Soham Modi

From:

<qc@modiproperties.com>

Date:

08 October 2008 12:42

To:

<soham@rnodiproperties.com>

Subject:

Inspection Report

We Quality Control team has observed that in Nilgiri Homes and Respected Sir, MayFlower Heights contractors are not using Proportion Boxes for column casting. They are using there own proportion mix.

In MayFlower Heights, Flat no-401&402 that to Kitchen and Dining room, slab has been sunken to 9" due to rain on slab casting and supports

also not well.

Kindly look into this

Regards. QC team

A Srujan

G Vijay Raj

mail2web - Check your email from the web at http://link.mail2web.com/mail2web

Soham Modi

. From:

"renuka" <renuka@prasadassociates.com>

Date:

04 September 2008 15:58

To:

<soham@modiproperties.com>; <sohammodi@hotmail.com>

Cc:

<raji@prasadassociates.com>

Attach:

ATT00015.txt; rampally_photos.zip

Subject:

Rampally site report

Dear Sir,

During the last site visit by our Structural Engineer, he had observed few areas which we would like to bring them to your notice only to ensure the quality.

We have attached few snaps for your understanding.

- 1.In most of the places Plinth beams are not straight and are not in one level.
- 2. Near Column and beam junction, beam is out by 1" to $1\frac{1}{2}$ " from the column (Snap no:55).
- 3. In plot no 28, grid no A6, column is 2" out from the plinth beam.
- 4.In some places, near column and plinth beam junction, 5" hollow gap is observed which is filled with soil. (Snap no: 68).
- 5.In some places the column thickness is not uniform. At the column and plinth beam junctions the thickness is drastically reduced. (snap no: 70).
- 6.At beam bottoms, hollow bricks are provided to match the levels instead of adjusting the centering. (Snap no: 44 & 46).
- 7.Brick work layers are not in one level for one layer. (Snap no: 52).

Thanks & Regards Renuka

fle mnm Knm.

Soham Modi

From:

"Soham Modi" <sohammodi@hotmail.com>

Date:

14 August 2008 15:52

To:

"Sharad Kadakia" <sjkadakia@greensgroup.com>

Subject:

Bloomdale at Shamirpet

Dear Sharat Bhai,

We have got a good response for Bloomdale at Shamirpet. We have received 4 bookings till date and have 6 very promising leads. If we get another 3 or 4 bookings this month, it will be a great start to the project. While my sales team was always very confident about the project, I was a little skeptical. Now, not only is the response far greater than expected, the price realization is more than also expected.

I have applied for a 6 to 7 Cr bank loan from SBI for the project. We have managed to get a loan from SBI for all our projects till date. Under normal circumstances, we would have certainly got the loan, but with new restrictions from RBI there is a little bit of uncertainty in getting the loan. If we get a loan from the bank we can go slow on sales and speed up construction. Over a period of time we can command a much higher price.

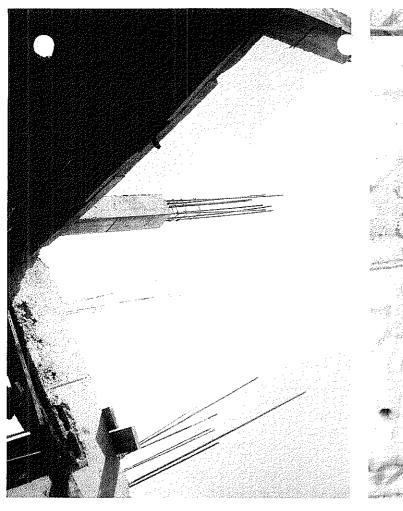
We have not started advertising as the brochure is not yet ready. The brochure will be ready by this month end. Would you like to include your company's name as a promoter of the project in the brochure? If so give me the details within a day or two.

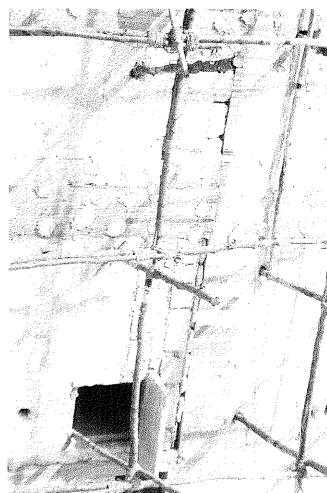
I have a new proposal for you.

