

S No.	Item Head	Item	Description / Size	Rate (Rs.)	Units	Remarks
Nilgiri Estates						
Description:		Labour Rates				
Prepared by:		Bharat Reddy				
Date:		03-03-2015				
Earth Work						
1		Excavation of Pits upto 7'.0		6.00	Cft	
2		Excavation of Pits above 7'.0		7.00	Cft	
3		Sand Filling		1.50	Cft	
4		Pits or Plinth P.C.C		4.50	Sft	
5		Pits Backfilling upto Plinth level		2.00	Cft	
6		Backfilling of Plinth Beams, Levelling and Final Compaction		3.00	Cft	
7		Site cleaning after RCC		1.00	sft	
7		Lump-sum rate for earth work		35000.00	per bungalow	
Centering & Rod Bending						
1		Centering-Footings		20.00	Cft	- 23/-
2		Centering - Columns		21.00	Sft	
3		Centering - slabs & beams		21.00	Sft	
4		Centering Lift Charges		8.00	% per floor	
5		Centering-Slope roofs		20.00	Sft	
6		Centering - LS		75.00	per sft	
Civil Work						
1		Civil work LS rate	calculated on plinth area	95.00	Rs. Per sft	
		CRS		9.00	Rs. Per cft	
		Curbstone Plastering		8.00	Rs. Per rft	check!
		PCC 4"labour rate		4.50	Rs. Per sft	
		DPC bed		6.00	sft	- 7/-
		4" / 8" cement block wall		8.00	Rs. Per sft	
Wedging Works						
		Z angle templates		30.00	nos	- 35/-
		Grills Making		22.00	Rs. Per sft	- 20/-
		Grills Fitting		2.00	Rs. Per sft	3/-
		Pipe Railing		11.00	Rs. Per rft	12/-
		Labour charges - LS		16000.00	Rs. per bungalow	9000/-
Carpentry Rates						
		Door frame 5"x 3"		200.00	Rs. per nos	350/-
		Door frame 4"x 2.5"		200.00	Rs. per nos	300/-
		Door & hardware fittings		200.00	Rs. per nos	275/-
		Labour charges - LS		14500.00	Rs. per bungalow	16500/-
		French Door Frame 8' x 7'		200.00	Rs. per nos	
		French Door Shutters		1300.00	Rs. per set	
Flooring & tiles						
		Flooring marble		15.00	Sft	8/-
		skirting marble		15.00	Sft	5/-
		Flats flooring	Vetrified	9.00	sft	10/-
		Flats skiting	Vetrified	9.00	rft	10/-
		Corridors - flooring	Marble	0.00	sft	
		Corridors - skirting	Marble	0.00	rft	
		Steps - flooring	Granite	22.00	sft	16/-
		Steps - skirting	Granite	22.00	rft	
		Bathroom tiles		10.00	sft	
		Parking tiles		10.00	sft	12/-
		Kitchen Granite		0	sft	
		Kitchen Dado		9	sft	
		Wash area dado		9	sft	
		Edge moulding	Granite	35	rft	
Plumbing						
		East face bungalow		22,000.00	per bungalow	25,000/-
Electrical						
		LS per bungalow		18,500.00	per bungalow	21,000/-
Misc						
		Elevation Tiles		15	per sft	

NE estimate const 3-3-15 ver 1

Nilgiri Estates					
Description:	Material Rates				
Prepared by:	Bharat Reddy				
Date:	03-03-2015				
S No.	Item	Description / Size	Rate in Rs.	Units	
	Civil Work				
	Cement	PPC / 43 / 53 Avg	✓ 290.00	bags	539-265/- 438-257
	Steel	TMT	✓ 41.00	kgs	36.60/-
	Binding Wire		✓ 43.00	kgs	50.40/-
	RMC	M 20	3,300.00	Cu.m	✓
	RMC	M25	3,400.00	Cu.m	✓
	RMC	M20	93.48	cft	
	RMC	M25	96.32	cft	
	20 mm metal		19.00	cft	19.50/-
	M/c 40 mm metal		21.00	cft	19.00/-
	Hand cut 65/40 mm metal		17.50	cft	✓
	Baby Chips		15.00	cft	✓
	Sand Coarse	18 cft per ton	42.18	cft	64.17/-
	Sand Fine	18 cft per ton	89.56	cft	80.50/-
	Manufactured Sand		21.00	cft	✓
	Cement blocks - solid	4"x 8" x 16"	19.00	no.s	
	Cement blocks - solid	6"x 8" x 16"	24.00	no.s	
	Cement blocks - solid	8" x 8" x 16"	31.00	no.s	
	Hallow blocks - 4"	4"x 8" x 16"	15.75	no.s	
	Recron		39.00	Packet	
	Chicken Mesh	30 m per bundle	183.00	Bundle	
	Table Brick		3.10	nos.	✓
	Remud		16.20	cft	16.50/-
	Earth - mohrum		6.00	cft	8.40/-
	Earth - rubble		4.00	cft	
	Curb stone		75.00	rft	✓
	Granite - 6"x 6"x 9"		7.00	nos	6.88/-
	Welding Works				
	Z angle MS		45.00	kgs	
	Steel	Rods & flats	45.00	kgs	
	Pipes		45.00	kgs	
	Grills		87.00	sft	✓
	Staircase Railing		87.00	sft	✓
	Balcony Railing		130.50	sft	
	Carpentry Works				
	Sal Wood		1,230.00	cft	
	Teak Wood		1,650.00	cft	
	Door Bidding - 1.5"		34.00	rft	
	Door Handle - cylindrical		540.00	nos	
	Door Handle - main door		1,910.00	nos	
	Door misc. hardware	Stopper + hinges	730.00	per door	
	French Door Shutters	Full set	1,400.00	per set	
	Door shutter - pannel		95.00	sft	
	Door shutter - flush		65.00	sft	
	Glass		40.00	sft	
	Al windows		325.50	sft	

