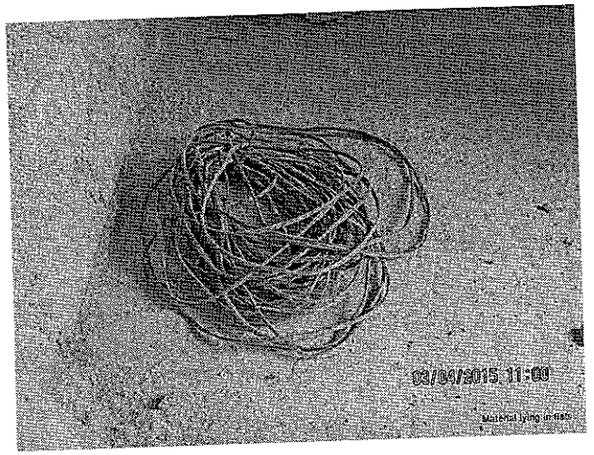
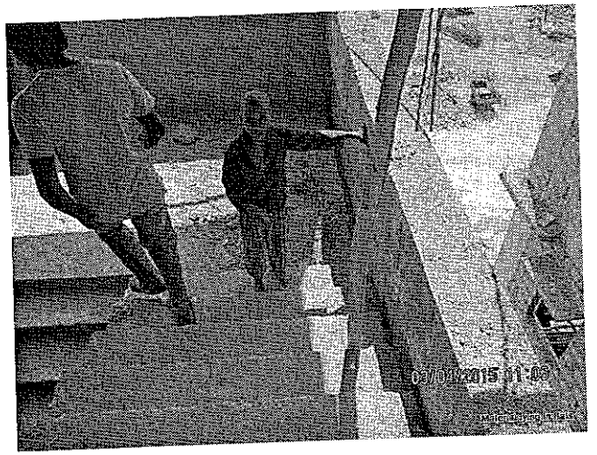
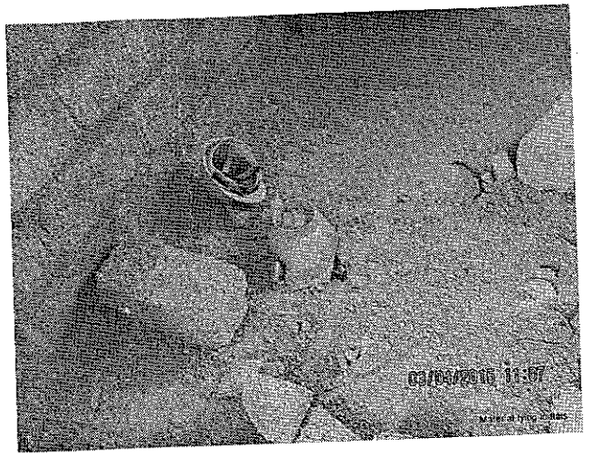
03/04/2015 11:19


03/04/2015 11:19

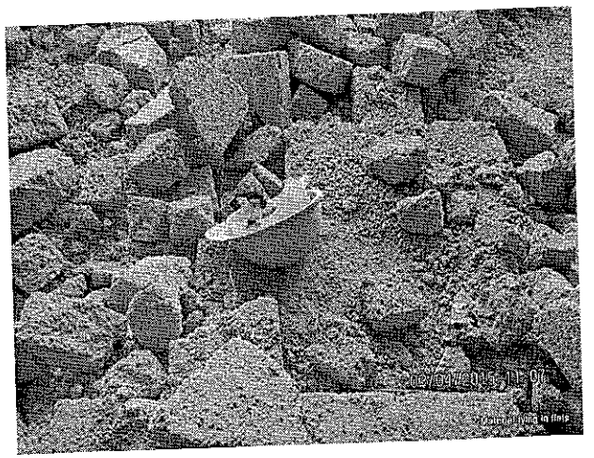

03/04/2015 11:00
Material lying in field


03/04/2015 11:00


03/04/2015 11:07

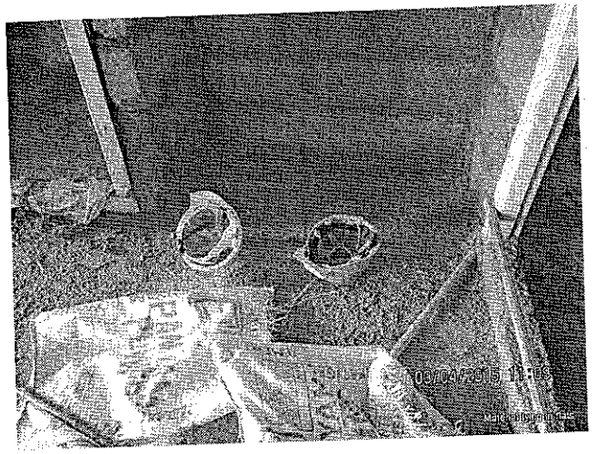

03/04/2015 11:00


03/04/2015 11:00




03/04/2015 11:00


03/04/2015 11:00
Material lying in field




03/04/2015 11:06

sohammodi@modiproperties.com

From: "bnc" <bnc@modiproperties.com>
Date: 31 March 2015 19:22
To: "soham sir" <sohammodi@modiproperties.com>
Cc: "Subbareddy BNC" <subbareddy@modiproperties.com>; "Suneel Kumar" <sys_admin@modiproperties.com>; <ravi@modiproperties.com>
Attach: Airtel Tariff.pdf; Beam Act.pdf
Subject: Intenet issue at BNC & other service providers Tariff details -reg

To,
Md Sir,

As per our requirement is site office (4 desktop, 3 laptops & WIFI), video conference & C.C Cameras to be function, the same I spoken to Mr. Sunil (System Administrator) regarding package issue, then he advised me to any service provider speed 16 Mbbs plan to be required to us and C.C cameras / video conference purpose single connection wont work due to static IP wont support, so we should be take another connection exclusively. C.C Cameras purpose minimum 6 mbbs upload speed is required. Shall we take the individual connection or combined connection?

Service Provider	Plan	Monthly Rental	Speed Limit & Download	Remarks
Airtel	Electrical Glaze	Rs.999/-	16 Mbbs till 60 GB After that 2 Mbbs U/L	Option – 1
Airtel	Airtel True Speed	Rs.1299-	16 Mbbs till 100 GB After that 2 Mbbs U/L	Option – 2
BSNL	BBG Combo ULD	Rs.945/-	08 Mbbs till 40 GB. 2 Mbbs beyond. With landline connection	Option – 1
BSNL	BBG Combo ULD	Rs.999/-	08 Mbbs till 60 GB, 2 Mbbs beyond with landline connection	Option – 2
BSNL	FTTH – BBG Super speed	Rs.995/-	16 Mbbs till 60 GB, 2 Mbbs beyond with landline connection 50 free calls.	Option – 3
BSNL	FTTH – BBG Super Speed	Rs.1745/-	08 Mbbs till 30 GB, 512 Kbbs beyond With landline connection. 1000 free calls.	Option - 4
Beam	Act Fiber Net plan	Rs.4000/-	125 Mbbs FUP limit 400 GB, FUP limit cross 8mbbs	Option - 1 Business plan Ready to give
Beam	Act Max	Rs.1180/-	20 Mbbs FUP limit 75 GB, Fup limit cross 3 mbbs	presently not possible, Minimum connections required 8 to 10

Note: our existing supplier is providing 02 individual connections, systems purpose 1 connection & vedio conference purpose 2 connection & package speed up to 17mbbs both, monthly we are paying Rs.1000/-, and future also with free of cost he may provide the separate connection to security cabin for functioning of C.C Cameras also (Net working video cameras @ 6 no's). **After convinced him he is agreed & willing to take the monthly rental 60 % i.e. minimum charges Rs. 600 to 800/- instead of Rs.1000/-.**

01-04-2015

Hence kindly advice me shall we continue the existing connection or take the new connection from Airtel / BSNL / Beam as individually.

Kindly advice me pls.

Regards,
Ravi.

SENIOR CITIZENS WELFARE ASSOCIATION

Regd. No. 709/2014

May Flower Park, Mallapur, R.R.Dist., Hyderabad - 500 076.

Chief Advisor:
K. Anjaneyulu, 9246156654
Ex. Councillor

President:
T. Rajeshwar, 9848059197
(Retd. Asst. Finance Manager FCI Ltd.)

Vice President:
K. Subramanyam, 9849964693
(Retd. SSE / SCRLY)

General Secretary:
T. Sharabandam, 9704712600
(Retd. SCRLY / R.P.F.)

Joint Secretary:
M.A.S.Murthy, 9848739096
(Retd. SI Police)

Y. Srinivasulu Reddy, 9985909000
(Retd. Office Superintendent, Army)

Treasurer:
R.G.Rao, 7416745402
(Retd. Sr. Officer, Quality Control Tata Steel)

Organising Secretary:
A. Bhima Shankar, 8125494974
(Retd. P.R.O. Govt. of Orissa)

G.P. Sastry, 9949590562
(Retd. D.G.M. Priya Cement)

M.M. Vittal Nath, 8019249321

Dt. 19.03.2015

To,
M/s Modi Properties Investments Ltd
Ranigunj Secunderabad

R/Sir

Sub: Laying of tiles at Sr. Citizens Welfare Association, Mayflower Park, Mallapur

-x-

While expressing our heartful thanks for accepting appl. for laying tiles at our office. Tiles were received at our office, but laying is pending.

Sri Subbareddy Sec Gr. Mayflower Greenside informed us laying mat work & labour charges to be borne by the Assn. Our financial status is very poor, therefore kindly get it done on your behalf pl.

Thanking you

Yours kindly

(President)

(G. Secretary)
T. Sharabandam

file

QC - Concrete Cube Testing Report.

Company: B&C

Project: MFG

Report for Month: Feb-15.

Prepared By: S.Sunil Kumar.

Date: 07-03-2015

S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
10042	19-01-2015	RMC	M20	SL. Infra		A	slab-8	Flat-4to7	18-2-15	(30)	20.0	625.0	27.8		
											20.0	430.0	19.1	21.6	✓
											20.0	400.0	17.8		
10043	24-01-2015	Site Mix	M30	Tirupathi		A	Col-9	Flat-4to7	21-2-15	(28)	30.0	625.0	27.8		
											30.0	760.0	33.8	32.9	✓
											30.0	835.0	37.1		
10044	04-02-2015	RMC	M20	SL. Infra		A	slab-9	Flat-1to3	11-2-15	(7)	14.0	365.0	16.2		
											14.0	365.0	16.2	16.1	✓
											14.0	360.0	16.0		
10044	04-02-2015	RMC	M20	SL. Infra		A	slab-9	Flat-1to3	4-3-15	(28)	20.0	510.0	22.7		
											20.0	510.0	22.7	22.7	✓
											20.0	515.0	22.9		
10045	12-02-2015	Site Mix	M30	Tirupathi		A	Col-10	Flat-1to3	21-2-15	(9)	21.0	565.0	25.1		
											21.0	700.0	31.1	26.6	✓
											21.0	530.0	23.6		
10046	16-02-2015	RMC	M20	SL. Infra		A	slab-9	Flat-4to7	25-2-15	(9)	14.0	335.0	14.9		
											14.0	350.0	15.6	15.5	✓
											14.0	360.0	16.0		
10047	24-02-2015	Site Mix	M30	Tirupathi		A	Col-10	Flat-4to7	4-3-15	(8)	21.0	485.0	21.6		
											21.0	490.0	21.8	21.8	✓
											21.0	495.0	22.0		
10048	28-02-2015	RMC	M20	SL. Infra		Club house	slab-1		7-3-15	(7)	14.0	365.0	16.2		
											14.0	360.0	16.0	16.2	✓
											14.0	370.0	16.4		

QC - Concrete Cube Testing Report.

Company: B&C

Project: MFG

Report for Month: Jan-15.

Prepared By: S.Sunil Kumar.