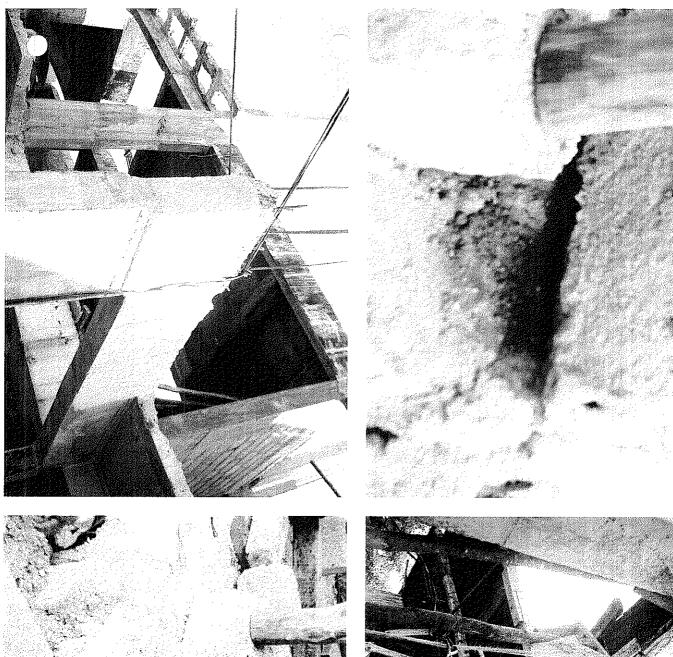
Myself, Nirav &Ashish have acquired about 10 acres of land at Rampally, Keesara Mandal. Our existing project Nilgiri Homes at Ramaplly has a very good response. Nilgiri Homes consists of 95 town houses/bungalows on 6.5 acres of land. We have sold about 18 bungalows in the last 9 months. We hope to be sold out in the next 12 to 18 months, as sales are likely to pick-up after completion of model houses.

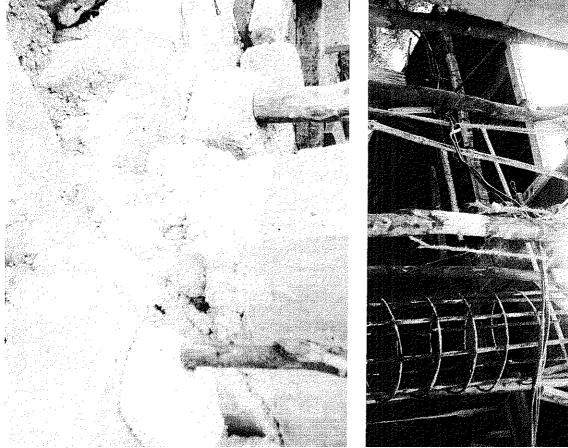
Ramapally is in the north east side of the city where most of our projects are located. Hitech city area has become over priced and crowded. The alternate to Cyberabad will certainly be Shamshabad. However, Shamshabad lacks in infrastructure and is 3 to 4 years away from becoming a hot destination for commercial / residential construction. In the meantime the north east side of the city has become the preferred destination for several IT and other Hitech Industries. Two large projects are coming up at Pocharam (adjacent to Rampally) - 100 acre Raheja IT park and a 450 acre Infosys Campus. RCC work for two buildings of about 3 lakh sft each is completed in the Raheja IT park. Foundation stone for Infosys campus was laid this week. Infosys campus is going to be largest in India with an estimated staff strength of 50,000 to 90,000.

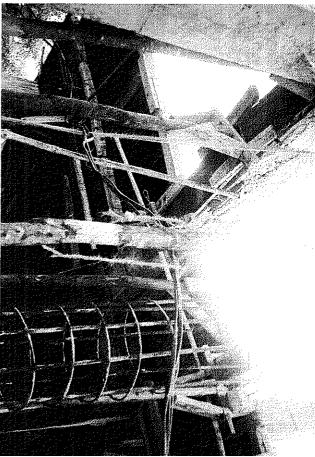
Keeping in mind this large demand and the dearth in housing we have decided to acquire this 10 acres of land. We were very confident of raising the funds through FDI or through loans from banks. While lot of funds (FDI) have shown keen interest in our projects, nothing has materialized as yet. We did not avail the bank loan available to us a few months ago and now because of recent restrictions by RBI against lending on open land we are unable to get those loans. At the moment we are short by about 250 to 300 Lakhs to complete the transaction. The











800 per sft. We expect to make profit between 40 to 100 crores in the project.