NE estimate const 3-3-15 ver 1

Flooring & tiles					
	Flooring	Ceramic	19.00	sft	26.00/-
	Skirting	Ceramic	6.33	rft	12.00/-
	Marble flooring	Vetrified	42.00	sft	44.00/-
	Marble Skirting	Vetrified	14.00	rft	14.67/-
	Steps - flooring	Granite	115.00	sft	130.00/-
	Steps - skirting	Granite	38.33	rft	43.33/-
	Bathroom tiles		50.00	sft	33.00/-
	Kitchen Granite		110.00	sft	135.00/-
	Kitchen Dado		40.00	sft	32.00/-
	Wash area dado		22.00	sft	23.00/-
	Parking tiles		24.00	sft	33.00/-
	Pavers		29.00	sft	32.00/-
Painting					
	Painting work of internal walls		6.00	sft	
	Painting work of external walls		4.00	sft	
	Painting work of door frames		6.00	rft	
	Painting work of door shutters		6.00	sft	
	Painting work for grills		6.00	sft	
	Painting work compound wall		1.50	sft	
	Painting work for balcony railing		6.00	sft	
	Painting work for pipe railing		3.75	rft	
	Painting turnkey LS		38.00	sft	
Water Proofing (labour + chemical)					
	Toilets		1,500.00	per bathroom	1650/-
	Terrace		13.50	sft	14.50/-
	Elevation water proofing		11,500.00	LS	18,500/-
Roof tiles					
	Terrecota tiles		30.00	sft	33.00/-
Elevation Stone			145.00	sft	
Plants					
	Shaded Grass		3.75	sft	
	Nilgiri Tree with plantation		150.00	nos	
	Tree Guard		600.00	nos	
	2ft CC ring		120.00	nos	

NE estimate const 3-3-15 ver 1

Nilgiri Estates					
Description:	Material Rates				
Prepared by:	Bharat Reddy				
Date:	03-03-2015				
S No.	Item	Description / Size	Rate in Rs.	Units	
	Civil Work				
	Cement	PPC / 43 / 53 Avg	290.00	bags	539.265/-
	Steel	TMT	41.00	kgs	36.80/-
	Binding Wire		43.00	kgs	50.40/-
	RMC	M 20	3,300.00	Cu.m	✓
	RMC	M25	3,400.00	Cu.m	✓
	RMC	M20	93.48	cft	-
	RMC	M25	96.32	cft	-
	20 mm metal		19.00	cft	19.50/-
	M/c 40 mm metal		21.00	cft	19.00/-
	Hand cut 65/40 mm metal		17.50	cft	✓
	Baby Chips		15.00	cft	✓
	Sand Coarse	18 cft per ton	42.18	cft	64.17/-
	Sand Fine	18 cft per ton	89.56	cft	80.50/-
	Manufactured Sand		21.00	cft	✓
	Cement blocks - solid	4"x 8" x 16"	19.00	no.s	17.85/-
	Cement blocks - solid	6"x 8" x 16"	24.00	no.s	26.25/-
	Cement blocks - solid	8" x 8" x 16"	31.00	no.s	39.90/-
	Hallow blocks - 4"	4"x 8" x 16"	15.75	no.s	✓
	Recron		39.00	Packet	✓
	Chicken Mesh	30 m per bundle	183.00	Bundle	✓
	Table Brick		3.10	nos.	✓
	Remud		16.20	cft	16.50/-
	Earth - mohrum		6.00	cft	8.40/-
	Earth - rubble		4.00	cft	
	Curb stone		75.00	rft	✓
	Granite - 6"x 6"x 9"		7.00	nos	6.83/-
	Welding Works				
	Z angle MS		45.00	kgs	50.40/-
	Steel	Rods & flats	45.00	kgs	44.10/-
	Pipes		45.00	kgs	54.60/-
	Grills		87.00	sft	✓
	Staircase Railing		87.00	sft	✓
	Balcony Railing		130.50	sft	106.00/-
	Carpentry Works				
	Sal Wood		1,230.00	cft	1,150/-
	Teak Wood		1,650.00	cft	1,832/-
	Door Bidding - 1.5"		34.00	rft	33.21/-
	Door Handle - cylindrical		540.00	nos	490.00/-
	Door Handle - main door		1,910.00	nos	1,985.00/-
	Door misc. hardware	Stopper + hinges	730.00	per door	286.00/-
	French Door Shutters	Full set (7x4)	1,400.00	per set	8120/-
	Door shutter - pannel		95.00	sft	126.00/-
	Door shutter - flush		65.00	sft	90.00/-
	Glass		40.00	sft	47.40/-
	Al windows		325.50	sft	290.00/-

428 - 251/-

NE estimate const 3-3-15 ver 1

Flooring & tiles					
	Flooring	Ceramic	(19.00)	sft	26.00 ✓
	Skirting	Ceramic	(6.33)	rft	12.00 ✓
	Marble flooring	Vetrified	(42.00)	sft	411.00 ✓
	Marble Skirting	Vetrified	(14.00)	rft	14.67 ✓
	Steps - flooring	Granite	(115.00)	sft	130.00 ✓
	Steps - skirting	Granite	(38.33)	rft	43.33 ✓
	Bathroom tiles		(50.00)	sft	32.00 ✓
	Kitchen Granite		(110.00)	sft	135.00 ✓
	Kitchen Dado		(40.00)	sft	33.00 ✓
	Wash area dado		(22.00)	sft	33.00 ✓
	Parking tiles		(24.00)	sft	33.00 ✓
	Pavers		(29.00)	sft	32.00 ✓
	Painting				
	Painting work of internal walls		6.00	sft	
	Painting work of external walls		4.00	sft	
	Painting work of door frames		6.00	rft	
	Painting work of door shutters		6.00	sft	
	Painting work for grills		6.00	sft	
	Painting work compound wall		1.50	sft	
	Painting work for balcony railing		6.00	sft	
	Painting work for pipe railing		3.75	rft	
	Painting turnkey LS		38.00	sft	
	Water Proofing (labour + chemical)				
	Toilets		(1,500.00)	per bathroom	1650 ✓
	Terrace		(13.50)	sft	14.50 ✓
	Elevation water proofing		(11,500.00)	LS	18,500 ✓
	Roof tiles				
	Terrecota tiles		(30.00)	sft	33.00 ✓
	Elevation Stone		145.00	sft	✓
	Plants				
	Shaded Grass		3.75	sft	✓
	Nilgiri Tree with plantation		150.00	nos	✓
	Tree Guard		600.00	nos	✓
	2ft CC ring		(120.00)	nos	160.00 ✓