Date: 07-02-2015

S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
10037	19-12-2014	Site Mix	M30	Tirupathi		A	Col-8	Flat-1to3	17-1-15	(29)	30.0	690.0	30.7	29.4	
											30.0	690.0	30.7		
											30.0	605.0	26.9		
10038	27-12-2014	RMC	M20	SL. Infra		A	slab-7	Flat-4to7	24-1-15	(28)	20.0	520.0	23.1	22.7	
											20.0	510.0	22.7		
											20.0	500.0	22.2		
10039	02-01-2015	Site Mix	M30	Tirupathi		A	Col-8	Flat-4to7	31-1-15	(29)	30.0	550.0	24.4	21.6	
											30.0	500.0	22.2		
											30.0	410.0	18.2		
10040	07-01-2015	RMC	M20	SL. Infra		A	slab-8	Flat-1to3	14-1-15	(7)	14.0	365.0	16.2	16.9	
											14.0	390.0	17.3		
											14.0	385.0	17.1		
10040	07-01-2015	RMC	M20	SL. Infra		A	slab-8	Flat-1to3	4-2-15	(28)	20.0	505.0	22.4	22.7	
											20.0	515.0	22.9		
											20.0	515.0	22.9		
10041	10-01-2015	Site Mix	M30	Tirupathi		A	Col-9	Flat-1to3	17-1-15	(7)	21.0	425.0	18.9	19.9	
											21.0	455.0	20.2		
											21.0	455.0	20.2		
10041	10-01-2015	Site Mix	M30	Tirupathi		A	Col-9	Flat-1to3	7-2-15	(28)	30.0	740.0	32.9	30.6	
											30.0	675.0	30.0		
											30.0	650.0	28.9		
10042	19-01-2015	RMC	M20	SL. Infra		A	slab-8	Flat-4to7	26-1-15	(7)	14.0	330.0	14.7	15.6	
											14.0	345.0	15.3		
											14.0	380.0	16.9		
10043	24-01-2015	Site Mix	M30	Tirupathi		A	Col-9	Flat-4to7	31-1-15	(7)	21.0	400.0	17.8	14.9	
											21.0	250.0	11.1		
											21.0	355.0	15.8		

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	03.02.2015 (Tuesday)
Site:	BNC	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	Yes
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	No
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	No
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	No
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	No

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	-	-
Plumbing –GI	-	-
Sanitary	-	-
CP fittings	-	-
Tiles	Yes	Good
Lift	-	-
General Material	Yes	Average
Tools	Yes	Good
Doors & hardware	Yes	Good
Misc.	Yes	Good

Remarks on default in following standard procedures: Nil

Remarks on corrections made in registers or database: Nil

Complaints: Yes

1. Delay in sending bills and Dc's to Ho within two days.
2. Requisitions are not filled properly, Req no 81425 material received but not updated and it is filled in requisition pending file.
3. Hire charges photos taken after 06 pm on dated 31.01.2015 veh no: AP24C6152.

Suggestions: Nil

Soham Modi

From: "Aruna" <aruna@modiproperties.com>
Date: 30 January 2015 13:29
To: <soham@modiproperties.com>
Cc: <promotions@modiproperties.com>; <gbrambabu@modiproperties.com>; <shailaja@modiproperties.com>; "Praveen-Babu" <praveenbabu@modiproperties.com>; <harry@modiproperties.com>; "Gopi" <gopi@modiproperties.com>; <suresh@modiproperties.com>; "Praveen Pathak" <praveenpathak@modiproperties.com>; <rrani@modiproperties.com>; <purchase@modiproperties.com>; "Anand Neta" <anandkumar@modiproperties.com>; <gopal@modiproperties.com>; <hamsa@modiproperties.com>; <jagadishwar@modiproperties.com>; <karunakar@modiproperties.com>; <laxmikaanth@modiproperties.com>; <muralikrishna@modiproperties.com>; <nagaraju@modiproperties.com>; <nagireddy@modiproperties.com>; <naveena@modiproperties.com>; <navanitha@modiproperties.com>; <ravikumar@modiproperties.com>; <satishkumar@modiproperties.com>; <cr@modiproperties.com>; <kprasad@modiproperties.com>; <prabhakar@modiproperties.com>; <admin@modiproperties.com>; <sys_admin@modiproperties.com>; <nagarjuna@modiproperties.com>; <accounts@modiproperties.com>; <nagalaxmi@modiproperties.com>; <sunitha@modiproperties.com>; <swetha@modiproperties.com>; "Sruthi K" <sruthi@modiproperties.com>; <prabhakarreddy@modiproperties.com>; <venkataramana@modiproperties.com>; <dasarirajkumar@modiproperties.com>; <chramesh@modiproperties.com>; <vineela@modiproperties.com>; <pavan@modiproperties.com>; <ramanan@modiproperties.com>; <ramanareddy@modiproperties.com>; <sunil.emineni@modiproperties.com>; <rajkumar@modiproperties.com>; <prasad@modiproperties.com>; <venkatramana@modiproperties.com>; "waseem" <waseem@modiproperties.com>; <anandmehta123@gmail.com>
Attach: DUPLEX-TYPE - B .pdf; DUPLEX-TYPE - A.pdf
Subject: Mayflower Grade – duplex flats

Mayflower Grade – duplex flats
Date: 30.01.2015

1. Plan for duplex flats of type A & type B of 1400 sft & 1050 sft have been finalized (copy attached).
2. Bookings for duplex flats can be taken.
3. Completion time for A block shall be 12 months from signing agreement.
4. Bookings for B block flat no. 1 & 2 for duplex flats can be taken. Completion shall be 18 months from date of signing agreement.
5. Price shall remain the same. In lieu of water, electricity and generator back-up changes staircase shall be provided free of cost.
6. Maintenance and corpus fund shall be double i.e., for two flats.

Soham Modi

file BNC

ESTIMATE SHEET							
Company Name:		BNC Estates.			Approved by: Subba Reddy		
Project:		May Flower Grande			Sign:		
Contractor Name							
Work Description:		2'0" CC Pipes backside of Clubhouse,North Side CC Road Laying from VNR Garden Compound Wall to Existing North East Nala					
Prepared By		Vijay Raj					
Date:		30.01.15					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total
	2'0" CC Pipes backside of Clubhouse,North Side CC Road from Main Road to Curbstone						
1	2'0" CC Pipes Backside of Clubhouse	Excavation for Pipeline Laying from VNR Garden to South East Nala	2,960.00	Cft	6.00	17,760.00	
		Drainage Manholes - Depth 4'0"	3.00	No's	800.00	2,400.00	
		2'0" Hume Pipes With Color	24.00	No's	4,250.00	1,02,000.00	
		Plumbing Labour Charges for Laying of Hume Pipes	185.00	Rft	20.00	3,700.00	
							1,25,860.00
2	North Side CC Road Laying From VNR Garden Compound Wall to Existing North East Nala (North East Nala to North West Nala)	M20 Concrete Quantity	52.66	CU.M	3,300.00	1,73,775.39	
		VDF Flooring Work	6,809.00	Sft	7.00	47,663.00	
							2,21,438.39

file

QC Audit Report

Date	27.01.15.	Prepared by	Khadar Hussain
Project	MFG-II	Company	B & C
For month beginning date	24.12.14	Ending date	24.01.15.

Sl No.	Description	Remarks
1.	Are all plans filed as per Internal memo no. 917/5?	Yes
2.	Are provision for curing adequate?	Yes
3.	Is temporary electrical points for construction provided on each floor/villa?	Yes
4.	Is temporary electric power connection provided around the site with 10 sq mm cable and DBs?	Yes
5.	Are DBs for temporary electrical power connection locked?	Yes
6.	Is power connection in labour quarters secured and safe?	-
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	Yes
8.	Is proportion box being used (check availability and enquire with workers)?	Yes
9.	No. of recron packets consumed during the month?	93
10.	Are safety belts and helmets regularly used?	Yes
11.	Are CC cubes being sent for testing regularly?	Yes
12.	Any default in proceeding with work without QC inspection at any stage? Give details	No
13.	Recommendation for imposition of fines as per circular no. 607(a).	-
14.	No. of consultants visits. Enclose scanned copy of consultants report.	2

Comments:

Suggestions:

Complaints:

Notes: 1. Report to be submitted once a month for each site. 2. Sites include PMRII, Vista, MNM, SOB III, GWE, KNM, Mehdi and other new sites. 3. Report must be send by email to M.D. and project manager in PDF format. 4. Confidential comments may be sent to M.D. by separate email. 5. Include photographs whenever necessary.

SENIOR CITIZENS WELFARE ASSOCIATION

Regd. No. 709/2014

May Flower Park, Mallapur, R.R.Dist., Hyderabad - 500 076.

Chief Advisor
K. Anjaneyulu, 9246150654
Ex. Councillor

President :
T. Rajeshwar, 9848059197
(Retd. Asst. Finance Manager FCI Ltd.)

Vice President :
K. Subramanyam, 9849954693
(Retd. SSE / SCRLY)

General Secretary :
T. Sharabandam, 9704712600
(Retd. SCRLY : R.P.F.)

Joint Secretary :
M.A.S.Murthy, 9848738098
(Retd. SI Police)

Y. Srinivasulu Reddy, 9985909000
(Retd. Office Superintendent, Army)

Treasurer :
R.G.Rao, 7416745402
(Retd. Sr. Officer, Quality Control Tata Steel)

Organising Secretary :
A. Bhima Shankar, 8125494974
(Retd. P.R.O. Govt. of Orissa)

G.P. Sastry, 9949590562
(Retd. D.G.M. Priya Cement)

M.M. Vittal Nath, 8019249321

Dt. 17.07.2015

To,

Sri.SohamModi
Managing Director
Modi Properties
Raniganj
Secunderabad

Respected Sir,

Sub: Request for providing flooring with vitrified tiles in Senior Citizen's office at May Flower Park, Mallapur – Reg.

We are glad to inform you Sir that we have formed Senior Citizen's Welfare Association at May Flower Park, Mallapur at your esteemed and prestigious project.

There is a room at the cellar of "E" block. It is allotted by "May Flower Park Owner's Association" vide letterdated24.05.2014,forrunning the Association smoothly Our Association got register vide Regn no 709/2014.

We request your good office to arrange to provide flooring with vitrified tiles for good look of the office. The area of our room is around 200-250 sft.

Contd.page.2

Since the May Flower Park is your project, we feel that you will consider our request and do the needful.

Thanking you

Your's

(T.Rajeshwar)	(T.Sharabandam)	(K.Anjaneyulu)
President	Geni secretary	Chief Advisor
		Ex. Councillor. Mallapur. (KAPRA Municipality)

Note : This office's Registration Certificate was inaugurated by Hon'ble Dy.Chief Minister of Telangana Sri.Md.Mahmood Ali Saheb on 11.07.2014

Subba Reddy,

As discussed we have received a notice from the Revenue Department for payment of NALA conversion fee. A copy of the notice is enclosed herein. We have filed a writ petition in the High Court. This is for your information.

Regards,

Soham Modi,
Date: 19.01.2015

Copy to: K. Bhaskar, A. Purushotham and B. Venkatesh.

PROCEEDINGS OF THE SPL.GR.DY. COLLECTOR & REVENUE DIVISIONAL OFFICER, RANGA REDDY MALKAJGIRI DIVISION.

PRESENT: SRI. S.PRABHAKAR REDDY.

Procgs.No. L/1555/2013-1 **Dated: 20 -11-2014.**

Sub:- Regular Land Conversion from Agriculture to Non-Agriculture purpose - Levy of Penalty - Show Cause Notice – Explanation received – Not convinced - Orders- Issued.

Ref:- 1. Superintendent of Police, Regional Vigilance & Enforcement, Hyderabad. Rc.No.607/RV&EO-HR/Dev.Wing/2009 dated:-12.09.2014
2. Tahsildar Malkajgiri Mandal Lr.No.B/1129/2014 dt:-24.09.2014
3. Show cause Notice issued in file No.L/1555-2013-1 dated 04.10.2014.
4. Explanation submitted by Sri.Soham Modi dt 13.11.2014.

ORDER:

It is noticed that the Agricultural land in Sy.No's.202, 203, 204 205 & 206/P total extent Ac.6-00 gts situated in Kowkoor village, Malkajgiri Mandal, Ranga Reddy District has been converted to Non-Agricultural purpose without obtaining any permission as required under Section 3 of the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (A.P. Act No. 3 of 2006).

A Show Cause Notice has been issued to M/s Modi Properties & Investments Pvt Ltd., in the reference 3rd cited calling to show cause within fifteen (15) days from the date of receipt of the notice, why a penalty along with conversion fee should not be imposed upon for conversion of the above said agriculture land without obtaining permission under the said Act.