Would you be interested in joining us in the project? I can assure you that the returns are great. If you are interested I can think of the following ways in which you can raise the money:

- a. From your own resources in the US or India (I would presume it is very difficult given the present economic outlook in the US).
- b. Enhance the loan or take a fresh loan against Greens Towers or S.M. Complex (if you wish Rajesh Bhai can also join us).
- c. Arrange a temporary loan against Greens or Ranbaxy and substitute the loan over a period of 1 year from accruals and bank loans of Bloomdale at Shamirpet. If the bank loan of Bloomdale is approved in 2 or 3 months then we can easily divert 150 to 200 lakhs.

Call me if you need further details.

The details of Nilgiri Homes at Rampally is available on our website: www.modipropteries.com/nilgirihomes/home.html.

Regards,

Soham Modi

GOVERNMENT OF ANDHRA PRADESH PROHIBITION AND EXCISE DEPARTMENT

Cr.No.B2/1404/2008.

Dated. 17-8-2008.

Sub:-

Proh.& Excise - Ranga Reddy Dist. - SHO. Ghatkesar Certain request for permission to cutting down of (9) Toddy Trees situated in Sy.No.128,129,133 and 136 Of Rampally-Village, Keesara Mandal, R.R.dist, - Permission accorded - Orders issued - Reg

Ref:- 1. Application of Sri. Soham Modi, S/o. Satish Modi Representative of M/s.Modi and Modi Constructions Secunderabad, Dt. 21-5-2008

> 2. Report of SHO.Ghatkesar , Date.5-7-2008 3. Collector, R.R. district, Permission Dt. 19-7-08

ORDER:

In the circumstances explained and as proposed and recommended by the S.H.O: Ghatkesar and on payment of consideration fee of Rs.1350-00 vide Challan. No.41326 date.4-8-2008 remitted at SBH. Gruhakalpa Br. Nampally, Hyderabad, permission is hereby accorded for cutting down of (9) Toddy Trees situated in Survey. No.128, 129, 133 and 136 of Rampally- Village, Keesara Mandal, R.R. District, subject to the following conditions under Sub-Rule(5) (Form 11 (b)) of Rule 24 of A.P. Water, Land and Trees Rules, 2002, namely:-

- Premises of felling tree/ trees is as mentioned as above only.
- 2. Number of tree / trees permitted to be felled is (9) Toddy Trees only (Specify species and Number)
- 3. (90) No. of Plants shall be planted within (30) days of the
- 4. In case of failure to take up plantation, plants shall be raised at the cost of the applicant.

(By the order of Collector and District Magistrate, Ranga Reddy District)

Prohibition and Excise Superintendent, Saroornagar, Ranga Reddy District.

Τо

28/08 Sri. Soham Modi, 5/o. Satish Modi, Representative of M/s. Modi and Modi Constructions, Secunderabad. (Through the SHO. Ghatkesar) py to the SHO Ghatkesar

Copy to the Asstt. Proh. and Excise Superintendent, Saroornagar, R.R.Dist, Copy to the Mandal Revenue Officer, Ghatkesar

Dato: 09-05-08

To,
The,
Admin Manager,
MPIPL.

the the

Sir,

Sub:-Deletion of Photographs from Kodak camera.

I Ashok Reddy working as Security Supervisor from Oct 2007 at MNM Rampally Nilgiri Homes. Under me security guards are working.

On 08/05/08 I called S.Shoban babu posted at gate for taking photographs of

Tractor as the other security guard was engaged for counting Granites.

S.Shoban babu after taking some photographs wanted to delete one photo

Which was not clicked properly by mistake he deleted all photo's taken up to 08/05/08.

I am extremely sorry and assure you, that in future there will not be any problem from security kindly Excuse me.

Thanking You, K. Ashok Reddy.

K.Ashof a/5/08

Forwarded to H.O.