Sub.: Revised guideline rates for centering and rod bending works for Vista Homes

S. No.	Description	Rate (Rs.)	Units
1.	Footings	23.00	Per cft.
2.	Columns, Beams, Slab upto 10'	20.00	Per sft.
3.	Columns, Beams, Slab upto 13'	22.00	Per sft.
4.	Steps	120.00	Per step
5.	Deduction for using RMC instead of site mix	1.00	Per sft. / cft.
6.	Lift charges	8%	Per floor

Notes

1. Above rates are for site mix for turnkey job including centering, rod bending and casting.
2. Concrete mixer, vibrators, lifts, bamboos, oil and all other materials to be provided by contractor at his own cost.
3. Rates include marking charges, curing, making bunds for curing, making covering blocks, etc.
4. For Slab-1 pay for ballies returned to builder of sizes longer than 4'6" @ Rs.40/- per piece (difference of 10' ballies Rs.130/- and 18' ballies Rs.160/-).
5. A schedule shall be made for completion of work slab wise. Contractor must try to complete work one week in advance for QC check and booking RMC. In case of delay impose a penalty of Rs. 5,000/- per week per slab. One day delay or advance will also count as one week. No refund of penalty and no exemption for RMC delay or festival.
6. At least one skilled mason to be provided by contractor.
7. Columns casting must be done by concrete mixture for apartments.
8. Penalty of Rs. 1 to 2 per sft/cft shall be deducted for entire floor, slabs, column and beam if consultant passes adverse remarks about quality of work.
9. Penalty of Rs.5000/- shall be levied for poor quality of curing. Bunds of less than 100 sft. should be made and gunny bags used for columns and sloping roofs. Curing must be done for 21 days.
10. Compound wall – Add 15% on rate given.
11. Bonus Rs.5000/- per week shall be paid for work done in advance.
12. Rates shall be applicable for Vista Homes only.

Managing Director.

sohammodi@modiproperties.com

Handwritten signature and initials

From: "Anand Bhashtakarla" <anandhomeline@gmail.com>
Date: 07 July 2015 22:14
To: <soham@modiproperties.com>
Subject: Road In Nilagiri Estates

Good evening Soham,

The road in Nilagiri is very problematic . Already two material vehicles are struck in the road . We are levelling with Jcb but it is not enough to move vehicles.

We have to think some alternative before rains come. If rain is there vehicles doesn't go inside at all.

Work is going on well. We have done P.c..c for four villas and planing footings for 2 villas on 9th.

Regards.

Anand

Sent from my iPhone=

13-07-2015

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

Company:	Nilgiri Estates	Date of site visit:	16.07.15 (Tuesday)
Site:	MNM /Nilgiri 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?	No	
5.	Is scrap properly arranged and sold as and when required?	NA	
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?	Na	
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	Yes	Good
Plumbing -GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Good
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		
<ol style="list-style-type: none"> ✓ 1. Gate pass book is not maintaining for phase II site. ✓ 2. Phase I & II sales phone is not working and phone lying at old office and sales team is sitting at club house. ✓ 3. Admin & Construction phone BSNL is also not working. 		
Suggestions: Yes		
<ol style="list-style-type: none"> 1. All register are maintaining at site, there is no storage at phase II site, so kept at phase I and maintaining by phase I security. 2. Security supervisor required for phase II site for maintain registers at site. 		

sohammodi@modiproperties.com



From: "Anand Bhashtakaria" <anandhomeline@gmail.com>
Date: 19 July 2015 18:28
To: <soham@modiproperties.com>
Subject: Release of villas in NE

Good evening,

Release 10 more villas to start the work in Nilgiri Estates .

Till today we completed 8 footings, 7 villas columns raised upto plinth level out of 13.

Remaining 5 villas we are planing footings on Tuesday .

Regards.

Anand

Sent from my iPhone=

VILLA NO	Due up to 2nd inst.	Paid	Due	Remarks
9	5,25,000	5,25,000	Nil	
16	7,25,000	5,25,000	2,00,000	Mr. Rambabu's villa-trying max.eligibility
17	5,25,000	5,25,000	Nil	
24	8,25,000	4,25,000	4,00,000	Balance through bank loan
27	6,25,000	4,25,000	2,00,000	Balance through bank loan
28	6,25,000	2,25,000	4,00,000	Balance through bank loan
31	5,25,000	9,81,250	Nil	
52	6,25,000	6,25,000	Nil	
56	6,25,000	6,25,000	Nil	
61	6,25,000	6,25,000	Nil	
62	5,25,000	5,25,000	Nil	
63	5,25,000	5,25,000	Nil	
65	5,25,000	5,25,000	Nil	
73	6,25,000	6,25,000	Nil	

Nilgiri Estates/ Modi & Modi – Task List
Date: 06.08.2015

MNM
File

1. Connection for Yagi Antenna for phone.
2. Sera board order.
3. CRS work in phase I of Nilgiri Estates – only along roads.
4. Compound wall of Nilgiri Estates phase II
 - a. RCC pillars = 5'6"
 - b. CRS + DPC
 - c. Hollow block wall – 5'
5. RO – water supply at MNM. – by 13.8.15
6. Govardhan bills
7. Gate pass to be used between NE & MNM for material transfer.
8. Electrical plan of NE to be finalised by 1 pm on 7/8/15.
9. 6'4" boards of NE on opp. side of main road
10. Internet connection of sales office at MNM.
11. Admin BSNL phone not working.
12. Monkey menace - check garbage
13. Karonda plants – order plantation.
14. Replacement of trees/plants in landscaping, amphitheatre or other area.
15. Flag pole – 50 mm pole 18' high
16. Street lights – review at 73 & clubhouse.
17. Clubhouse lights - movement sensors – 5 nos – order
18. Fish in lotus pond.
19. MMC collection statement
20. Review of MNM customer complaints – by 7.8.15
21. Repair of door of # 72 with Janata paste and pesticide (Renuka Villa).
22. Estimate of repainting of each villa front side.
23. For crack filling complaints – offer crack filling at our cost and painting at customers cost.
(decide LS cost of painting before starting work).