Sri.Soham Modi R/o Paramount Builders has submitted explanation as called for and it has been considered and found to be not valid for the reasons and found to be not convincing.

In the circumstances explained above, penalty is imposed @ 50% on Conversion fee stipulated under Section 1 of the Act for converting the agricultural lands in Sy.No's.202, 203, 204 205 & 206/P total extent Ac.6-00 gts situated in Kowkoor village

QC - Concrete Cube Testing Report.

Company: B&C
Project: MFG
Report for Month: Dec-14.
Prepared By: S.Sunil Kumar.
Date: 12-01-2015

S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
10031	15-11-2014	Site Mix	M30	Tirupathi		A	Col-6	Flat-4to7	13-12-14	(28)	30.0	630.0	28.0	28.0	
											30.0	625.0	27.8		
											30.0	635.0	23.2		
10032	20-11-2014	RMC	M20	SL. Infra		A	Slab-6	Flat-1to3	19-12-14	(29)	20.0	515.0	22.9	22.8	
											20.0	520.0	23.1		
											20.0	505.0	22.4		
10033	28-11-2014	Site Mix	M30	Tirupathi		A	Col-7	Flat-1to3	27-12-14	(29)	30.0	625.0	27.8	27.6	
											30.0	635.0	28.2		
											30.0	600.0	26.7		
10034	12-12-2014	RMC	M20	SL. Infra		A	slab-6	Flat-4to7	20-12-14	(8)	14.0	380.0	16.9	16.7	
											14.0	395.0	17.6		
											14.0	350.0	15.6		
10034	12-12-2014	RMC	M20	SL. Infra		A	slab-6	Flat-4to7	10-1-15	(29)	20.0	520.0	23.1	23.2	
											20.0	525.0	23.3		
											20.0	520.0	23.1		
10035	11-12-2014	Site Mix	M30	Tirupathi		A	Col-7	Flat-4to7	20-12-14	(9)	21.0	460.0	20.4	19.5	
											21.0	425.0	18.9		
											21.0	430.0	19.1		
10035	11-12-2014	Site Mix	M30	Tirupathi		A	Col-7	Flat-4to7	8-1-15	(28)	30.0	610.0	27.1	27.6	
											30.0	625.0	27.8		
											30.0	625.0	27.8		
10036	13-12-2014	RMC	M20	SL. Infra		A	slab-7	Flat-1to3	20-12-14	(7)	14.0	380.0	16.9	16.6	
											14.0	365.0	16.2		
											14.0	375.0	16.7		

10036	13-12-2014	RMC	M20	SL. Infra		A	slab-7	Flat-1to3	10-1-15	(28)	20.0	515.0	22.9	22.7	
											20.0	500.0	22.2		
											20.0	520.0	23.1		
10037	19-12-2014	Site Mix	M30	Tirupathi		A	Col-8	Flat-1to3	27-12-14	(8)	21.0	410.0	18.2	18.5	
											21.0	425.0	18.9		
											21.0	415.0	18.4		
10038	27-12-2014	RMC	M20	SL. Infra		A	slab-7	Flat-4to7	3-1-15	(7)	14.0	355.0	15.8	16.1	
											14.0	365.0	16.2		
											14.0	370.0	16.4		
10039	02-01-2015	Site Mix	M30	Tirupathi		A	Col-8	Flat-4to7	10-1-15	(8)	21.0	475.0	21.1	19.6	
											21.0	425.0	18.9		
											21.0	420.0	18.7		

BNC

Housing Projects – Survey Report

Survey done by:	Rani	Date:	25-11-2014

Project Details

Name of Project	Sri Lakshmi Residency		
Location	Mallapur		
Type	☑ Apartments ☐ Independent Houses ☐ Posh Bungalows ☐ Plots ☐ Other __		
No of units	20		
Unit Sizes	560sft,930sft, 975sft & 1005sft		
Area of total land	550sq.yd		
No. of floors	5		
Stage of Construction	☐ Not started ☐ Site clearing ☐ Layout formation ☐ Foundation stage ☐ ___ slabs completed ☐ Brickwork stage ☑ Finishing stage ☐ Completed ☐ ___ units completed.		
Specifications	☐ Low Cost ☑ Standard ☐ Semi-deluxe ☐ Deluxe ☐ Luxury		
Amenities	☑ Lifts	☐ Badminton Court	☐ Gated community
	☑ Generator	☐ Basket Ball court	☐ Tennis court
	☐ Landscaped gardens	☐ Recreation Room	☐ Shops
	☐ Swimming pool	☐ Restaurant	☑ Bore well water
	☐ Gym	☐ Club House	☑ 24 Hrs Security
	☐ Community Hall	☐ Underground cabling	☑ Street lighting
	☐ Sewerage treatment plant	☑ Municipal water supply	
	Other:		
Price	Rate per sft of construction	Rs.2800/-	
	Rate per sq. yd. of plot		
	OR rate per unit		
	Amenities charges		
	Lift & Generator charges		
	Car Parking Charges		
	Two wheeler parking charges		
	Electricity connection charges	for 1 / 3 phase	
	Water connection charges		
	Other Charges	Rs.1,50,000/-	
	Total cost of typical unit	Rs.27,54,000/-	
Brochure Enclosed	☑ Yes ☐ No		

Builders Track Record

Name of Builder	OM Siva Constructions
Name of MD/ Owner	
Office Location	Ameerpet Colony
Contact Person at office	
Office Phone No.	9849 03889
Contact Person at site	Subramanyam
Site Phone Nos.	040 6552 9794
Website / email	
Track Record	08 years in business and 05 projects completed.

Prominent Completed Projects details

Project Name	Location	Type	No. of Units or Area	Present Status
Sri Balaji Enclave		☑ Flats ☐ Houses ☐ Plots ☐ Commercial		☑ Completed ☐ Proposed ☐ Under progress
Sita Residency		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
Sri Shanmuga Residency	Mallapur	☑ Flats ☐ Houses ☐ Plots ☐ Commercial	20 Units	☐ Completed ☐ Proposed ☑ Under progress
Cauvery Towers	Ameerpet	☐ Flats ☐ Houses ☐ Plots ☑ Commercial		☑ Completed ☐ Proposed ☐ Under progress
Sai Vijaya Lakshmi Residency		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☑ Completed ☐ Proposed ☐ Under progress

Remarks

QC Audit Report

Date	24.11.14.	Prepared by	Khadar.
Project	MFG-II	Company	B & C
For month beginning date	23.10.14	Ending date	23.11.14.

Sl No.	Description	Remarks
1.	Are all plans filed as per Internal memo no. 917/5?	Yes
2.	Are provision for curing adequate?	Yes
3.	Is temporary electrical points for construction provided on each floor/villa?	Yes
4.	Is temporary electric power connection provided around the site with 10 sq mm cable and DBs?	Yes
5.	Are DBs for temporary electrical power connection locked?	Yes
6.	Is power connection in labour quarters secured and safe?	-
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	Yes
8.	Is proportion box being used (check availability and enquire with workers)?	Yes
9.	No. of recron packets consumed during the month?	95
10.	Are safety belts and helmets regularly used?	Yes
11.	Are CC cubes being sent for testing regularly?	Yes
12.	Any default in proceeding with work without QC inspection at any stage? Give details	No
13.	Recommendation for imposition of fines as per circular no. 607(a).	-
14.	No. of consultants visits. Enclose scanned copy of consultants report.	3

Comments:

Suggestions:

Complaints:

Notes: 1. Report to be submitted once a month for each site. 2. Sites include PMRII, Vista, MNM, SOB III, GWE, KNM, Mehdi and other new sites. 3. Report must be send by email to M.D. and project manager in PDF format. 4. Confidential comments may be sent to M.D. by separate email. 5. Include photographs whenever necessary.

B & C Estates
5-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

Mayflower Grande
Site Off : Sy. No. 191,
Mallapur, Hyderabad - 500 076.

Date : 9/11/14

Sl.No. **1060**

Consultant Inspection Report: Block A 5th flr part 2, repot reinforcement is found to be correct as per the structural drawing.

Advise:

① While the beam column junction gets poured the SCB quality.

Consultant Sign.

Engineer Sign.

B & C Estates
5-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

Mayflower Grande
Site Off : Sy. No. 191,
Mallapur, Hyderabad - 500 076.

Sl.No. 1059

Date : 31/10/14

Consultant Inspection Report Bl. no 5th clg pad one slab and beam drop cancel is that to be casted as per the drawing. pacced the concrete. make the proper curing.

31/10/14
Engineer Sign.

Consultant Sign.

B & C Estates
5-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

Mayflower Grande
Site Off : Sy. No. 191,
Mallapur, Hyderabad - 500 076.

Sl.No. 1061

Date : 20/11/14

Consultant Inspection Report: Block A, 4th slab beam at second pdt ① Reinforcement is found to be correct as per the structural drawings, but provide the stirrups close at per the drawing and close the gap in lateral properly.
proceed the concreting.

Engineer Sign.

Consultant Sign.

VISTA HOMES
5-4-187/3 & 4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335531

VISTA HOMES
Sy. No. 193, 194, 195,
Kapra, Keesara Mandal,
Hyderabad.

Date : 30/10/14

Sl.No. 1018

Consultant Inspection Report

H block 4th slab inspected. Rebar arrangement to be carried as per the structural drawing. Provide the proper cover. Proceed the RCC work.

Engineer Sign.

Consultant Sign.

VISTA HOMES
5-4-187/3 & 4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335551

VISTA HOMES
Sy. No. 193, 194, 195,
Kapra, Keesara Mandal,
Hyderabad.

Date : 24/11/14

Sl.No. 1019

Consultant Inspection Report H block 5th slab 1234 flat
slab and beam reinforcement is in place and
placed @ the place only but are not tied
in B29 and B28A.

Advice
1) To close the properly tied bars @ junction
2) provide the proper cover
3) To check the tying properly @ construction
4) Put the missed extra bars in B29 and B28A
as per the structural drawing.

Engineer Sign.

Consultant Sign.

Dt. 18.11.2014

Mr. Soham,

Sub: Cable connection contract of Mayflower Grande, Mallapur.

Mallapur Ramarao had called. He is asking for cable connection contract of Mayflower Grande, Mallapur for one of his relatives.

He asked me to inform the same to you.

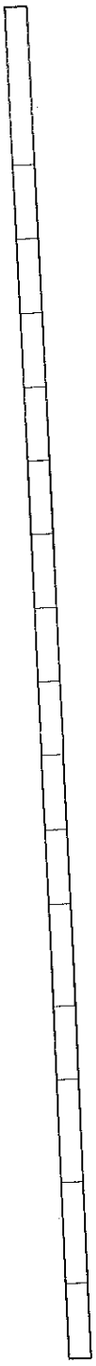
This is for your information.

Kanaka Rao.

QC - Concrete Cube Testing Report.