MOTE

WINIM WILCHES HOWEZ RAMPALLY

Dtd: 9-5-2008

The Admin Merneyes

MAILDE Rossigny. Secusidosabul-

Siz

Sub: - Deletion or Photos From Kodale Campag WEF 2/5/08 to 815/08 - reg.

In MAM Rampally (4) security Possons arse blosking

3 One Super visor

2) One Might hourd

3) One hoteduty

On 8-5-2008 the Security hand S. Sothembatu posted at hate duty was called by Zeonsidzentos nizas to take brotos of Isactor casalina Mud; as the general security gand was engage

in Counting granite. S. Sobhan babu after taking

Mandelete One Pl

MNNV NILCIRI HOMES RAM PALLY The Adom Manager. Sir, In Pharman of Director's isotruct building Material Contractor Mrs. Nassingh Raw. Carrie to this site on 25-4-08 and Contacted Adonni Offices, the contractor was telling that he was not given any orders for supply of building material on enquiry with M. Poubhalco (APM) he has told that those is a difference of (SHORT) M (SHORT) LOSSY and the 25 CFT in his (Marsingh Pur) Lossy and the Contractor Says it is not so. Finally the Contrac agreed to change the Lossy it M. Pouthalcos defiand I have told samething to Pouthalias in 35-4-08 it top. 1.0H.

CS. RAMMOHA



Sir,

Sorry to write this note but I thought it is my duty to bring the facts to your notice.

On the checking of requisition details dated 02.01.08 to 02.02.08 I found that the following items are not received at the site,

Requisition	Material	<u>Date</u>
16073/a	Sq.Pipes	14.01.08
16073/b	MS Sheet	14.01.08
16073/c	MS.Hings	14.01.08
16074/a	Round Pipes	14.01.08
16074/b	L.Angles	14.01.08
16076/a	Drums	16.12.07
16085	HDPE Pipes	25.01.08
16088/a	Round Pipes	30.01.08
16088/b	Sq Rods	30.01.08

How ever I remember that 45 nos of MS Round Pipes received from cherlapally through auto then I enquired with site engineer prabhakar regarding the receipt of MS Round Pipes and the other items sited about He told that we have received MS Round Pipes and further told that the above other items might have received at cherlapally. Then I immediately rang up to Bhavani Prasad admin officer and asked him whether the above items were received at their site he told that I don't remember better if ur site engineer ask our project engineer (ranjit) then I told site engineer M.prabhakar to enquire with the project engineer regarding the receipt of the above items so can we can send the report then he told me to ask ranjit project engineer regarding the above items then I rang up ranjit he told that for what purpose you have raised requisition so that he can tell, whether they have received at their site or not then I told prabhakar who was sitting in construction office to speak to ranjit, after hearing this he left reports speaking with to ranjit.

Such Casual Artitude towards on

MNM NILGIRI HOMES

NOTE

Date 07.02.08

Sir,

SUB: - Requisitions details by site 02.01.08 TO 02.02.08.

Except the following items all other items are received as noted in the statement.

Requisition	<u>Material</u>	<u>Date</u>
16073/a	Sq.Pipes	14.01.08
16073/b	MS Sheet	14.01.08
16073/c	MS.Hings	14.01.08
16074/a	Round Pipes	14.01.08
16074/b	L.Angles	14.01.08
16076/a	Drums	16.12.07
16085	HDPE Pipes	25.01.08
16088/a	Round Pipes	30.01.08
16088/b	Sq Rods	30.01.08

Admin Officer.

Mr. Kommotion Koo.