✓
APPROVED BY
13 AUG 2015
SOHAM MODI
MANAGING DIRECTOR

Nilgiri Estates/ Modi & Modi – Task List
Date: 06.08.2015

do, Anu
In Carvechuel

1. Connection for Yagi Antenna for phone.
2. Sera board order.
3. CRS work in phase I of Nilgiri Estates – only along roads.
4. Compound wall of Nilgiri Estates phase II
 - a. RCC pillars = 5'6"
 - b. CRS + DPC
 - c. Hollow block wall – 5'
5. RO – water supply at MNM. – by 13.8.15
6. Govardhan bills
7. Gate ~~to~~ to be used between NE & MNM for material transfer.
8. Electrical plan of NE to be finalised by 1 pm on 7/8/15.
9. 6'4" boards of NE on opp. side of main road
10. Internet connection of sales office at MNM.
11. Admin BSNL phone not working.
12. Monkey menace - check garbage
13. Karonda plants – order & plantation.
14. Replacement of trees/plants in landscaping, amphitheatre or other area.
15. Flag pole – 50 mm pole 18' high
16. Street lights – review at 73 & clubhouse.
17. Clubhouse light movement sensors – 5 nos – order
18. Fish in lotus pond. ~~is~~
19. MMC collect statement
20. Review of MNM customer complaints – by 7.8.15
21. Repair of door of # 72 with Janata paste and pesticide (Renuka Villa).
22. Estimate of repainting of each villa front side.
23. For crack filling complaints – offer crack filling at our cost and painting at customers cost.
(decide LS cost of painting before starting work).



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

Letter No.001839/MP2/Plg/HMDA/2013

Date: 04-04-2014

To
M/s. Modi & Modi Constructions &
M/s. Nilgiri Estates,
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G.Road,
Secunderabad.

Sir,

Sub: HMDA - Plg.Dept - Proposal for Draft Gated Community Layout with Houses / Villas / Row Housing consisting of one amenity block in Sy.Nos.75, 77 to 79, 96 and 100/2 situated at Rampally Village, Keesara Mandal, Ranga Reddy District applied by M/s. Modi & Modi Construction and M/s. Nilgiri Estates to an extent of total site area 10.15 Acres or 41075.80 Sq.mtrs. the owners land kept for future expansion 4.96 Acres or 20081.74 sq.mtrs. **the net land area is 5.19 Acres or 20994.06 sq.mtrs.** - Intimation to Pay Development and Other Charges and action to meet the precedent conditions for processing the case further - Reg.

- Ref:-1.Your application dt.15-11-2011.
2.This office letter of even No. dt.04-01-2012.
3.Your letter dt.13-10-2012.
4.This office letter of even No. dt.5-1-2013.
5.This office letter of even No. dt.27-05-2013 addressed to the applicant.
6.Your application dt.19-06-2013.
7.This office letter No.71/MP2/Plg/H/2011, dt.26-08-2013.
8.Your letter dt.13-09-2013.

With reference to your application cited, it is to inform that the proposal for development of land for Draft Layout with Row Housing consisting of Three Type Designs of A, B and C Houses as mentioned in the subject cited to an extent of Acres **5-19 Gts. / 20994.06 Sq.Mtrs.** is under process as per provisions of Section 19 of HMDA Act, 2008 and rules and regulations.

To process the application further, the following charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HMDA premises, Secunderabad.

The details of charges are as follows:

I. Layout Charges

1. For Residential Group Housing Layout Charges
@ Rs.40/- per sq.mtrs. (20994.06 Sq.mtrs. x Rs.40/-) : Rs. 8,39,763=00
2. Processing Charges for Layout Area
@ Rs.10/- per sq.mtrs. (20994.06 sq.mtrs. x Rs.10/-) : Rs. 2,09,941=00

II. Group Housing Built up area charges

3. Type design building plans development charges
@ Rs.50/- per sq.mtrs. (12448.65 sq.mtrs. x Rs.50/-) : Rs. 6,22,433=00

P.T.O.

2. You are requested to fence the area to be mortgaged with barbed wire and to display a board indicating the particulars of **5% Units area** to be mortgage in favour of Metropolitan Commissioner, HMDA i.e., **Plot Nos.A1 to A4** that have to be mortgaged to HMDA and also area not for sale. A photograph of this has to be submitted to HMDA.
3. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub-Registrar, indicating that the area under mortgage is not sold to any other persons and vests with the developers only.
4. Further you are advised to comply with the following:
 - i. INDEMINITY BOND -- On Rs.100/- (Rs.One hundred only)
Non-Judicial stamp paper as per format enclosed.
 - ii. DEED of MORTGAGE -- On Rs.100/- (Rs. One hundred only)
BY CONDITIONAL SALE Non-Judicial stamp paper in the enclosed
(Under Article – 48 of Schedule format duly registered by the Registration
1-A of Indian Stamps Act). Department Mortgaging **5% Units area**
to be mortgage in favour of
Metropolitan Commissioner, HMDA i.e.,
Plot.Nos.A1 to A4 in favour of HMDA.
5. The applicant shall pay the DC, PC and other charges.
6. The applicant shall mortgage 5.00% of the total units i.e. 4 Units from Plot Nos.A1 to A4 in favour of M.C. HMDA.
7. The buildings shall be undertaken by owners by engaging registered architect, licensed builders / developers and licensed Structural Engineers. The designs and building plans shall be countersigned by the owner, licensed developer, registered architect, licensed engineer and a qualified and licensed Structural Engineer who shall be responsible for the supervision, structural safety and specifications compliance of building.
8. The works of the building services like sanitation, plumbing, fire safety requirements, lifts, electrical installations, and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.

Contd...4/-

sohammodi@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 27 March 2015 17:07
To: "reshma bodke" <reshma@modiproperties.com>; "Praveen Patakh Sales" <praveenpathak@modiproperties.com>; "KARNA MEHTA" <karnamehta.9@gmail.com>
Subject: Re: concern on Travel Distance.