Company: B&C
Project: MFG
Report for Month: Oct
Prepared By: S.Sunil Kumar.
Date: 07-11-2014

S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
10020	13-09-2014	Site Mix	M30	Tirupathi		A	Col-3	4 to 7	11-10-14	(28)	30.0	665.0	29.6		
											30.0	685.0	30.4	29.9	✓
											30.0	670.0	29.8		
10021	15-09-2014	RMC	M20	SL Infra		A	Slab-3	1 to 3	13-10-14	(28)	20.0	520.0	23.1		
											20.0	510.0	22.7	22.8	✓
											20.0	510.0	22.7		
10022	26-09-2014	RMC	M20	SL Infra		A	Slab-3	4 to 7	25-10-14	(29)	20.0	510.0	22.7		
											20.0	490.0	21.8	22.3	✓
											20.0	505.0	22.4		
10023	07-10-2014	RMC	M20	SL Infra		A	Slab-4	1 to 3	15-10-14	(8)	14.0	380.0	16.9		
											14.0	370.0	16.4	16.7	✓
											14.0	380.0	16.9		
10023	07-10-2014	RMC	M20	SL Infra		A	Slab-4	1 to 3	5-11-14	(29)	20.0	530.0	23.6		
											20.0	510.0	22.7	23.0	✓
											20.0	510.0	22.7		
10024	09-10-2014	Site Mix	M30	Tirupathi		A	Col-4	4 to 7	17-10-14	(8)	21.0	495.0	22.0		
											21.0	485.0	21.6	21.7	✓
											21.0	485.0	21.6		
10024	09-10-2014	Site Mix	M30	Tirupathi		A	Col-4	4 to 7	6-11-14	(28)	30.0	660.0	29.3		
											30.0	650.0	28.9	29.3	
											30.0	665.0	29.6		
10025	13-10-2014	Site Mix	M30	Tirupathi		A	Col-5	1 to 3	20-10-14	(7)	21.0	485.0	21.6		
											21.0	480.0	21.3	21.6	✓
											21.0	490.0	21.8		
10026	20-10-2014	RMC	M20	SL Infra		A	Slab-4	4 to 7	27-10-14	(7)	14.0	365.0	16.2		
											14.0	375.0	16.7	16.3	✓
											14.0	360.0	16.0		
10027	29-10-2014	RMC	M20	SL Infra		B	Footings		6-11-14	(8)	14.0	365.0	16.2		
											14.0	375.0	16.7	16.4	✓
											14.0	370.0	16.4		



Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	06.11.14 (Thursday)
Site:	BNC	From / To time:	09:30 to 18:00
Visited by:	Praveen B	Prepared by:	Praveen B
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	No
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	No
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes

BNC file

Soham Modi

From: "Anil Kamun" <anil@prasadassociates.com>
Date: 06 October 2014 12:05
To: "Dattatreya Rao" <kulku_kcons@yahoo.com>
Cc: "naga laxmi" <nagalaxmi@modiproperties.com>; "Soham Modi" <soham@modiproperties.com>; <subbareddy@modiproperties.com>; "renuka PA" <renuka@prasadassociates.com>; <bnc@modiproperties.com>; <anil@prasadassociates.com>
Subject: Re: 4th slab (A-BLOCK)

Dear Sir,

The beam bottom level is 19.5" and wherever the beam depth is less RCC dropwork to be provided.
The beam bottom level projection should be 19.5" level.
Kindly issue the "c" block centerline drawing with revised grid nos as comments given in earlier mail.

Regards,
Anil
(Prasad Associates)

From: Dattatreya Rao <kulku_kcons@yahoo.com>
To: Anil Kamun <anil@prasadassociates.com>
Cc: naga laxmi <nagalaxmi@modiproperties.com>; Soham Modi <soham@modiproperties.com>; "subbareddy@modiproperties.com" <subbareddy@modiproperties.com>; renuka PA <renuka@prasadassociates.com>; "bnc@modiproperties.com" <bnc@modiproperties.com>
Sent: Tuesday, 30 September 2014 12:45 PM
Subject: Re: 4th slab (A-BLOCK)

TO, Anil
Find the attachments of 4th slab projection @ beam bottom lvl,Block-A
verify the beam depths as per elevation projections

Thank you & Regards

KULKARNI CONSULTANTS
STRUCTURAL ENGINEERS, PROJECT CONSULTANTS & ARCHITECTS
F 216 KUBERA TOWER NARAYAN GUDA, HIMAYATNAGAR
HYDERABAD, 500029
PH NO 040-232238391, 09246343720, 09246343724,

On Monday, 29 September 2014 3:54 AM, Anil Kamun <anil@prasadassociates.com> wrote:

Dear Sir,

Wherever 12" slab projection are shown provide the dowels at beam bottom level also.
Kindly refer the elevation details drawing.

Regards,
Anil
(Prasad Associates)

From: Dattatreya Rao <kulku_kcons@yahoo.com>
To: "anil@prasadassociates.com" <anil@prasadassociates.com>
Cc: naga laxmi <nagalaxmi@modiproperties.com>; Soham Modi <soham@modiproperties.com>; "subbareddy@modiproperties.com" <subbareddy@modiproperties.com>
Sent: Saturday, 27 September 2014 4:46 PM
Subject: 4th slab (A-BLOCK)

	Company Name	Alpine Estates						
	Project Name	May Flower Heights						
	Work Discription	Furniture avaibility details & furniture offer to Flat no.B - 522 & B - 518						
	Prepared by	Vijay Raj & Ravi						
	Date	06-10-2014	A	B	C	D	E	
S.No	Location	Item Disc	Present availble Quantity	Furniture offer B - 522	Furniture offer B - 518	Required Quantity	Excess Quantity	Units
1	Hall	Sofa Set (2+1+1)	1	1	1	(1)	-	No's
2		Center Table with carpet	1	-	-	-	1	No's
3		Side Table	4	2	2	-	-	No's
4		TV Cabinat with decorative items	1	-	-	-	1	Set
5		Wall Lights	2	-	-	-	2	No's
6		Ceiling Fans	1	-	-	-	1	No's
7		Curtains	1	-	-	-	1	Set
8		Photo frame	1	-	-	-	1	No's
9	Dining	Dinning Table with 6 Chairs with decorative it	1	1	1	(1)	-	Set
10		Buffet Table	3	-	-	-	3	No's
11		Wall Lights	2	-	-	-	2	No's
12		Ceiling Fans	2	-	-	-	2	No's
13		French Window Curtains	1	-	-	-	1	Set
14		Photo frame	1	-	-	-	1	No's
15	Master Bed Room	Queen Bed with Mattress with Pillows	1	1	1	(1)	-	Set
16		Side Table with night stands	2	2	2	(2)	-	No's
17		Dressing Table with Glass	2	-	-	-	2	Set
18		Carpet -Big	1	-	-	-	1	No's
19		Wardrobe	2	-	-	-	2	Set
20		Wall Lights	2	-	-	-	2	No's
21		Ceiling Fans	1	-	-	-	1	No's
22		Window Curtains	1	-	-	-	1	Set
23		Photo frame	1	-	-	-	1	No's
24	Child Bed Room	Queen Bed with Mattress with Pillows	1	1	1	(1)	-	Set
25		Side Table with night stands	2	2	2	(2)	-	No's
26		Carpet -Big	1	-	-	-	1	No's
27		Wardrobe	2	-	-	-	2	Set
28		Wall Lights	2	-	-	-	2	No's
29		Ceiling Fans	1	-	-	-	1	No's
30		Window Curtains	1	-	-	-	1	Set
31		Photo frame	1	-	-	-	1	No's
32	Guest Bed Room	Queen Bed with Mattress with Pillows	1	1	1	(1)	-	Set
33		Side Table with night stands	2	2	2	(2)	-	No's
34		Carpet -Big	1	-	-	-	1	No's
35		Wardrobe	2	-	-	-	2	Set
36		Wall Lights	2	-	-	-	2	No's
37		Ceiling Fans	1	-	-	-	1	No's
38		Window Curtains	1	-	-	-	1	Set
39		Photo frame	1	-	-	-	1	No's
Total			57	13	13	(11)	42	

Note:

1 B - 522 flat existing we have used model flat, now it was sold out for furniture offer. These flat purpose offer furniture is availble with us .

2 B - 518 flat also having furniture offer, these flat purpose some of the items got shortage, these details mentioned above in Column -D.

3 Furniture offer after adjuseted above both flats (B-522 & B-518) some of the furniture having excess quantity.

Other excess items to be first shifted to SOB as per their requirement and then to PMR II as per their requirement.

APPROVED BY
10 OCT 2014
SOHAM MODI
MANAGING DIRECTOR

BNC

MEASUREMENT SHEET									
Company Name:		BNC Estates.				Approved by: Subba Reddy			
Project:		May Flower Grande				Sign:			
Contractor Name									
Work Description:		Actual Vs Consumed Concrete Quantity for Block - A Footings							
Prepared By		K.Kiran Kumar.							
Date:		04-10-2014							
			A	B	C	D	E	F	G=Sum of E
S No.	Item Head	Item Description	Length	Width	Height	Nos.	Quantity	Units	Item Head Total
	Actual Vs Consumed Concrete Quantity for Block - A Footings								
1	M20 Concrete for	F1	6.50	6.50	1.75	6.00	443.63	Cft	
2	footings	F2	7.00	7.00	2.00	12.00	1176.00	Cft	
3		F3	7.50	7.50	2.25	12.00	1518.75	Cft	
4		F4	8.00	8.00	2.25	11.00	1584.00	Cft	
5		F5	8.50	8.50	2.50	10.00	1806.25	Cft	
6		F6	9.00	9.00	2.50	7.00	1417.50	Cft	
7		F7	9.50	9.50	2.75	2.00	496.38	Cft	
8		F8	10.00	10.00	3.00	1.00	300.00	Cft	
9		F9	11.50	11.50	3.25	0.00	0.00	Cft	
10		F10	4.00	5.50	1.75	4.00	154.00	Cft	
11		CF1	6.50	8.00	2.00	2.00	208.00	Cft	
12		CF2	7.00	8.50	2.25	1.00	133.88	Cft	
13		CF3	7.50	7.50	2.25	3.00	379.69	Cft	
14		CF4	6.00	9.50	2.25	1.00	128.25	Cft	
15		CF5	4.00	5.00	1.66	1.00	33.20	Cft	
16		CF6	8.00	11.75	2.00	1.00	188.00	Cft	
17		CF7	8.17	18.08	2.17	1.00	320.54	Cft	
18		CF8	7.25	8.83	2.00	1.00	128.04	Cft	
19		CF9	15.58	10.00	3.00	1.00	467.40	Cft	
20		CF10	10.00	7.00	2.50	1.00	175.00	Cft	
21		CF11	8.50	7.50	2.50	1.00	159.38	Cft	
22		Fr	4.50	6.50	2.00	15.00	877.50	Cft	
23		F3a	6.50	8.00	2.25	3.00	351.00	Cft	

24		F5a	7.00	8.75	2.50	1.00	153.13	Cft	
25		Shear Wall Footing	8.00	6.50	2.25	1.00	117.00	Cft	
26		Lift Footing	10.75	16.50	3.25	1.00	576.47	Cft	
27		Retaining wall Plinth Beam	131.41	1.00	2.00	1.00	262.82	Cft	
						Total		Cft	13555.77
					Actual Cu.m as per Drawing			**Cu.m**	**383.85**
		Quantity Supplied by S.L Infra					247.00	Cu.m	
		Quantity Supplied by I.J.M					164.00	Cu.m	
						Consumed Concrete		**Cu.m**	**411.00**
							Difference	**Cu.m**	**27.15**

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	30.09.14 (Tuesday)
Site:	B & C Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen B	Prepared by:	Praveen B
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	NA
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	No
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	-	-
Plumbing –GI	-	-
Sanitary	-	-
CP fittings	-	-
Tiles	-	-
Lift	-	-
General Material	Yes	Good
Tools	Yes	Good
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes Utility bills and payment record is not updated.		
Suggestions: Nil		

QC Audit Report

Date	22.09.14.	Prepared by	S.Sunil Kumar.
Project	MFG-II	Company	B & C
For month beginning date	21.08.14	Ending date	20.09.14.

Sl No.	Description	Remarks
1.	Are all plans filed as per Internal memo no. 917/5?	Yes
2.	Are provision for curing adequate?	No
3.	Is temporary electrical points for construction provided on each floor/villa?	Yes
4.	Is temporary electric power connection provided around the site with 10 sq mm cable and DBs?	Yes
5.	Are DBs for temporary electrical power connection locked?	No
6.	Is power connection in labour quarters secured and safe?	-
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	No
8.	Is proportion box being used (check availability and enquire with workers)?	Yes
9.	No. of recron packets consumed during the month?	60
10.	Are safety belts and helmets regularly used?	No
11.	Are CC cubes being sent for testing regularly?	Yes
12.	Any default in proceeding with work without QC inspection at any stage? Give details	No
13.	Recommendation for imposition of fines as per circular no. 607(a).	-
14.	No. of consultants visits. Enclose scanned copy of consultants report.	1

Comments: DB boxes not locked, for some Drawings Block no's not mentioned, do not Mix Drawings, Labeling was also not done for all Drawing files.

Suggestions: Maintain separate Files for Utility and Common Amenities.