₹eq. I	Details b	Req. Details by Site Report	port			From Date: 02/01/08	/01/08	To Date: 02/02/08	Site:	MNM
Req N	Req ID	Req Dt.	Site	Phase	Item	PO No	PO No PO Dt. Dc	De No Deliver Dt Remarks	E)	Oone Lead
[0376	3381	25-Jan-08 MNM	MNM		Call Info.Sneet	832	25-Jan-08 285	31-Jan-08		`
10378	3379	25-Jan-08 MNM	X N N		Paper Bundles	7994	25-Jan-08 853	31-Jan-08		د اs
10591/A	3065	07-Jan-08 MNM	MNM		Stationery	7828	09-Jan-08 811	14-Jan-08		<
10601	3154	12-Jan-08 MNM	MNM	-	New Catridge	7878	16-Jan-08 30252			<
10607	3215	17-Jan-08 MNM	MNM		Calculator/Peneils				Mice 22-1-08	<
10614	3233	18-Jan-08 MNM	MNM		Stationery	7912	19-Jan-08 833	22.Jan-08		<
10631	3349	24-Jan-08 MNM	MNM		Paper Bundles	7967	24-Jan-08 850	29-Jan-08		<
10635	3353	24-Jan-08 MNM	MNM		Letter Heads/Stamps	825	24-Jan-08 765	01-Feb-08		< -
10638	3390	28-Jan-08 MNM	MNM		Box Files	7998	28-Jan-08 846	29-Jan-08		<
16064	2954	02-Jan-08 MNM	MNM		Labour ID Cards 🗸	800	03-Jan-08 733	04-Jan-08		<
16065	2955	02-Jan-08 MNM	MNM		Stationary /	7745	03-Jan-08 3191			< -
16066	2956	02-Jan-08 MNM	MNM		PVC Pipe	7752	03-Jan-08 9014			<
16067	3102	10-Jan-08 MNM	MNM		Cement PPC	7842	10-Jan-08 5447			<
16068	3105	10-Jan-08 MNM	MNM		Hollow Blocks			11-Jan-08 Local Purchase by Engr.	e by Engr.	<
16069/A	3103	10-Jan-08 MNM	MNM		Black Curing Pipe	7859	16-Jan-08 378	16-Jan-08		«
16069/B	3288	10-Jan-08 MNM	MNM		Stationery	7858	21-Jan-08 830	22-jan-08		< 15
16069/C	3291	10-Jan-08 MNM	MNM		Cups & Saucers	7921	21-Jan-08 32	22-Jan-08		ζ,
16070	3164	14-Jan-08 MNM	MNM		DVD Writer	7880	[4-Jan-08 424	19-Jan-08		<
16071	3160	14-Jan-08 MNM	MNM		Solid Bricks	7881	14-jan-08	4-Jan-08 Already Delivered	ered	ζ,
16072	3161	14-Jan-08	MNM		Hume Pipe	ŧ			Estimate to MD-Kept on hold!	
16073/A	3162	14-Jan-08 MNM	MNM		Sq.Pipes 🗡	7928	19-Jan-08	21-Jan-08		<
16073/B	3292	14-Jan-08 MNN	MNM		MS Sheet 🗡	7929	21-Jan-08 [97	24-Jan-08		< -
16073/C	3293	14-Jan-08 MNM	MNM		MS Hinges	7930	21-Jan-08 3540) 23-Jan-08		∢
16074/A	3163	14-Jan-08	MNM		Round pipes. X	7907	18-Jan-08 9225	23-Jan-08		< -1
16074/3	3247	14-Jan-08 MNM	MMM		L Angles	7908	18-Jan-08 8988	23-Jan-08		ζ,
6075/A	3186	16-Jan-08 MNM	MNM		Ballies/Thadkas	7895	18-Jan-08 152	19-Jan-08		<

Saturday, February 02, 2008



Consultants Copy / Head Office Copy / Site Copy

Modi & Modi Constructions

5-4-187/3 & 4, II Floor, M.G. Road,

Secunderabad - 500 003. . Phone: +91-40-66335551

Ala

Nilgiri Homes

Sy. No. 128, 129, 132 - 136

Rampally, Keesara Mandal, Hyderabad.

Phone: +91-40-64530888

Date: 30-1-08 ·

Consultant Inspection Report	
1. Boundary plastering in progress	along main
soad.	at site
2. Club house plat form level not avo	ulable during
impertion. drawing also not ave	ailable which was insid
3. Sewer line laying in program	at site.
4- Modi Couphychions to submit	
levels of road levels that H	
fixed at site for Compulta	
5. Site Bounday wall foundation	depth not
5-Site Bounday wall foundation Sufficient at East side.	
5. Shorm water drain is not take	n come by the
developer oright now at sit	e but to
dere loper right now at sit	ouvultant design.
- late.	<u> </u>
Sila	
(Earnan)	:
(A. Kannan) (A. Kannan) Promod Associated	

Engineer Sign.

Consultant Sign.