The distance is about 20 kms one way. It may at best take 45 mts one way.

Continue to report to MNM up to end of April. I will shift you to another site by 1/5/15.

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: reshma bodke
Sent: Friday, March 27, 2015 3:04 PM
To: sohammodi@modiproperties.com
Cc: karnamehta@modiproperties.com
Subject: concern on Travel Distance.

Dear Sir,

As i am residing at Alwal Venkatapuram area the distance from my place to Nilgiri Estates Rampally is 27 kms one way and it takes 4 hrs of travel to and fro every day, and i am unable to travel such far distance my family is also much concern about the travelling distance. This is my humble request to you kindly please place me in some other site sir.

Regards,

Reshma Bodke.

Sales Executive | +91 70320 04449 | reshma@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.

NE file

NO

DATE

6/8/15.

NE/MWA - TALK LIT.

① Council for Yagi antenna. - for phone.

② Serv. board order.

③ ^TCS work in plane I of NE - only
along roads.

④ Compound walls of NE plane II.

a. RCC pillar. - 5' x 6"

b. CS + DPC

c. Hollow pbr block wall. - 5'

⑤ RO - water supply at MWA.
- by 13/8/15.

⑥ Govt bills.

⑦ Gate post to be used between
NE & MWA for vehicular traffic.

⑧ Electrical plan of NE to be prepared.
by 1. pm on 2/8/15

- (18) Fish in lotus pond.
- (19) MMC couch skunt.
- (20) ~~Review~~ Review of MMN center complaints. - by 7/8/15 - ~~\$pm~~.
- (21) Repair of door of # 72 w.h.
Janka paste and ~~pesticide~~
pesticide. (Renwick Villa).
- (22) Estimate of repainting of east villa front side.
- (23) For crack filling complaint -
offer crack filling at out lot
and parking at center car.
(decide how is cost of parking
before starting work).

pic (NA)

Dear Sir,

I want to continue with Nilgiri Estates Site, as iam comfortable and everything is going good in Team now.

I dont want to move to other site.

Regards,

Reshma Bodke.

Sales Executive | +91 70320 04449 | reshma@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

sohammodi@modiproperties.com

From: "Aruna" <aruna@modiproperties.com>
Date: 07 August 2015 12:13
To: <sohammodi@modiproperties.com>
Cc: <deshmukh@modiproperties.com>
Subject: answers to the queries raised by Senere Farms customer

A3:

Agriculture /plantation activity is not commercially viable, especially on a small scale. It may cost about Rs. 1 lakh to develop a ½ acre plantation, that too with economies of scale. For example a good consultant costs about Rs. 25,000/- per month. Without such a consultant most trees/plants will wither away or not give a proper yield. Similarly, the cost of providing a borewell, sump, pumps, electric connection, etc., would cost about Rs. 2.50 to Rs. 3 lakhs per farm. However, on a larger scale this cost would reduce to about Rs. 1 lakh per farm.

Estimated cost of maintaining a ½ acre plantation is about Rs. 10,000/- per month. Buyer will incur a cost of about Rs. 10 to Rs. 15 lakhs over a period of 12 years for development and maintenance of farm after deducting value of produce.

It is estimated that the builder will incur a huge loss in maintenance of the plantation for the first 6 years. Therefore, the produce from the plantation including fruits and trees will be kept with the builder for a period of about 12 years ending on 31.03.2027, so that the builder can recoup the losses over the next 6 years. About 25% of the trees will be felled each year (from 3rd or 4th year) to ensure that the farm is green at all times.

The builder is developing and maintaining the plantation for a uniform look and feel through out the project.

A5:

It is not viable for the builder to maintain a clubhouse only for 50 members. Modi Properties intends to make several phases of farmhouses in the vicinity of Serene Farms and buyers in other phases will be given an opportunity to become members of Serene Club. It is very likely that additional clubs will be made in the other phases and members in one club will be able to utilize facilities in other affiliated clubs developed by Modi Properties. Modi Properties intends to develop atleast 100 acres in that area to spread the cost of administration over several projects.

sohammodi@modiproperties.com

file NE

From: "reshma bodke" <reshma@modiproperties.com>
Date: 12 August 2015 12:36
To: "Soham Modi" <sohammodi@modiproperties.com>
Cc: "Suresh Sales" <suresh@modiproperties.com>
Subject: Re: Incentives on Bookings.

Dear Sir,

This is in regards to booking's of mine which is now been shared between Mr. Rajkumar and Mr. Anand netha for Villa no's 23 & 32.

I would like to bring to your kind notice that nor Mr. Rajkumar or Mr. Anand Netha had given me any piror information of the customers visit to the site.

In such case it is easy for everybody to claim anyone's incentives. I personally feel that incentives of these two cases solely belongs to me. I request you to look into the

matter as the whole efforts has been put by me, also request you to kindly check the CIS and Thank you Mail.

Kindly request you to justify.

Regards,
 Reshma.

----- Forwarded Message -----

From: reshma bodke <reshma@modiproperties.com>
To: Soham Modi <sohammodi@modiproperties.com>
Sent: Tuesday, 28 July 2015 1:56 PM
Subject: Shuffling of team.

Dear Sir,

As discussed in site during your last site visit. I want to continue with Nilgiri Estates Site, as iam comfortable and everything is going good in Team now.

I don't want to move to other site. I want to prove myself and show in this project.

Regards,
 Reshma.

----- Forwarded Message -----

From: reshma bodke <reshma@modiproperties.com>
To: Soham Modi <sohammodi@modiproperties.com>
Cc: "admin@modiproperties.com" <admin@modiproperties.com>
Sent: Thursday, 23 July 2015 3:47 PM
Subject: Re: Shuffling of team.

13-08-2015

(N/A) *He*
Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	13.08.15 (Thursday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	
SI 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?	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?	Na	
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	

sohammodi@modiproperties.com

From: "MNM" <mnmm@modiproperties.com>
 Date: 22 July 2015 17:51
 To: "soham sir" <sohammodi@modiproperties.com>
 Cc: "Admin" <admin@modiproperties.com>
 Attach: Visitor Register Phase-2.pdf; Visitor Register Phase-1.pdf
 Subject: Fw: Fines

Sir,

As per Email we are implemented of maintaining visitor registers at both the site for MNM Phase-1 & Nilgiri Estates Phase-2 starting with a fresh page every day & Mr. Jai Kumar also informed & explained me regarding how to main the visitor registers.
 Sir Kindly wave off the fines.