Complaints: Site Layout Plan, Club House Structural drawing (Centre Line) is missing, Cancelation file not available, Curing not happening regularly basis at all RCC Works, at Basement -2 Plastering work is going on for Ceiling, without removing the Centering Plate, at Main Entrance Centering work is going on at above 30'ht so Labours are not wearing Helmets and Safety Belts, **at A-block Curing Provision not provided.**

Notes: 1. Report to be submitted once a month for each site. 2. Sites include PMRII, Vista, MNM, SOB III, GWE, KNM, Mehdi and other new sites. 3. Report must be send by email to M.D. and project manager in PDF format. 4. Confidential comments may be sent to M.D. by separate email. 5. Include photographs whenever necessary.

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	11.09.2014 (Thursday)
Site:	BNC	From / To time:	09:30 To 18:00
Visited by:	Praveen B	Prepared by:	Praveen B
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	Na
7.	Keys are properly labeled and numbered?	Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	No
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	-	
Plumbing –GI	-	
Sanitary	-	
CP fittings	-	
Tiles	Yes	Good
Lift	-	
General Material	Yes	Good
Tools	Yes	Good
Doors & hardware	Yes	Good
Misc.	Yes	Good
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes 1. Utility bills and payment record is not updated.		
Suggestions: Nil		

QC - Concrete Cube Testing Report.

Company: B&C

Project: MFG

Report for Month: July&Aug

Prepared By: S.Sunil Kumar.

Date: 09-09-2014

S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
10009	12-07-2014	RMC	M20	SL Infra		Clubhouse	Footings		19-7-14	(7)	14.0	290.0	12.9	14.6	
											14.0	375.0	16.7		
											14.0	320.0	14.2		
10009	12-07-2014	RMC	M20	SL Infra		Clubhouse	Footings		10-8-14	(29)	20.0	455.0	20.2	21.0	
											20.0	565.0	25.1		
											20.0	395.0	17.6		
10010	14-07-2014	RMC	M20	SL Infra		A	Slab-1	1 to 3	21-7-14	(7)	14.0	330.0	14.7	15.2	
											14.0	375.0	16.7		
											14.0	320.0	14.2		
10010	14-07-2014	RMC	M20	SL Infra		A	Slab-1	1 to 3	11-8-14	(28)	20.0	480.0	21.3	21.0	
											20.0	540.0	24.0		
											20.0	395.0	17.6		
10011	18-07-2014	Site Mix	M30	Bhikshapathi		Clubhouse	Pedastals		25-7-14	(7)	21.0	480.0	21.3	19.5	
											21.0	415.0	18.4		
											21.0	420.0	18.7		
10011	18-07-2014	Site Mix	M30	Bhikshapathi		Clubhouse	Pedastals		16-8-14	(29)	30.0	630.0	28.0	27.9	
											30.0	610.0	27.1		
											30.0	645.0	28.7		
10012	22-07-2014	Site Mix	M30	Thirupathi		A	Col-2	1 to 3	30-7-14	(8)	21.0	480.0	21.3	19.6	
											21.0	415.0	18.4		
											21.0	430.0	19.1		

10012	22-07-2014	Site Mix	M30	Thirupathi	A	Col-2	1 to 3	20-8-14	(29)	30.0	510.0	22.7	22.5	
										30.0	480.0	21.3		
										30.0	530.0	23.6		
10013	28-07-2014	RMC	M20	SL Infra	A	Slab-1	4 to 7	4-8-14	(7)	14.0	450.0	20.0	19.8	
										14.0	475.0	21.1		
										14.0	410.0	18.2		
10013	28-07-2014	RMC	M20	SL Infra	A	Slab-1	4 to 7	25-8-14	(28)	20.0	480.0	21.3	22.8	
										20.0	540.0	24.0		
										20.0	520.0	23.1		
10014	29-07-2014	Site Mix	M20	Bikshapathi	Clubhouse	Retaining		6-8-14	(8)	14.0	310.0	13.8	14.5	
										14.0	350.0	15.6		
										14.0	320.0	14.2		
10014	29-07-2014	Site Mix	M20	Bikshapathi	Clubhouse	Retaining		28-8-14	(30)	20.0	460.0	20.4	20.1	
										20.0	470.0	20.9		
										20.0	425.0	18.9		
10015	04-08-2014	Site Mix	M30	Thirupathi	A	Col-2	1 to 3	11-8-14	(7)	21.0	440.0	19.6	20.4	
										21.0	495.0	22.0		
										21.0	445.0	19.8		
10015	04-08-2014	Site Mix	M30	Thirupathi	A	Col-2	1 to 3	1-9-14	(28)	30.0	625.0	27.8	28.1	
										30.0	635.0	28.2		
										30.0	640.0	28.4		
10016	20-08-2014	Site Mix	M30	Thirupathi	A	Col-2	4 to 7	28-8-14	(8)	21.0	430.0	19.1	19.2	
										21.0	440.0	19.6		
										21.0	425.0	18.9		
10017	24-08-2014	RMC	M20	SL Infra	A	Slab-2	1 to 3	1-9-14	(8)	14.0	455.0	20.2	18.9	
										14.0	410.0	18.2		
										14.0	410.0	18.2		

Remarks from site on the 'Requisition by Site Report' of purchase division

Company:	B & C ESTATES	Date:	02.08.14
Site:	MAYFLOWER GRANDE	Prepared by:	J.RAMBABU
Report From / To	01.11.13 TO 02.08.14	Approved by:	S.V.Subba Reddy
Report Date	02.08.14		

List of requisitions numbers missing in the report *:

List of requisitions where work done is ticked but items not received at site:

Req No.	Req Date	Serial no of item in Req.	Item Description	Details of quantity not received
Nil	Nil	Nil	Nil	Nil

List of requisitions where items have not been received at site beyond the lead time:

Req No.	Req Date	Serial no of item in Req.	Item Description	Details of quantity not received
81054	27.06.14	6	Rod cutting blades	05 nos
		7	Roofing nails	05 kgs
81063	03.07.14	1 to 3	Golden reflective glass	As per requisition
81070	21.07.14	1 & 2	MS pipes & balls	As per requisition
81072	21.07.14	1 to 4	Site office chairs	As per requisition
81074	22.07.14	3	Female helmets	80 nos
81077	23.07.14	1	Gunny bags	As per requisition
81082	25.07.14	1	CFL lamps with fittings	04 nos
81083	25.07.14	1 & 2	Toughen glass	As per requisition
81084	25.07.14	5 to 7	Hardware material	As per requisition
81085	26.07.14	10	All service wire	05 bundles
81088	28.07.14	1	Naustic pad	10 nos
81090	28.07.14	1 to 5	Printed stationary	As per requisition

Details of pending installation beyond due date of modular kitchen, furniture & soft furnishings#:

Req No	Flat/ Villa No	Installation due date	Item	Remarks
Nil	Nil	Nil	Nil	Nil

No. of gate passes issued this week:	From No.	1737	To No.	1737
Delivery van site visit on:	02.08.14			
Inward report (MRN/other) & stock report emailed in PDF format to purchase?	Yes			

Items not ordered but received: Nil

Other corrections & remarks:

1. **For req no.81054 instead of roofing nails MS wire received from supplier, material sent for exchange and rod cutting blades received only 05 nos out of 10.**

Notes: 1. * Send a copy of the missing requisitions to Purchase immediately. 2. # Details of furniture not received to be given in the previous section. 3. Send this report to HO by email on every Saturday. 4. Admin offices shall not leave the site without completing this report. 5. Ensure that inward numbers are written on the Requisitions, clearly showing the items not received on a daily basis. 6. Mention PO & MRN no. on DCs / bills.

OUTWARD - GATE PASS

No.: 1737

Date:	2/08/11	Time:	13 55
Company:	Agamura Trader B N C Estates		
Project/site:	Nagu Factory Grade		
Destination:	Agamura Traders		

Outward No.:	Vehicle type	Vehicle No	Owner / Person
10025	Auto	AP 27 W 4883	Sunil

	Material Description	Quantity	Units	Approx. rate	Amount
1.	Steel Scrap	550	kgs	21/-	11550/-
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
	Total				

Purpose	☐ Return to Supplier ☐ Transfer to other site ☐ For repair/service ☐ Transfer to other phase ☐ On loan to be returned ☑ Others:
Charges:	☑ No Charge ☐ Collect Full Value ☐ Used/Old Material- Collected 60% value ☐ No-charge material shall be reimbursed by fresh PO ☐ Other:
Material type	☐ Used ☐ New ☑ Defective ☐ Other:
Remarks:	Scrap selling to Nagu for selling purpose.

Approved by:	Sr. Engg.	Admin In-charge	Security
Sign:			
Received on	Inward No.	Admin sign:	Security sign.

Note: 1. In case of long list attach a separate signed list. 2. Approx rate & amount to be filled by purchase. 3. Original (white copy) to be sent with material to recipient site. Recipient must sign it and send it to the HO. 4. Pink copy to be sent to HO - Purchase division. 5. In units enter nos/ kgs, sft, rft, etc. 6. Project manager / Sr. Engg and Admin in-charge from the issuing site must sign the gate pass

QC - Concrete Cube Testing Report.

Company: B&C

Project: MFG

Report for Month: June.

Prepared By: S.Sunil Kumar.

Date: 24-07-2014

S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
10001	05-05-2014	RMC	M20	SL Infra		A	Footings	1 to 7	13-5-14	(8)	14.0	250.0	11.1	13.3	
											14.0	375.0	16.7		
											14.0	275.0	12.2		
10001	05-05-2014	RMC	M20	SL Infra		A	Footings	1 to 7	4-6-14	(30)	20.0	455.0	20.2	21.0	
											20.0	565.0	25.1		
											20.0	395.0	17.6		
10002	15-05-2014	RMC	M20	SL Infra		A	Footings	1 to 7	23-5-14	(8)	14.0	260.0	11.6	12.4	
											14.0	375.0	16.7		
											14.0	200.0	8.9		
10002	15-05-2014	RMC	M20	SL Infra		A	Footings	1 to 7	14-6-14	(30)	20.0	430.0	19.1	20.2	
											20.0	540.0	24.0		
											20.0	395.0	17.6		
10003	22-05-2014	RMC	M20	IJM		A	Footings	1 to 7	30-5-14	(8)	14.0	260.0	11.6	13.0	
											14.0	310.0	13.8		
											14.0	310.0	13.8		
10003	22-05-2014	RMC	M20	IJM		A	Footings	1 to 7	20-6-14	(29)	20.0	425.0	18.9	20.2	
											20.0	550.0	24.4		
											20.0	390.0	17.3		
10004	19-06-2014	Site Mix	M20	Thirupathi		A	Plinth	1 to 7	27-6-14	(8)	14.0	250.0	11.1	11.6	
											14.0	355.0	15.8		
											14.0	175.0	7.8		

10004	19-06-2014	Site Mix	M20	Thirupathi	A	Plinth	1 to 7	18-7-14	(29)	20.0	410.0	18.2	17.7
										20.0	380.0	16.9	
										20.0	405.0	18.0	
10005	21-06-2014	Site Mix	M30	Thirupathi	A	Col-1	1 to 7	30-6-14	(9)	21.0	480.0	21.3	18.4
										21.0	415.0	18.4	
										21.0	350.0	15.6	
10005	21-06-2014	Site Mix	M30	Thirupathi	A	Col-1	1 to 7	19-7-14	(28)	30.0	455.0	20.2	21.0
										30.0	565.0	25.1	
										30.0	395.0	17.6	
10006	23-06-2014	Site Mix	M20	Thirupathi	A	Retaining	1 to 7	30-6-14	(7)	14.0	210.0	9.3	11.7
										14.0	350.0	15.6	
										14.0	230.0	10.2	
10006	23-06-2014	Site Mix	M20	Thirupathi	A	Retaining	1 to 7	21-7-14	(28)	20.0	380.0	16.9	17.9
										20.0	470.0	20.9	
										20.0	360.0	16.0	
10007	24-06-2014	Site Mix	M30	Thirupathi	A	Col-1	1 to 7	2-7-14	(8)	21.0	420.0	18.7	18.6
										21.0	430.0	19.1	
										21.0	405.0	18.0	
10007	24-06-2014	Site Mix	M30	Thirupathi	A	Col-1	1 to 7	24-7-14	(30)	30.0	490.0	21.8	20.4
										30.0	410.0	18.2	
										30.0	480.0	21.3	
10008	26-06-2014	Site Mix	M30	Thirupathi	A	Col-1	1 to 7	3-7-14	(7)	21.0	430.0	19.1	18.5
										21.0	410.0	18.2	
										21.0	410.0	18.2	
10008	26-06-2014	Site Mix	M30	Thirupathi	A	Col-1	1 to 7	24-7-14	(28)	30.0	470.0	20.9	21.7
										30.0	510.0	22.7	
										30.0	485.0	21.6	

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	B & C Estates	Date of site visit:	03.07.2014 (Thursday)
Site:	BNC	From / To time:	09:30 to 18:00
Visited by:	Praveen B	Prepared by:	Praveen B
Other:		Sign:	

Sl No.	Description	Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	No
5.	Is scrap properly arranged and sold as and when required?	Yes
6.	Is the Creche running properly with midday meals?	NA
7.	Keys are properly labeled and numbered?	No
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	No
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes
11.	Are requisitions properly filed and signed by project manager?	Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes
13.	Do weekly reports tally with registers?	Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes
15.	Is job work book being properly maintained?	No
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?	NA
18.	Are gate passes being properly maintained and correctly filled?	Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained	No
20.	Stores and stock registers are properly arranged / maintained?	Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes
23.	Are store rooms properly secured?	Yes
24.	There is no material lying out side the storerooms?	Yes
25.	Stock Register quantity tallies with physical quantity?	Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	-	-
Plumbing –GI	-	-
Sanitary	-	-
CP fittings	-	-
Tiles	-	-
Lift	-	-
General Material	Yes	Good
Tools	-	-
Doors & hardware	-	-
Misc.	-	-

Remarks on default in following standard procedures: Nil

Remarks on corrections made in registers or database: Nil

Complaints: Yes

1. 01 security guard shortage at site.
2. Utility Bills and payment record not updated.
3. Job work book not maintaining properly, Sl.no 11335 contractor not signed.
4. Delay of sending Bills and Dc's to Ho within two days.