	Details of Of	Penal Interest Debited By SBI	Банк
S.no	Date	Particulars	Amount
1	31.08.08	OD Penal Interest	6766.00
2	30.09.08	OD Penal Interest	10165.00
3	31.10.08	OD Penal Interest	1224.00
4	30.11.08	OD Penal Interest	2932.00
5	30.04.09	OD Penal Interest	4.00
6	31.05.09	OD Penal Interest	12019.00
7	31.03.10	OD Penal Interest	2.00
8	31.05.10	OD Penal Interest	103024.00
9	30.06.10	OD Penal Interest	6715.00
10	31.08.10	OD Penal Interest	14165.00
11	30.09.10	OD Penal Interest	25946.00
12	31.10.10	OD Penal Interest	8288.00
		Total	191250.00

MNM fre

MODI & MODI CONSTRUCTIONS SBI LOAN DRAWAING DETAILS

4		INTREST	Interest			
DATE	PARTICULARS	AMOUNT	Interest	NOO	180711	:
=:::=	TAKTROOLARG	AWOUNT	repayment	NOC		TOTAL BALANCE
23.06.08	Bank charges	200.00		В	C	A+C-B
23.06.08	Bank charges	200.00				200.00
25.06.08	Bank Transfer	200.00	•		10.000.000.00	400.00
26.06.08	Bank Transfer				10,000,000.00	10,000,400.00
27.06.08	Bank Transfer				10,000,000.00	20,000,400.00
30.06.08	Intrest Amount	27,946.00			10,000,000.00	30,000,400.00
04.07.08	Loan Prossesing charge	995,000.00			: !	30,028,346.00
12.07.08	NOC	990,000.00	i			31,023,346.00
31.07.08	Intrest Amount	224 750 00		600,000.00		30,423,346.00
13.08.08	Bank Transfer	331,758.00		•		30,755,104.00
18.08.08	NOC				2,500,000.00	33,255,104.00
18.08.08	Bank Transfer			600,000.00		32,655,104.00
20.08.08		•		•	2,500,000.00	35,155,104.00
20.08.08	Bank Transfer				2,500,000.00	37,655,104.00
	Bank Transfer				2,500,000.00	40,155,104.00
30.08.08	NOC	"		600,000.00		39,555,104.00
31.08.08	Intrest Amount	392,837.00				39,947,941.00
31.08.08	Intrest Amount	6,766.00				39,954,707.00
22.09.08	Bank Transfer				1,500,000.00	41,454,707.00
25.09.08	Bank Transfer			:	1,500,000.00	42,954,707.00
29.09.08	Bank Transfer				1,000,000.00	43,954,707.00
29.09.08	Bank Transfer				2,500,000.00	46,454,707.00
30.09.08	Intrest Amount	456,968.00				46,911,675.00
30.09.08	Intrest Amount	10,165.00				46,921,840.00
01.10.08	Bank charges	75.00		·	:	46,921,915.00
01.10.08	NOC	·		600,000.00		46,321,915.00
03.10.08	Bank charges	75.00				46,321,990.00
04.10.08	Bank Transfer			:	1,000,000.00	47,321,990.00
21.10.08	Bank Transfer	• •	•	İ	492,000.00	47,813,990.00
01.11.08	Bank Transfer		•		2,500,000.00	50,313,990.00
01.11.08	Bank Transfer				2,500,000.00	52,813,990.00
04.11.08	Bank Transfer				2,500,000.00	55,313,990.00
07.11.08	Tr.HDFC/Intrest payment	· ·· • · ·	27,946.00		2,000,000.00	55,286,044.00
07.11.08	Tr.HDFC/Intrest payment		331,758.00		:	The state of the s
07.11.08	Tr.HDFC/Intrest payment		399,603.00		:	54,954,286.00 54,554,683.00
07.11.08	Tr.HDFC/Intrest payment		467,133.00			54,087,550.00
11.11.08	Bank Transfer	:	107,100.00		2,500,000.00	
12.11.08	Modi Housing Pvt Ltd		500,000.00		2,000,000.00	56,587,550.00
15.11.08	NOC		000,000.00	600,000.00	7	56,087,550.00
100000	Totals	2,221,990.00	1,726,440.00	3,000,000.00	57,992,000,00	55,487,550.00
	<u>=</u>	, , , , , , , , , , , , , , , , , , , ,	,,	-,000,000.00	/	
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