Note :- Please find the Scan Copies of Both sites Visitor Registers.

Regards,
 Raju.

----- Original Message -----

From: sohammodi@modiproperties.com
To: sohammodi@modiproperties.com ; [Praveen Patakh Sales](#) ; [Reshma Sales](#) ; [Gopi Sales](#) ; [Admin](#) ; [MNM](#) ; [bnc](#) ; [Praveen Admin Audit](#)
Cc: [Soham Modi](#)
Sent: 21 July, 2015 10:15 AM
Subject: Re: Fines

Additional fine to be imposed for not implementing the above:

Praveen Rs. 5,000/-
 Gopi Rs. 2,000/-
 Raju – Rs, 2,000/-
 Jai Kumar – Rs. 2,000/-

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: sohammodi@modiproperties.com
Sent: Thursday, July 16, 2015 12:48 PM
To: [Praveen Patakh Sales](#) ; [Reshma Sales](#) ; [Gopi Sales](#) ; [Admin](#) ; [MNM](#) ; [bnc](#) ; [Praveen Admin Audit](#)
Cc: [Soham Modi](#)
Subject: Fines

Jai Kumar,

Impose a fines as follows:

Praveen Pathak – Rs. 5,000/- for not maintaining and verifying visitors register at site (NE & MNM).
Reshma – Rs. 2,000/- for the same.
Gopi – Rs. 2,00/- for taking leaves without following due procedure.

Jai Kumar / Praveen to ensure that standard operating procedure for maintenance of visitors registers at all sites is changed as follows:

1. Start with fresh page each day – close page at 6 pm.
2. Each page to be signed by Sales manager (or front desk executive in absence of manager) at 6 pm each day.
3. Copy of last 7 days pages to be submitted to Prasad of Promotions each Tuesday by sales managers.
4. No customer to be allowed to enter site without entry in visitors register.
5. Residents in the project to also sign visitors register after 10 pm and before 6 am.

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.

sohammodi@modiproperties.com

(Handwritten scribbles)
file *(XIP2)*

From: "reshma bodke" <reshma@modiproperties.com>
Date: 23 July 2015 15:47
To: "Soham Modi" <sohammodi@modiproperties.com>
Cc: <admin@modiproperties.com>
Subject: Re: Shuffling of team.

Dear Sir,

I want to continue with Nilgiri Estates Site, as iam comfortable and everything is going good in Team now.

I dont want to move to other site.

Regards,

Reshma Bodke.
Sales Executive | +91 70320 04449 | reshma@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

Nilgiri Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

List Of Flats.: A

Flat No	Area	Buyer Name	Sold	Pay Sch	Booked By	Flat Owner
41	175	Vacant	No	Other		Owner
42	175	Vacant	No	Other		Owner
43	175	Vacant	No	Other		Owner
44	175	M.Chandrika/M.Suresh	Yes	HL	Praveen Pathak	Owner
45	175	Vacant	No	Other		Owner
46	175	Vacant	No	Other		Owner
47	175	Vacant	No	Other		Owner
48	175	Vacant	No	Other		Owner
49	175	Vacant	No	Other		Owner
50	175	Vacant	No	Other		Owner
51	175	M.Oganty Venkata	Yes	HL	Reshma	Owner
52	175	V. S. M. Vishnu	Yes	HL	B. Anil Kumar	Owner
53	175	Vacant	No	Other		Owner
54	175	Alladi Renuka/A.Sharath	Yes	HL	Praveen Pathak	Owner
55	175	Pindi Ram Narayana	Yes	HL	Praveen	Owner
56	175	T.Sridhar	Yes	HL	Praveen Pathak	Owner
57	175	Murali Gajam	Yes	HL	Reshma/Navanith	Owner
58	175	Srinivas Rao.K	Yes	HL	Pathak	Owner
59	175	Nagam Devi Vara Prasad	Yes	HL	Praveen Pathak	Owner
60	175	Vooradi Ram - Sagar	Yes	HL	Gopal/Reshma	Owner
61	175	V.Ramakrishna	Yes	HL	Gopal/Reshma	Owner
62	175	Satish Kumar Kankati	Yes	HL	Pathak/Suresh	Owner
63	175	Rajesh Kumar Mididoddi	Yes	HL	Pathak/Suresh	Owner
64	175	D.Vignana Tejaswi	Blocked	Other		Owner
65	175	Pendem Rakesh/Pendem	Yes	HL	Pathak/Suresh	Owner
66	175	Gopi Anumula	Yes	HL	Praveen Pathak	Owner
67	175	Vacant	No	Other		Owner
68	175	Vacant	No	Other		Owner
69	175	Vacant	No	Other		Owner
70	175	Vacant	No	Other		Owner
71	175	Vacant	No	Other		Owner
72	175	Kandala Visweswara	Yes	HL	Praveen Pathak	Owner
73	175	CH.Sujatha	Yes	HL	Bhanu Kiran	Owner
74	175	Vacant	No	Other		Owner
75	175	Vacant	No	Other		Owner
76	175	Vacant	No	Other		Owner
77	175	Vacant	No	Other		Owner
78	175	Vacant	No	Other		Owner
79	175	Vacant	No	Other		Owner