Suggestions: Yes.

Required one night security guard extra, steel and martial lying in open area and there is no proper compound walls at site.

Soham Modi

BNC

From: "bnc" <bnc@modiproperties.com>
Date: 24 May 2014 16:02
To: "Soham Modi" <soham@modiproperties.com>
Cc: "jayaprakash" <jayaprakash@modiproperties.com>; <swati@modiproperties.com>
Subject: Hold the payment of Ramulu

Sir,

Hold the payment of Ramulu (Carpenter) of all sites as he is not completing Aluminium windows work at Site office.

Regards,

Vijay Raj

Cleared for payment.
27/5/14

Soham Modi

From: "Gaurang" <gaurang@modiproperties.com>
Date: 22 May 2014 18:02
To: "'BnC estates'" <bnc@modiproperties.com>
Cc: "'Soham Modi'" <soham@modiproperties.com>
Subject: RE: Estimate for Borewell at BNC site - For Approval

Vijay Raj..

For 1 to 100ft rate Rs.45 per rft is approved.
101 to 200 ft rate must be Rs.53 per ft
201 to 300ft rate must be Rs. 63 per ft
6kgs Casing rate Rs.280 per ft
10inch casing Rs.500 per ft.
Labor Rs.1000
Transport Rs.1000

Regards,

Gaurang Mody

Director | gaurang@modiproperties.com
Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
5–4–187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: BnC estates [mailto:bnc@modiproperties.com]
Sent: 22-05-2014 5:02 PM
To: gaurang@modiproperties.com
Cc: purchase@modiproperties.com
Subject: Fw: Estimate for Borewell at BNC site - For Approval

----- Forwarded Message -----
From: BnC estates <bnc@modiproperties.com>
To: soham@modiproperties.com
Sent: Wednesday, 21 May 2014 5:44 PM
Subject: Estimate for Borewell at BNC site - For Approval

Sir,

Please find the Estimate of Borewell at BNC Site for approval.

Regards,

Vijay Raj

QC Audit Report

Date	20.05.14.	Prepared by	S.Sunil Kumar
Project	MFG	Company	BNC
For month beginning date	11.04.14	Ending date	15.05.14.

Sl No.	Description	Remarks
1.	Are all plans filed as per Internal memo no. 917/5?	Yes
2.	Are provision for curing adequate?	Yes
3.	Is temporary electrical points for construction provided on each floor/villa?	-
4.	Is temporary electric power connection provided around the site with 10 sq mm cable and DBs?	Yes
5.	Are DBs for temporary electrical power connection locked?	No
6.	Is power connection in labour quarters secured and safe?	-
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	No
8.	Is proportion box being used (check availability and enquire with workers)?	Yes
9.	No. of recron packets consumed during the month?	-
10.	Are safety belts and helmets regularly used?	-
11.	Are CC cubes being sent for testing regularly?	No
12.	Any default in proceeding with work without QC inspection at any stage? Give details	No
13.	Recommendation for imposition of fines as per circular no. 607(a).	-
14.	No. of consultants visits. Enclose scanned copy of consultants report.	-

Comments: Cubes should be sent in regularly basis.

Suggestions: On Cubes ID & Date not mentioning properly it is very difficult to identity which Site Cubes belongs to.

Complaints: Electrical DB's Boxes not locked.

Notes: 1. Report to be submitted once a month for each site. 2. Sites include PMRII, Vista, MNM, SOB III, GWE, KNM, Mehdi and other new sites. 3. Report must be send by email to M.D. and project manager in PDF format. 4. Confidential comments may be sent to M.D. by separate email. 5. Include photographs whenever necessary.

file BNC

Civil Works

S No.	Block /Flat No	After brick work	After Plastering	Plumbing & electrical	After finishing	Remarks
1	Site Office	22427	22430			
2	Club house - B floor					
3	Club house - I floor					
4	Club house - II floor					
5	Club house - III floor					
6	Club house - IV floor					
7	Club house - V floor					
8	A101					
9	A102					
10	A103					
11	A104					
12	A105					
13	A106					
14	A107					
15	A201					
16	A202					

Company:	B&C
Project & Phase:	MFG
Prepared by:	Sunil
Report Date:	#########
Sign:	
Check list for QC at each stage.	
Notes:	
1.	Report should be send once a quarter on or before 15th of the succeeding month.
2.	Where QC was done write the QC report number if available or mark a 'tick'.
3.	Mark 'X' if QC check was missed and can be taken up now. Project Manager to send request immediately.
4.	Mark 'XX' if QC check was missed and cannot be undertaken now.
5.	Mark 'NA' if QC check was not applicable (work done before QC was introduced).
6.	Leave blank if work has not taken up.
Remarks:	

RCC Works - Apartment Blocks

S No	Block / Villa No.	Before footings	Plinth	Col 1	Slab 1	Col 2	Slab 2	Col 3	Slab 3	Col 4	Slab 4	Col 5	Slab 5	Col 6	Slab 6	OTH & lift room
1	A	22429														
2	B															
3	C															
4	D															
5	E															
6	F															
7	Site office.				22397											

BNC

May Flower Heights.

QC check

Date: 5/05/2014

Prepared By: Soham

S No	Block No	Flat No	Stage to be completed	Due Date	QC inspection defalut - Y / N	completed as per stage given. - Y /N	Balance works details	QC to re-check stage of work
1	A	507	III	29/04/14	Yes	No	Modular kit,Dado tiles,M.Toi Door shutter,Luvers,Civil works,Luvers pending.	Yes
2	A	515	III	29/04/14	Yes	No	Kit granite,dado tiles,locks,stoppers,civil works,electrical,Main door polish,F.D.C.W. gl	Yes
3	A	516	III	29/04/14	Yes	No	F.D.C.W. glass,Hardware,door stoppers,electrical works,Luvers.	Yes
4	B	518	III	29/04/14	Yes	No	F.D.C.W. glass,Hardware,door stoppers,electrical works,Luvers.	Yes
5	C	506	III	27/05/14	Yes	No	Stage-III pending.	Yes
6	A	509	III	Check	Yes	No	Kit dado,elec,F.D.C.W. glass,hardware,door locks,stoppers,Doors painting,M.D.polish.	Yes
7	B	508	III	Check	Yes	No	F.d.c.w.glass,door stoppers,Luvers,electrical,	Yes
8	B	520	III	Check	Yes	Yes	Customer Ocuupied.	Yes
9	B	523	III	Check	Yes	No	Electricals works & Door Stoppers.	Yes
10	C	111	III	Check	Yes	Yes	Stage III completed.	Yes
11	C	310	III	Check	Yes	Yes	Stage-III completed (Customer occupied)	Yes
12	C	507	III	Check	Yes	Yes	Stage-III completed	Yes
13	C	510	III	Check	Yes	Yes	Stage-III completed	Yes
14	C	511	III	Check	Yes	Yes	Modular Kitchen & Doors Stoppers,Luvers.	Yes
15	B	512	III	Check	Yes	No	Stage-III completed (Customer occupied)	Yes
16	B	515	III	Check	Yes	No	dado,electrical,F.D.C.w. glass,hardware,Door locks,stoppers,Luvers.	Yes
17	B	522	III	Completed	Yes	Yes	Stage III completed, except Modular kitchen.	Yes
18	B	410	IV	13/05/14	Yes	No	F.d.c.w. glass,windows grills, M.D. Polish-	Yes
							F.D.C.W.painting,some civil patches,Luvers pending.	Yes

Soham Modi

Admn BPC file

From: "Srilatha P" <latha@prasadassociates.com>
Date: 16 April 2014 15:19
To: <soham@modiproperties.com>
Cc: "USHA BBP" <usha@prasadassociates.com>; <latha@prasadassociates.com>; <aruna@modiproperties.com>
Subject: Financial proposal for Paramount Avenue and Mayflower Grande - Model Units

Dear Sir,

We thank you for your kind support which will be of great help to us for the next couple of months. In continuation of the discussions held at your office, we are herewith submitting our financial quote for the interior design detailing of the Site Office and Two Model Units at Mayflower Grande and Two Model Units at Paramount Avenue.

The details of built-up areas of the above units are as below:

MAYFLOWER GRANDE :

1. Site Office - 1,250 Sft
2. Type A unit - 1,097 Sft
3. Type B Unit - 896 Sft

PARAMOUNT AVENUE:

1. Type A Unit - 968 Sft
2. Type B Unit - 806 Sft

The brief deliverables and the scope of the services are as detailed below:

Preparation of furniture layout.
False ceiling designing & detailing
Flooring patterns, Detailing & materials selection
Kitchen interiors / Modular kitchen (Co-ordination with supplier)
Mill work / Carpentry work designs & detailing – Selection of materials.
Design & detailing of internal door designs.
Interior electrical detailing.
Toilet designing / material selection & detailing
Toilet fixtures selection
Painting – Colour schemes
Selection of designs & materials for curtains & upholstery
Assist in selection of bought out materials like furniture / dining tables / ACs / Carpets Etc.
Selection of Electrical lighting fixtures / Fans / Artefacts Etc.
Any required cladding design & detailing
Periodic Supervision during the execution of work

A CONSULTANCY FEE OF RS.5,00,000/- (RUPEES FIVE LAKHS ONLY) IS PAYABLE FOR THE ABOVE SCOPE OF SERVICES.

We have commenced design detailing for the Site office and will be issuing the drawings shortly. Upon your acceptance for the above quote we shall commence the designs for the Model Units also.

Regards,

R.Usha
Architect / Partner

Sent on behalf of Mrs.R Usha by

P.Srilatha
Manager - Admin

Prasad Associates
#104, First Floor,
GBS Enclave,
Tirumalagiri Main Road,
Secunderabad. 500 015.
Tel: +91 40 2774 0244 / 550
Fax: +91 40 2774 2212
Web: www.prasadassociates.com

From: "usha@prasadassociates.com" <usha@prasadassociates.com>
To: Off Latha <latha@prasadassociates.com>
Sent: Monday, 14 April 2014 6:43 PM
Subject: Fw: Consultancy charges for Paramount Avenue and Mayflower Grande

Sent from BSNL with my BlackBerry® smartphone

From: aruna <aruna@modiproperties.com>
Date: Mon, 14 Apr 2014 16:34:08 +0530
To: <usha@prasadassociates.com>; Soham Modi<soham@modiproperties.com>; <swathi@modiproperties.com>; <pmraccounts@modiproperties.com>
Subject: Re: Consultancy charges for Paramount Avenue and Mayflower Grande

Mrs. Usha,

Further to discussion with Mrs. Srilatha from your office on 14.4.14 the following schedule for payment has been agreed to.