*** Total Flats

79

Nilgiri Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

List Of Flats.: A

Flat No	Area	Buyer Name	Sold	Pay Sch	Booked By	Flat Owner
1	125	Nadimpalli Yamuna	Yes	HL	Praveen Pathak	Owner
2	125	Vacant	No	Other	.	Owner
3	125	Vacant	No	Other	.	Owner
4	125	Vacant	No	Other	.	Owner
5	125	Vacant	No	Other	.	Owner
6	125	Vacant	No	Other	.	Owner
7	125	Mr.Lakshminarayanan.R	Yes	HL	Praveen Pathak	Owner
8	125	S.P.S.Prasad	Yes	HL	Pathak/Satish	Owner
9	125	Yadagiri Sriram Jogula	Yes	HL	Praveen Pathak	Owner
10	125	Dillip Kumar Routrey	Yes	HL	Reshma Bodke	Owner
11	125	Mrs.Susmi Routray/Rajib	Yes	HL	Reshma P Bodke	Owner
12	125	Vacant	No	Other	.	Owner
13	125	Vacant	No	Other	.	Owner
14	125	Vacant	No	Other	.	Owner
15	125	Mr.Bhaskar Kukudala	Yes	HL	Gaurang/Anil	Owner
16	125	G.Ram Mourya /	Yes	HL	Pathak	Owner
17	125	Sneha Jagadeep	Yes	HL	B.Anil/Pathak	Owner
18	125	MIR Kazim Ali Khan	Yes	HL	Anil Kumar	Owner
19	125	.	No	Other	.	Owner
20	125	Vacant	No	Other	.	Owner
21	125	S.M.Raghu Ram	Yes	HL	B.Anil Kumar	Owner
22	125	Pallavi N	Yes	HL	Praveen Pathak	Owner
23	175	T.C.Sunil/P.Deepika	Yes	HL	Reshma	Owner
24	175	Dr.Juliet Josephin.J /Dr.	Yes	HL	Bhanu	Owner
25	175	Vacant	No	Other	.	Owner
26	175	Vacant	No	Other	.	Owner
27	175	Swathi Dinesh Jaiswal	Yes	HL	Anil/Anad Kumar	Owner
28	175	Sreenivas Meenakshi	Yes	HL	Praveen Pathak	Owner
29	175	Vuggini Ravindar	Yes	HL	Praveen Pathak	Owner
30	175	Raja Suman Kumar	Yes	HL	Reshma P Bodke	Owner
31	175	M.Aruna/M.Jaya Prakash	Yes	HL	Pathak	Owner
32	175	Adapa Vidya Sagar	Yes	HL	Reshma Bodke	Owner
33	175	Raja Vijay Kumar Thogaru	Yes	HL	Reshma P Bodke	Owner
34	175	Sandeep Pulluri	Yes	QIS	Reshma P Bodke	Owner
35	175	Vacant	Mortaged	Other	.	Owner
36	175	Vacant	Mortaged	Other	.	Owner
37	175	Vacant	Mortaged	Other	.	Owner
38	175	Vacant	No	Other	.	Owner
39	175	Vacant	No	Other	.	Owner
40	175	Vacant	No	Other	.	Owner

He
QC Audit Report

Date	25.07.15	Prepared by	S.Sunil Kumar.
Project	Nilgiri homes	Company	MNM
For month beginning date	26.06.15	Ending date	24.07.15
SI 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)?	-	
8.	Is proportion box being used (check availability and enquire with workers)?	-	
9.	No. of recron packets consumed during the month?	Nil	
10.	Are safety belts and helmets regularly used?	NA	
11.	Are CC cubes being sent for testing regularly?	NA	
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:			
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.

sohammodi@modiproperties.com

From: "Kanaka Rao G" <gkrao@modiproperties.com>
Date: 15 July 2015 12:44
To: "Sohammodi" <sohammodi@modiproperties.com>
Subject: Srinivas Raju - Compromise Memo

Handwritten signature: Kanaka Rao
Handwritten note: file not

Sir,

I spoke to Mr. Srinivasa Raju of Sy. Nos. 51 & 52 of Rampally Village and told him that we need the total details of his land to prepare a detailed compromise memo by mentioning both the parties land details.

He asked me are you withdrawing the case on 29th of this month. I told him that we will file a "not press memo" in the court on that day.

He said that he will inform the same to his advocate and told me that he will send his land details before this evening.

This is for your information

Regards,

G Kanaka Rao

General Manager | +91 89781 44447 | gkrao@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.

NE copy

Nilgiri Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

01-07-2015 12:39:49 PM

Flat History Document

Block No	A	Buyer Name And Address	M.C.Vijaya Kumar
Flat No	7	Hno: 15-98, SKR Nagar, (P&T.Colony) Gaddi Annaram, Hyd-50	
		Phone :	9866067488
		Occupation :	Gov.Servent
		Flat Owner :	Owner

Sold	Area	Bkg.Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	125	15-04-15	Anil Kumar	No	No	No	HL	0
HL Req	HL Sanctioned	HL Release	HL Balance	From	Sale Completed			
No	0	0	0	-	No			
NOC / OCR	Doc Complete	Reg Done	Agri Executed	Agri Date	Flat Type			
No	No	No	No	01-01-1601	Deluxe			
Sale Amount	Other Amount	Total Amount	Total Receipts	Balance				
2300000		2300000	25000	2275000				
Net Sale Consideration	Value of Safe Deed	Val Agr Const	Oth Taxabl Receipts					
2300000.00	2300000.00	0.00	0.00					
VAT, Reg Charges	Oth Non Taxable Rcpts	Excess / Check						
0.00	0.00	0.00						
VAT Return Month	VAT Return Year	VAT Paid	VAT Cheque No	VAT Cheque Date				
1	0	0.00	0	0				
Sale Deed Date	Date Of Possession	Maintainence From						
01-01-1601	01-01-1601	1 0						

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
15-04-2015	Bookin Amount	25,000	895557	Yes
30-04-2015	Ist Installment	200,000	.	No
30-05-2015	IInd Installment	300,000	.	No
29-06-2015	On Completion Of Footings&Plinth Beam	444,000	.	No
29-08-2015	On Completion of RCC Structure	444,000	.	No
29-10-2015	on Completion of Brick work and plastering	444,000	.	No
29-12-2015	On Completion of Flooring Bathroom Tiles,Etc	243,000	.	No
28-02-2016	On Completion	200,000	.	No

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
21-04-2015	Rec No : 1014 / Booking Amount	25,000	895557	Yes

Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
20-04-2015	1.Booked under PPT No.101, 2.Delux villa 3. Registration +Serice Tax+ Vat As Applicabe 4.Inagural Offer	0	Anil Kumar	Yes

NE CASH



A/C PAYEE
NOT NEGOTIABLE

MANECKJI WADIA BLDG., GROUND FLOOR,
NANIK MOTWANI MARG, FORT, MUMBAI - 400 023, MAJ. ARASI, TRA.
RTGS / NEFT / IFSC : HDFC00000060

दिनांक
Date 1 0 0 7 2 0 1 5

Valid for 3 months Only

Pay NILGIRI ESTATES HDFC BANK 01268630000041

Rupees चारुं ***FOUR LAKH FIFTY-SIX THOUSAND TWO
HUNDRED FIFTY RUPEES ONLY/-

By Order
उत्तके आदेश पर

HUNDRED FIFTY RUPEES ONLY/-

₹ ****4,56,250.00/-

अवा करे

A/c No.
00600350126281

CIA

For GIC HOUSING FINANCE LTD - CHANDA NAGAR DISBURSEMENT A/C

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

S. Prashant

Authorised Signatories
Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈003018⑈ 400240015⑈ 928503⑈ 30

ESHAS(A/C)/CTS-2010 300315

Aruna

From: <sohammodi@modiproperties.com>
Date: 18-06-2015 17:21
To: "Aruna" <aruna@modiproperties.com>
Subject: Fw: Hoarding Errection reg:

(Handwritten signatures and initials)
 M&M
 Sale
 M&M

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: Praveen Pathak
Sent: Thursday, June 18, 2015 4:33 PM
To: Stephen Modi ; Waseem ; sohammodi@modiproperties.com
Subject: Hoarding Errection reg:

Dear Mr Stephen / Waseem,

As you are aware that, there are 3 no's 12x8 and 8 no's 6x4 hoarding lying at M&M site. Following are the location where these hoarding needs to be erected.

1. 6x4 hoarding at rampally X road (near weigh bridge with right arrow mark).
2. 6x4 near nethaji nagar (nagaram). This is the main entrance to several colonies in the vicinity.
3. 6x4 near Reqealford main entrance. (at the same place where previous hoarding was erected).
4. 6x4 At the site entrance. (opp to sukhibhawa's main entrance)
5. 6x4 at the left turn pocharam - ecil road.
- 6.. At edulabad (near bridge) good traffic flow as lots of people travel on this road to boodan pochampally.
7. NFC colony - Ghatkesar (near track). A well established colony.
8. Registration office - Ghatkesar.

As far as 12*8 hoarding is concerned, we have 3 lying at the site. Request you to get them erected at the following places.

1. Ghatkesar - ECIL road, at the entrance of Yamnampet flyover, just behind srinidhi engineering college's hoarding
2. Ghatkesar - ECIL road, around 10 mtrs away on the main road, where we take right turn to site.
3. Near nilgiri homes. Near the security gate facing the main road.

As per soham sir's instruction, this has to be erected by tomorrow (19-06-2015) without fail. Kindly prioritize this work.

Thanking you,

Regards,

Praveen Pathak

Sr. Manager | +91 95022 99799 | praveenpathak@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!

sohammodi@modiproperties.com

From: "Praveen Pathak" <praveenpathak@modiproperties.com>
Date: 11 June 2015 10:06
To: "Waseem" <waseem@modiproperties.com>; <sohammodi@modiproperties.com>
Subject: Hoarding report.

[Handwritten scribbles]

File:
NR

Dear Mr. Waseem,

I would like to bring to your notice that, there are only 2 (6*4) hoarding at place, one at reqelford school (also that has come out of ground) and the other near infosys gate, out of total 8 that were in place before. I request you to erect these as per following.

1. At the site entrance. (opp to sukhibhawa's main entrance)
2. Near nethaji nagar (nagaram) board. This is the main entrance to several colonies in the vicinity.
3. At edulabad (near bridge) good traffic flow as lots of people travel on this road to boodan pochampally and vijaywada highway.
4. NFC colony - Ghatkesar (near track). A well established colony.
5. Registration office - Ghatkesar.

As far as 12*8 hoarding is concerned, we have 2 lying at the site. Request you to get them erected at the following places.

1. Ghatkesar - ECIL road, at the entrance of Yamnampet flyover, just behind srinidhi engineering college's hoarding
2. Ghatkesar - ECIL road, around 10 mtrs away on the main road, where we take right turn to site.

I'm sure you would escalate this and do the needful.

Regards,

Praveen Pathak

Sr. Manager | +91 95022 99799 | praveenpathak@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!

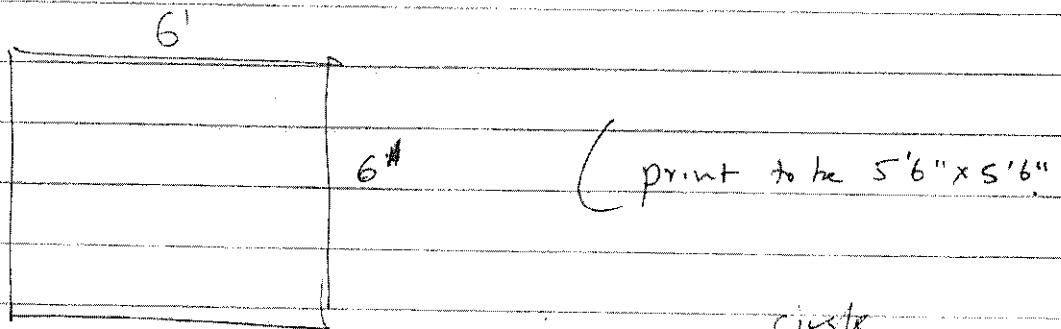
We build affordable flats & villas in gated communities.

file Nir

2.5/15

Was Ken to make 4 Nos r/len as follows.

Plan 1. West side.



Elevation villa type A1 & project logo. (single/double).

Plan 2 East side - 6' x 6' (print 5'6" x 5'6")

Elevation of villa type (single) & project logo.

Plan 3 S. west side - 8' x 6' (print 7'6" x 5'6")

Site plan & project logo + www.modynem.com
+ ~~architect~~

Plan 4 S. East side - 8' x 6' (print 7'6" x 5'6")

Birds eye view + project logo + ~~MPPL~~ Logo.
+ phone of Praveen & Bethma.

by