1. Paramount Avenue

- total payment 14.58 lakhs.
- balance payment 12.82 lakhs - to be paid as below
- 4 monthly installments of 75,000 from April 14
- 10 quarterly installments of 98,200 from October 2014

2. Mayflower Grande

- total payment 32.60 lakhs.
- balance payment 17.36 lakhs - to be paid as below
- 4 monthly installments of 1,75,000 from April 14
- 10 quarterly installments of 1,03,600 from October 2014.

As discussed please quote for interior design of office at Mayflower Grande and 2 flats each in both

BNC file

C 4D

May Flower Heights.
QC check
Date: 9/4/2014
Prepared By: Soham

Reg. to be made

S No	Block No	Flat No	Stage to be completed	Due Date	QC inspection defalut - Y / N	completed as per stage given. - Y /N	Balance works details	QC to re-check stage of work
1	A	507	III	29/04/14	Yes	No	Painting Ist coat, Electricals,Modular kit,Dado tiles,M.toi bathroom flooring.	Yes
2	A	515	III	29/04/14	Yes	No	Keys not available.	Yes
3	A	516	III	29/04/14	Yes	No	F.D.C.W glass,Hardware,door stoppers,electrical works	Yes
4	B	518	III	29/04/14	Yes	No	F.D.C.W. glass,Hardware,door stoppers,electrical works	Yes
5	C	506	III	27/05/14	Yes	No	Stage-III pending. painting bal.	Yes
6	A	509	III	Check	Yes	No	Kit dado,elect,F.D.C.W. glass,hardware,door locks,stoppers,Doors painting,M.D.polish	Yes
7	B	508	III	Check	Yes	No	F.d.c.w.glass,door stoppers,electrical,modular kit, Kit dado tiles.	Yes
8	B	520	III	Check	Yes	Yes	Customer Ocuupied.	Yes
9	B	523	III	Check	Yes	No	Electricals works & Door Stoppers. - 1.12 - later.	Yes
10	C	111	III	Check	Yes	Yes	Stage III completed.	Yes
11	C	310	III	Check	Yes	Yes	Stage-III completed (except Door stooppers) .	Yes
12	C	507	III	Check	Yes	Yes	Stage-III completed	Yes
13	C	510	III	Check	Yes	Yes	Stage-III completed	Yes
14	C	511	III	Check	Yes	Yes	Modular Kitchen & Doors Stoppers.	Yes
15	B	512	III	Check	Yes	No	Modular Kit,dado,electrical,f.d.c.w.glass,door locks,stoppers,M.D. polish.	Yes
16	B	515	III	Check	Yes	No	Modular kit,dado,electrical,F.D.C.W. glass,hardware,Door locks,stoppers.	Yes
17	B	522	III	Completed	Yes	Yes	Stage III completed, except Modular kitchen.	Yes
18	B	410	IV	13/05/14	Yes	No	F.d.c.w. glass,windows grills, Aluminium windows, M.D. Polish.	Yes
							F.D.C.W painting,some,civil patches.	Yes

review on 23/4/14

BNC

Company Name:	ALPINE ESTATES
Project:	May Flower Heights
Work Description:	Stage wise Pending Work
Prepared By	Vijay Raj
Date:	16.04.14

S No	Block No	Flat No	Stage to be completed	Stage wise Pending Work	Due Date	Remarks
1	A	507	III	Stage - 3 - 50% Work Completed	29 April 2014	Bal due
2	A	515	III	Door Lock Missing	29 April 2014	Bal due
3	A	516	III	Stage - 3 Completed	29 April 2014	Unsold
4	B	518	III	Stage - 3 Completed (Store)	29 April 2014	Unsold
5	C	506	III	Stage - 2 Completed . Stage - 3 to be Started	27 May 2014	Bal due
6	A	509	III	Stage - 3 - 60% work Completed	Check	Bal due
7	B	508	III	Stage - 3 - 50% Work Completed (Woodwork under Progress)	Check	Bal due
8	B	520	III	Customers Occupied	Check	ɔsession Giv
9	B	523	III	Stage - 3 Completed (Electrical wires and Cp fittings are Missing)	Check	Bal due
10	C	111	III	Stage - 4 Completed	Check	Bal due
11	C	310	III	Stage - 4 Completed	Check	Bal due
12	C	507	III	Stage - 4 Completed	Check	Bal due
13	C	510	III	Stage - 3 - 90% work Completed	Check	Bal due
14	C	511	III	Stage - 4 Completed (Modular Kitchen Work under Progess)	Check	Bal due
15	B	512	III	Stage - 3 - 60% work Completed	Ckeck	Bal due
16	B	515	III	Stage - 3 - 60% Work Completed (Woodwork under Progress)	Check	Bal due
17	B	522	III	Stage - 4 Completed	Completed	Unsold
18	B	410	IV	Stage - 3 - 80% work Completed	13 May 2014	No due

COMPANY NAME:	Alpine Estates
PROJECT NAME:	Mayflower Heights
Work Description:	CP & Sanitary Stock Required at Site vs Stock Available.
Prepared By:	B Sarath Kumar
Date:	41,914.0

Stock Required at Site (Marc)

	Wall Mixer	EWC,Seat cover & Flush Tank	Shower Head & Shower Arm	Angle Cock	Pillar Cock	Bib Cock (Short)	Bib Cock (Long)	Sink	Loft Tank	Wash Basin (Pedestal)	Anglo IWC & Seat Cover	CP Sq.Jali (6"x6") (Without Hole)
A-507	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
A-509	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
A-510	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
A-515	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	5.0	-	8.0
A-516	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
B-114	-	-	-	-	-	-	-	-	-	-	-	-
B-120	-	-	-	-	-	-	-	-	-	-	-	-
B-410	-	-	-	-	-	-	-	-	-	-	-	-
B-508	-	-	-	-	-	-	-	-	-	-	-	-
B-512	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	4.0	-	8.0
B-515	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	1.0	8.0
B-518	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
B-520	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
B-522	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
B-523	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
C-111	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	4.0	-	8.0
C-310	-	-	-	-	-	-	2.0	-	1.0	-	-	8.0
C-506	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
C-507	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
C-510	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
C-511	3.0	3.0	3.0	6.0	3.0	4.0	2.0	1.0	1.0	3.0	-	8.0
Total Stock Required	**48.0**	**48.0**	**48.0**	**96.0**	**48.0**	**64.0**	**36.0**	**17.0**	**18.0**	**52.0**	**1.0**	**144.0**
Available Stock	5.0	8.0	5.0	36.0	6.0	20.0	6.0	2.0	1.0	12.0	1.0	-
Balance Required	43.0	40.0	43.0	60.0	42.0	44.0	30.0	15.0	17.0	40.0	-	144.0
Value	4,575.0	10,180.0	2,000.0	1,190.0	1,260.0	1,215.0	1,555.0	2,784.0	1,240.0	3,120.0	4,274.0	149.0
Amount	1,96,725.0	4,07,200.0	86,000.0	71,400.0	52,920.0	53,460.0	46,650.0	41,760.0	21,080.0	1,24,800.0	-	21,456.0
												11,23,451.0

11/2/14

BNC

Status of Balance M.S Grills to be fixed for Flats Listed Below In A,B&C blocks of M.F.H

SLNO	Block no	Flat No	Stage to be completed	Window Grills	French door Grills of tipe				
					1	2	3	4	
1	A	516	I	Fixed	Fixed	Fixed	Fixed	Fixed	
2	B	518	I	Fixed	Fixed	Fixed	Fixed	Fixed	
3	B	522	I	Fixed	Fixed	Fixed	Fixed	Fixed	
4	A	507	II	Fixed	Fixed	Fixed	Fixed	Fixed	
5	C	506	II	Fixed	2nos	Fixed	Fixed	Fixed	Note : Door Shutter not made so grill pending.
6	A	515	III	Fixed	Fixed	Fixed	Fixed	Fixed	
7	B	508	III	Fixed	Fixed	Fixed	Fixed	Fixed	
8	B	512	III	Fixed	Fixed	Fixed	Fixed	Fixed	
9	C	507	III	Fixed	Fixed	Fixed	Fixed	Fixed	
10	C	511	III	Fixed	Fixed	Fixed	Fixed	Fixed	
11	A	509	III	Fixed	Fixed	Fixed	Fixed	Fixed	
12	A	510	III	Fixed	Fixed	Fixed	Fixed	Fixed	
13	B	114*	III	Fixed	Fixed	Fixed	Fixed	Fixed	
14	B	120*	III	Fixed	2 no	2 no	2 no	2 no	Note : Work in progress.
15	B	410	III	Fixed	Fixed	Fixed	Fixed	Fixed	
16	B	515	III	Fixed	Fixed	Fixed	Fixed	Fixed	
17	B	520	III	Fixed	Fixed	Fixed	Fixed	Fixed	
18	B	523	III	Fixed	Fixed	Fixed	Fixed	Fixed	
19	C	111	III	Fixed	Fixed	Fixed	Fixed	Fixed	
20	C	310	III	Fixed	Fixed	Fixed	Fixed	Fixed	

MFH

Status of Balance M.S Grills to be fixed for Flats Listed Below In A,B&C blocks of M.F.H

SLNO	Block no	Flat No	Stage to be completed	Window Grills	French door Grills of tipe			
					1	2	3	4
1	A	516	I	Fixed	Fixed	Fixed	Fixed	Fixed
2	B	518	I	Fixed	Fixed	Fixed	Fixed	Fixed
3	B	522	I	Fixed	2 no	2 no	Fixed	Fixed
4	A	507	II	Fixed	2 no	2 no	2 no	2 no
5	C	506	II	4'*4'window Grills 2 no.	Fixed	Fixed	1no	1no
6	A	515	III	Fixed	Fixed	Fixed	Fixed	Fixed
7	B	508	III	Fixed	Fixed	Fixed	Fixed	Fixed
8	B	512	III	Fixed	Fixed	Fixed	Fixed	Fixed
9	C	507	III	Fixed	Fixed	Fixed	Fixed	Fixed
10	C	511	III	Fixed	Fixed	Fixed	Fixed	Fixed
11	A	509	III	Fixed	Fixed	Fixed	Fixed	Fixed
12	A	510	III	Fixed	Fixed	Fixed	Fixed	Fixed
13	B	114*	III	Fixed	Fixed	Fixed	Fixed	Fixed
14	B	120*	III	Fixed	Fixed	Fixed	Fixed	Fixed
15	B	410	III	Kitchen window Grill 1no.	2 no	2 no	Fixed	Fixed
16	B	515	III	Fixed	Fixed	Fixed	Fixed	Fixed
17	B	520	III	Fixed	Fixed	Fixed	Fixed	Fixed
18	B	523	III	Fixed	Fixed	Fixed	Fixed	Fixed
19	C	111	III	Fixed	Fixed	Fixed	Fixed	Fixed
20	C	310	III	Fixed	Fixed	Fixed	Fixed	Fixed
21	C	510	III	Fixed	Fixed	Fixed	Fixed	Fixed

Note : Listed below is the sizes of French window Grills

Grill no	Location	Size
1	Door Shutter	17.25"*39.5"
2	Door Shutter	17.25"*25.5"
3	window shutter	18.75"*49"
4	Fixed window	18.75"*27.5"

complete grills by

11/2/14

Subject: Fw: B&c Consultant report. reg-
From: "Soham Modi" <soham@modiproperties.com>
Date: 26-05-2014 10:30
To: "Aruna" <aruna@modiproperties.com>

print
Regards,

Soham Modi

Managing Director | +91 40 27537458 | soham@modiproperties.com
Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
5-4-187/3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: qc
Sent: Saturday, May 24, 2014 5:24 PM
To: Soham Modi
Cc: qc
Subject: B&c Consultant report. reg-

Sir,

Please find the attachment of B&C Consultant reports.

regards
QC Team.

Consultant 4.jpg

5-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

Mayflower Grande
Site Off : Sy. No. 191,
Mallapur, Hyderabad - 500 076

Sl.No. 1051

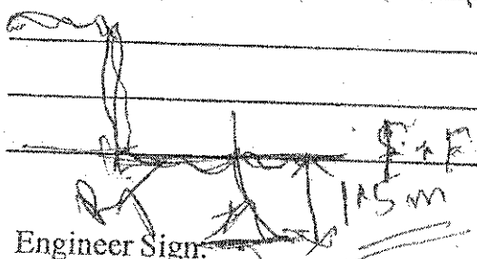
Date : 1/04/20

Consultant Inspection Report

1) We have inspected site. & examined excavated depth. it found that soil bearing capacity is matching with the ~~assumed bearing~~ and designed bearing capacity.

we suggest to ~~go on~~ proceed for foundation by draining the water before laying P.C.C. In case any loose soil, we asked site manager to inform us for further correction.

2). Regarding Entrance Gate we have gone through the drawing, we would like to suggest different option when we meet at site personally



Engineer Sign.

Consultant Sign.

5-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

[illegible]
Site Off : Sy. No. [illegible]
Mallapur, Hyderabad - [illegible]

Sl.No. 1052

Date : 23/04/[illegible]

Consultant Inspection Report

Inspection Report

1) We have inspected site found reasonably good for casting the foundation.

2) There is no need of laying sand cushion underneath the footing.

3) Instead use rich mix P.C.C. 1:3:6 for levelling course.

4) All plinth beam which is coming along the retaining wall should be at foundation level, the size of the beam can be increased to 24". The modified drawing will be sent immediately.

5) Kindly send the reception room soft copy, we will issue str. drawing.

Engineer Sign.

Consultant Sign.

5-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

[illegible]
Site Off. Sy. No. [illegible]
Mallapur, Hyderabad - [illegible]

Sl.No. 1052

Date : 23/[illegible]

Consultant Inspection Report

Inspection Report

1) We have inspected site found reasonably good for casting the foundation.

2) There is no need of laying sand cushion underneath the footing

3) Instead use rich mix P.C.C. 1:3:6 for levelling course.

4) All plinth beam which is coming along the retaining wall should be at foundation level, the size of the ~~[illegible]~~ beam can be increased to 24". The modified drawing will be sent immediately.

5) Kindly send the reception room soft copy, we will issue str. drawing

Engineer Sign.

Consultant Sign.

#3-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

Sl.No. 1053

Date:

Consultant Inspection Report

General Inspection

1. General inspection has been carried out after the footing casting. found to be good with drained conditions.

We are recommending. Cast the Actual Shear wall base slab completely & at a time.

Further footings are also can be proceed for casting of concrete

3). Regarding Club house we would like to have joint meeting with concern agencies. to decide the column positions as the swimming pool leaving column free area at down floor

4) Steel Testing has to be done.

Engineer Sign.

Consultant Sign.

APPROVED BY
0 - MAR 2014
SOHAM MODI
MANAGING DIRECTOR

APPROVED BY
0 3 MAR 2014
SOHAM MODI
MANAGING DIRECTO

NOTE

The ratio for reimbursement till further advise shall be as follow:
w.e.f March -14

Sl.No	Project	Common Electricity Charges	Water Charges	Diesel charges	House keeping	Security
1	MFH	100% by Association	100% by Association	100% by Association	NA	NA
2	PMR II	100% by Builder	NA	NA	100% by Builder	100% by Builder
3	MNM	100% by Association	NA	25% By Builder	100% by Association Reimbursement by builder as per statement provided by admin	100% by Association Reimbursement by builder as per statement provided by admin
4	SOB III	100% by Association	100% by Association	100% by Association	NA	NA
6	KNM	100% by Association	50% By Builder	50% By Builder	100% by Association Reimbursement by builder as per statement provided by admin	100% by Association Reimbursement by builder as per statement provided by admin
6	GMG II	100% by Association	NA	100% by Association	100% by Association	100% by Association Reimbursement by
7	GWE	100% by Association	NA	100% by Association	100% by Association Reimbursement by builder as per statement provided by admin	100% by Association Reimbursement by builder as per statement provided by admin
8	BNC	100% by Builder	100% by Builder	NA	100% By Builder	100% by Builder
9	VISTHA HOMES	100% by Builder	100% by Builder	NA	NA	100% by Builder

Mallapur Anjaneyulu
Sent Item
Quotation
26/2

file BNK

To
The Managing Director,
Modi Properties & Investments Pvt. Ltd.,
Ranigunj, Secunderabad.

Date: 22-02-2014

Sir,

Sub : Request to allot contract of providing Cable T.V. network connection and broad band internet connection to the residents of Mayflower Heights-II situated at Mallapur, Uppal Mandal, R.R. Dist.

Please award to us the contract of providing Cable T.V. Network connection and Broad band internet connecton for your above referred residential project.

1. We will provide the entire hardware, technical assistance, labour etc., for provision of the above referred services at our own cost.
2. The Monthly subscription charges for cable T.V. @ Rs. 160/- per month subject to revision from time to time.
3. We will charge Rs. 500/- towards installation charges per connectionsper bunglow subject to revision from time to time.
4. The charges for internet connection as per the plan rates provided as per the enclosed list, subject to revision from time to time.
5. We wil provide two telephones at our cable network office to receive customer complaints.
6. Our cable network office timing will be 10 am to 6 pm. Wednesday will be weekly holiday every though one person will be available to receive complaint on that day. We will attend complaints within 24 Hrs after receipt of the complain
7. We will provide 105 channels.
8. We request you to provide one small room for office and maintenance of cable T.V.

Thanking you.

Yours

Raju Cable Network, Mallapur.
(K. YadgiChary)
Flat No. 101, Maa Residency,
Annapurna Colony,
Mallapur, Hyd. Ph9000790003.

Internet Charges / Package tarrif

Unlimited usage :

1. 516 Kbps – Rs. 399/-
2. 800 Kbps – Rs. 499/-
3. 1.15 kbps – Rs. 599/-
4. 1.15 mbps – Rs. 699/-
5. 2.4 mbps – Rs. 799/-
6. 10 mbps – Rs. 999/-

Limited Usage :

1. 512 kbps – 3 Gb – Rs. 300/-
2. 1 mbps – 4 Gb – Rs. 400/-
3. 2 mbps – 6 Gb – Rs. 500/-
4. 4.4 mbps – 7 Gb – Rs. 600/-

B & C Estates
5-4-187/3 & 4, II Floor,
M.G. Road, Secunderabad - 500 003.
Phone : +91-40-66335551

Mayflower Grande
Site Off : Sy. No. 191,
Mallapur, Hyderabad - 500 076.

Sl.No. 1051

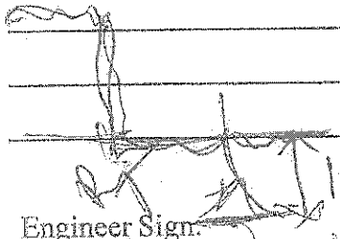
Date : 1/04/2013

Consultant Inspection Report

1) We have Inspected site & examined Excavated depth. it found that Soil bearing capacity is matching with the ~~assumed bearing and~~ designed bearing capacity.

we suggest to ~~go on~~ proceed for foundation by draining the water before laying P.C.C. In case any loose soil, we asked site manager to inform us for further correction.

2). Regarding Entrance Gate we have gone through the drawing, we could like to suggest different option when we meet ~~at~~ site personally



Engineer Sign.

Consultant Sign.

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

No.AAI/20012/903/2008 -ARI (NOC)

Dated : 11-Nov-08
20th JAN. 09

M/s B & C Estates,
C/o Modi Builders, House No: 5-4-187/3 & 4,
3rd Floor, Soham Mansion, M.G. Road,
SECUNDERABAD-500 003.

(DUPLICATE)

Sub: - Issue of NOC. Case No. **101/08(HY)**

1. Please refer to your letter No. Nil Dated 23.01.08 on the subject mentioned above.
2. This office has no objection to the construction of the proposed **RESIDENTIAL BUILDING** by **M/S B & C ESTATES**, here in after referred to as the applicant(s) at **location OPEN LAND IN SY. NO. 2/1/1, 183, 184.190 & 191, MALLAPUR VILLAGE, UPPAL MANDAL, R.R DIST'T., A.P. STATE (COORD:17°26'45"N 078°34'19"E)** to **height 80 Mtrs. (Eight Zero metres)** ABOVE GROUND LEVEL,so that the top of the proposed structure when erected shall not exceed **521** meters. (site Elevation)+ **80** meters (Height of the structure) **i.e. 601 meters. ABOVE MEAN SEA LEVEL.**
3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level (height above mean sea level) **viz 521/M**, relative location of the proposed Bldg./Structure & its distances and Bearings from the ARP/Runway ends, as tendered by the applicant (s) are correct. If, However, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is /are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.
4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorised vide this 'NOC'.
5. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the height indicated in para 2.
6. The use of oil fired of electric fired furnace is obligatory, within 8 Kms. of the Aerodrome.
7. The certificate is valid for a period **of FIVE** years from the date of its issue. If the building/ structure/Chimney is not constructed & completed within the above mentioned period **of FIVE** years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman Airports Authority of India and/or the **G.M (Aero), SOUTHERN REGION.** The date of completion of Building/Structure/Chimney should be intimated to the AAI and/or **General Manager (Aero.), SOUTHERN REGION.** No light or a combination of lights which by reason of its intensity, configuration of colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

Day & Night markings with secondary power supply may be provided as per ICAO standards.

"NOC FOR HEIGHT CLEARANCE ONLY"
This Certificate is issued with the approval of Competent Authority.

20/JAN/09
(Tarun Chandolia)
Sr. Manager (ATC)
For General Manager (ATM-NOC), AAI

Copy to:
1. **The Regional Executive Director(SR), AAI, Chennai Airport, Chennai-27.**
2. **The Airport Director, AAI, Hyderabad Airport, Hyderabad.**
3. **Guard file.**
4. **GM (NOC) Bundle.**

राजीव गाँधी भवन सफदरजंग हवाई अड्डा, नई दिल्ली–११०००३ दूरभाष : २४६३२६५० फैक्स : ९१–११–२४६३२६६०
Rajiv Gandhi Bhavan Safdarjung Airport, New Delhi-110003 Phone : 24632950 Fax : 91-11-24632990

(iii) Site Plan showing the land surrendered, its extent, location with dimensions.

(iv) Building permission Plan for the site by the urban local body.

(v) Details of Building permission granted / applied for like use or purpose of building, number of floors permitted, all-round setbacks, floor area permitted and utilized, parking area permitted; etc.

(vi) Whether already benefit of relaxations been utilized for the site?

(vii) Whether any Court case is pending against Urban Local Body?

(viii) Land value of the site where TDR is to be availed (latest copy from concerned Sub Registrar to be enclosed)

(ix) TDR admissible in terms of sq.m and equivalent land value.

18. URBAN DESIGN AND ARCHITECTURAL CONTROL

For certain areas as well as sites abutting major roads of 30m and above, the Competent Authority may enforce urban design and architectural control. These shall be detailed out keeping in view the development conditionalities and requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets / Plans approved by the Competent Authority shall be complied with.

19. BUILDING PERMIT / LICENSE FEES

(a) The Sanctioning Authority shall along with the Building Application levy and collect 2% of the Building Permit / License fees, subject to a maximum of Rs.10,000 as initial fees. The balance Building Permit / License Fees together with other fees and Charges shall be levied and collected before the issue of permission / sanction.

(b) In case of rejection of building application, the above initial fees would be forfeited.

(c) No fees and charges would be levied for parking spaces provided in any floor.

(d) The permission is valid for 5years in case of High Rise Buildings & Group Development Schemes and 3years in case of Non High Rise Buildings subject to condition that the construction shall be commenced with in 18months. The permission can be revalidated for another 2years on payment of building permit fee.

20. LEVY OF SPECIAL FEES AND OTHER PROVISIONS FOR CERTAIN AREAS:

The Sanctioning Authority with the specific approval of the Government may, when implementing such Projects, levy Special fees and other fees / charges for lands / sites / premises abutting or in the vicinity of the Ring Road or other highways / major roads or the Mass Rail Transit System / Light Rail Transit System / Multi Modal Transit System / Bus Rapid Transit System route indicated in the Master Plan, at the rates and procedure prescribed by the Government.

21. CITY LEVEL INFRASTRUCTURE IMPACT FEES APPLICABLE IN CERTAIN CASES:

(a) With a view to ensure development of City Level Infrastructure facilities and the City Level Infrastructure Impact Fees shall be levied as given in the table below: