



TELANGANA STATE POLLUTION CONTROL BOARD
PARYAVARAN BHAVAN, A - 3, INDUSTRIAL ESTATE,
SANATHNAGAR, HYDERABAD - 500 018

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Rejection Order No.1666165/TSPCB/CFE/RO-Medchal/HO/2018

Dt.06.12.2018

Sub: TSPCB – CFE – “NILGIRI HOMES” of M/s Modi & Modi Constructions & Nilgiri Estates, Sy.No.75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District – Application for Consent for Establishment (CFE) of the Board for Residential Apartments Construction Project under Sec.25 of Water (Prevention & Control of Pollution) Act, 1974 and under Sec.21 of Air (Prevention & Control of Pollution) Act, 1981 – **Rejected – Reg.**

Ref: 1. EC Order No. SEIAA/TS/RRD-295/2016-784, dated 20.06.2016.
2. CFE Application submitted through OCMMS on 02.11.2018.
3. RO, Medchal verification report dated 17.11.2018.
4. Minutes of the CFE Committee meeting held on 27.11.2018.

In the reference 2nd cited “NILGIRI HOMES” of M/s Modi & Modi Constructions & Nilgiri Estates, Sy.No.75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District was submitted to the Board seeking Consent for Establishment (CFE) for the proposed Construction Project of Residential Villas viz., 188 Independent Villas (G + 1 Floor) and Amenities Block (G + 1 Floor) with a project cost of Rs.35.0 Crores under Red Category.

In the reference 3rd cited, the Environmental Engineer, Regional Office, Medchal, T.S.Pollution Control Board submitted the inspection report dated 16.11.2018.

1. The proponent has obtained EC Order No. SEIAA/TS/RRD-295/2016-784, dated 20.06.2016 issued by SEIAA.
2. The proponent has already completed 79 villas and 106 are under construction. Not yet started construction of STP.
3. Nala leading to Edulabad Cheruvu is flowing adjacent to the proposed project towards south side.
4. The total quantity of sewage proposed to generate is 112.5 KLD and proposed to construct STP of capacity 140 KLD (20% buffer).
5. The treated waste water is proposed to be used for flushing the toilets and development of greenery. The excess treated waste water shall be discharged into the public sewer lines. However, the proponent has not submitted the feasibility certificate from HMWS&SB for sewer connection. As per RO, there is no public sewer line facility available to the proposed site.
6. As per EMP, the proponent proposed to process, treat and dispose bio-degradable waste i.e., 48% of MSW through Organic Waste Converter within the premises as per SWM Rules, 2016 and balance quantity shall be disposed to MSW Facility.
7. As per EMP, the proponent has installed energy saving of 8.87 lakh kwh units by using Solar Water Heater, Solar Street Lights and CFL for lighting.

Modi Properties Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	27.12.2018 (Thursday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	28.11.2018	Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site?	Yes	
	Are the forms serial nos mentioned in the Hire charges register?	Yes	
2.	Is the 'Material issue authorization forms' used at site?	Yes	
	Are the form's serial nos mentioned in the stock register?	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?	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?	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? Is there 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.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work register being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. registered 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 constructions circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	No	
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 outside the storerooms?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

26.	Is turnkey contractor's material exchange log book maintaining properly?	Yes
List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Good
Tools	Yes	Average
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
- The following item rates not updated in database, ID's are 1026,2080,2205,2211,3142,3143,3144,3167,4054,4060,4072,4074,4078,4085,4535,4557, 4589,4620,4729,4740,4744,4685,4696,5175,6002,6039,6074,6096,6127,6155,6623,7378, 10251,10249,10252,10254,7053,7092,7331,7333,7160,7166,7343,7344,7183,10116,10153 10154,7267,10244,7268,7304,7312,7316,7628,8023,8014,8069,8086,8089,8190,8519 8529,9020,9027,9505,9511,9515 and 9517. - Remarks on site report not signed by Admin dt : 01.12.18, 24.11.15 &17.11.18 - General inward and hire charges registers not signed by PM from 25.12.18. - Circular file not filed properly.(not in sequence) - Minor errors are solved at site visit.		
Suggestions: Yes		
Labour quarters surrounding to be cleaned.		

Modi Properties Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	28.03.2019 (Thursday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	22.02.2019	Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site?	Yes	
	Are the forms serial nos mentioned in the Hire charges register?	Yes	
2.	Is the 'Material issue authorization forms' used at site?	Yes	
	Are the form's serial nos mentioned in the stock register?	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?	NA	
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?	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? Is there 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.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work register being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. registered 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 constructions 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 outside the storerooms?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

26.	Is turnkey contractor's material exchange log book maintaining properly?	Yes
List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Average
Cement	Yes	Average
Plumbing – PVC	Yes	Average
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Average
Tools	Yes	Average
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. Bills & DC's are sending delay to HO within two days. 2. <u>Constructions circulars & internal memos to be file in sequence.</u> 3. <u>Pool table, caroms & other game boards to be covered with white cloth.</u> 4. <u>Minor errors are solved at site visit</u>		
Suggestions: Nil		

Modi Properties Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	24.01.2019 (Thursday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	27.12.2018	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?	No	No
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	No	
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?	NA	
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?	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? Is there 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.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work register being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. registered 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 & De's Inward/outward register being properly maintained	Yes	
20.	Stores and stock registers are properly arranged / maintained?	Yes	
21.	Is the constructions circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	No	
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 outside the storerooms?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

26.	Is turnkey contractor's material exchange log book maintaining properly?	Yes
List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Good
Tools	Yes	Average
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. Circular file not filed properly and not signed by Project manager. 2. Minor errors are solved at site visit		
Suggestions: Yes.		
1. Previously material issue forms are not entered in database for following material. a. Gym equipments. b. Macharla stone c. Pavers d. Granite e. RMC f. Aluminum windows. 2. This is the reason the stock value is showing very huge amount and on dated 24.05.2019 updated with physical quantity and the above following material was removed and rates are update. 3. At present the stock value is showing Rs 10,36,258/- (enclosed)		

Type	Build-up area	Floors	Present stage of work	Present scheduled date of completion	Scheduled date for RCC completion	Scheduled date for stage I completion - civil 2 weeks earlier	Scheduled date for completion of stage I to III	Street	Priority	Due dt. for possession	Estimated delay in weeks	Remarks
BB1	1,695	Duplex	II	COMPLETED	COMPLETED	COMPLETED	23-Jul-19	C	A-V. HIGH	31-Oct-18	38	Contract party
BB1	915	Single	II	COMPLETED	COMPLETED	COMPLETED	16-Jul-19	D	A-V. HIGH	30-Sep-18	41	
BB2	915	Single	II	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	E	A-V. HIGH	30-Sep-18	40	
BB1	915	Single	II	✓ 23-Jul-19	COMPLETED	COMPLETED	17-Sep-19	D	B-HIGH	30-Sep-18	50	CUSTOMER FLASE CEILING
AA2	2,170	Duplex	II	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	B-HIGH	30-Jun-18	53	CUSTOMER FLASE CEILING
AA1	2,170	Duplex	II	NA	COMPLETED	NA	NA	E	C-LOW	31-May-19		CUSTOMER PAINTING
BB2	1,695	Duplex	II	COMPLETED	COMPLETED	COMPLETED	6-Aug-19	E	C-MEDIUM	30-Apr-19	14	
BB2	915	Single	II	COMPLETED	COMPLETED	COMPLETED	6-Aug-19	E	C-MEDIUM	30-May-19	10	
BB2	915	Single	II	COMPLETED	COMPLETED	COMPLETED	NA	E	D-LOW	31-Aug-19		
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	D	A-V. HIGH	31-Oct-18	36	
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	25-Jun-19	C	A-V. HIGH	31-May-18	56	
AA2	2,170	Duplex	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	31-May-18	58	
BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	30-Apr-18	62	
BB1	915	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	A-V. HIGH	30-Nov-18	32	
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	25-Jun-19	C	A-V. HIGH	31-May-18	56	
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	25-Jun-19	D	B-HIGH	31-Dec-18	25	
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	2-Jul-19	D	B-HIGH	31-Mar-19	13	
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	2-Jul-19	D	B-HIGH	31-Dec-18	26	
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	D	B-HIGH	28-Feb-19	19	
AA2	1,175	Single	III	COMPLETED	COMPLETED	COMPLETED	9-Jul-19	C	B-HIGH	31-Dec-18	27	
BB2	1,695	Duplex	III	COMPLETED	COMPLETED	COMPLETED	2-Jul-19	E	B-HIGH	31-Mar-19	13	
AA1	2,170	Duplex	RCC	9-Jul-19	9-Jul-19	17-Sep-19	NA	H	A-V. HIGH	31-Oct-18		
AA1	2,170	Duplex	RCC	9-Jul-19	9-Jul-19	17-Sep-19	NA	H	A-V. HIGH	31-Oct-18		
AA1	2,170	Duplex	RCC	9-Jul-19	9-Jul-19	17-Sep-19	NA	H	A-V. HIGH	31-Oct-18		

W
2/16/19

✓ — completed ✓ — under progress. X — delay

Nilgiri Estates													
Summary													
Prepared by: Soham													
Date: 11-6-19													
Plot No	Type	Build-up area	Floors	Present stage of work	Present scheduled date of completion	Scheduled date for RCC completion	Scheduled date for stage I completion - civil 2 weeks earlier	Scheduled date for completion of stage I to III	Street	Priority	Due dt. for possession	Estimated delay in weeks	Remarks
160	AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	2-Jul-19	20-Aug-19	F	A-V, HIGH	31-Oct-18	42	
175	AA2	1175	Single	CIVIL	✓ 23-Jul-19	COMPLETED	23-Jul-19	17-Sep-19	H	A-V, HIGH	30-Sep-18	50	
158	AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	2-Jul-19	3-Sep-19	F	B-HIGH	30-Mar-19	22	
159	AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	2-Jul-19	3-Sep-19	F	B-HIGH	31-Mar-19	22	
153	AA1	2,170	Duplex	CIVIL	✓ 16-Jul-19	COMPLETED	16-Jul-19	3-Sep-19	F	B-HIGH	31-Dec-18	35	
169	AA2	1175	Single	CIVIL	✓ 23-Jul-19	COMPLETED	23-Jul-19	13-Aug-19	G	B-HIGH	01-Mar-19	24	
161	AA1	1175	Single	CIVIL	✓ 18-Jun-19	COMPLETED	18-Jun-19	NA	E	C-MEDIUM	31-May-19		
157	AA1	1175	Single	CIVIL	✓ 2-Jul-19	COMPLETED	2-Jul-19	NA	F	C-MEDIUM	30-Apr-19		
155	AA1	1,175	Single	CIVIL	✓ 9-Jul-19	COMPLETED	9-Jul-19	NA	F	C-MEDIUM	31-May-19		
171	AA2	1175	Single	CIVIL	✓ 16-Jul-19	COMPLETED	16-Jul-19	NA	G	C-MEDIUM	30-May-19		
173	AA2	1175	Single	CIVIL	✓ 30-Jul-19	COMPLETED	30-Jul-19	NA	G	C-MEDIUM	30-Apr-19		
182	AA2	2,170	Single	CIVIL	✓ 27-Aug-19	COMPLETED	27-Aug-19	NA	H	C-MEDIUM	31-May-19		
170	AA2	1175	DOUBL	CIVIL	✓ 17-Sep-19	COMPLETED	17-Sep-19	NA	G	C-MEDIUM	30-May-19		
154	AA1	1,175	Single	CIVIL	✓ 9-Jul-19	COMPLETED	9-Jul-19	NA	F	D-LOW	31-Aug-19		
156	AA1	2,170	Duplex	CIVIL	✓ 9-Jul-19	COMPLETED	9-Jul-19	NA	F	D-LOW	31-Jul-19		
168	AA2	1175	Single	CIVIL	✓ 23-Jul-19	COMPLETED	23-Jul-19	NA	G	D-LOW	31-Oct-19		
172	AA2	1175	Single	CIVIL	✓ 23-Jul-19	COMPLETED	23-Jul-19	NA	G	D-LOW	30-Jun-19		
174	AA2	1175	Single	CIVIL	✓ 23-Jul-19	COMPLETED	23-Jul-19	NA	G	D-LOW	30-Sep-19		
176	AA2	1175	Single	CIVIL	✓ 30-Jul-19	COMPLETED	30-Jul-19	NA	H	D-LOW	30-Jun-19		
177	AA2	1175	Single	CIVIL	✓ 6-Aug-19	COMPLETED	6-Aug-19	NA	H	D-LOW	30-Jun-19		
178	AA2	1175	Single	CIVIL	✓ 13-Aug-19	COMPLETED	13-Aug-19	NA	H	D-LOW	30-Jun-19		
179	AA2	1175	Single	CIVIL	✓ 20-Aug-19	COMPLETED	20-Aug-19	NA	H	D-LOW	31-Oct-19		
180	AA2	1175	DOUBL	CIVIL	✓ 20-Aug-19	COMPLETED	20-Aug-19	NA	H	D-LOW	31-Dec-19		
181	AA2	2,170	Single	CIVIL	✓ 27-Aug-19	COMPLETED	27-Aug-19	NA	H	D-LOW	31-Aug-19		
162	AA1	1175	Single	CIVIL	✓ 18-Jun-19	COMPLETED	18-Jun-19	13-Aug-19	E	B-HIGH	31-Dec-18	32	
165	AA1	1175	Single	CIVIL	✓ 25-Jun-19	COMPLETED	25-Jun-19	NA	E	B-HIGH	31-Dec-18		
167	AA1	1175	Single	CIVIL	✓ 25-Jun-19	COMPLETED	25-Jun-19	3-Sep-19	E	B-HIGH	31-Dec-18	35	False ceiling WWP.
138	BB2	915	Single	CIVIL	✓ 18-Jun-19	COMPLETED	18-Jun-19	6-Aug-19	E	B-HIGH	31-Mar-19	18	
145	BB2	915	Single	CIVIL	✓ 25-Jun-19	COMPLETED	25-Jun-19	30-Jul-19	F	B-HIGH	31-Dec-18	30	
140	BB2	915	Single	CIVIL	✓ 18-Jun-19	COMPLETED	18-Jun-19	27-Aug-19	E	C-MEDIUM	31-May-19	13	
141	BB2	915	Single	CIVIL	✓ 18-Jun-19	COMPLETED	18-Jun-19	27-Aug-19	E	C-MEDIUM	30-May-19	13	
146	BB2	915	Single	CIVIL	✓ 25-Jun-19	COMPLETED	25-Jun-19	27-Aug-19	F	C-MEDIUM	30-Apr-19	17	
163	AA1	2,170	Duplex	CIVIL	✓ 2-Jul-19	COMPLETED	2-Jul-19	NA	E	D-LOW	30-Jun-19		
164	AA1	2,170	Duplex	CIVIL	✓ 2-Jul-19	COMPLETED	2-Jul-19	NA	E	D-LOW	30-Jun-19		

review
yes
27/12

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S.No	Villa No	Type (2,3, 4 BHK)	SBUA	Earth work, footing, plinth, column	RCC slabs+ levelling	Brick work, compound wall & site	2coas plastering	stage-I works	stage-II works	stage-III works	stage-IV works	Total percentage of work done	construction value	value of work done	value of balance work
55	135	2BHK	915	100	100	100	100	100	100	0	0	85	12.35	10.50	1.85
56	136	2BHK	915	100	100	100	100	100	100	0	0	85	12.35	10.50	1.85
57	137	3BHK	1695	100	100	100	100	60	0	0	0	66	22.88	15.10	7.78
58	138	2BHK	915	100	100	100	50	0	0	0	0	55	12.35	6.79	5.56
59	139	2BHK	915	100	100	100	50	0	0	0	0	55	12.35	6.79	5.56
60	140	2BHK	915	100	100	100	100	50	0	0	0	65	12.35	8.03	4.32
61	141	2BHK	915	100	100	100	100	60	0	0	0	66	12.35	8.15	4.20
62	142	3BHK	1695	100	100	100	100	60	0	0	0	66	22.88	15.10	7.78
63	143	2BHK	915	100	100	100	100	50	0	0	0	65	12.35	8.03	4.32
64	144	2BHK	915	100	100	100	100	70	0	0	0	67	12.35	8.28	4.08
65	145	2BHK	915	100	100	100	50	0	0	0	0	55	12.35	6.79	5.56
66	146	2BHK	915	100	100	100	50	0	0	0	0	55	12.35	6.79	5.56
67	147	2BHK	915	100	50	50	0	0	0	0	0	30	12.35	3.71	8.65
68	148	2BHK	915	100	100	0	0	0	0	0	0	35	12.35	4.32	8.03
69	149	2BHK	915	100	0	0	0	0	0	0	0	10	12.35	1.24	11.12
70	150	2BHK	915	100	0	0	0	0	0	0	0	10	12.35	1.24	11.12
71	151	2BHK	915	100	50	0	0	0	0	0	0	22.5	12.35	2.78	9.57
72	152	2BHK	1175	100	50	0	0	0	0	0	0	22.5	15.86	3.57	12.29
73	153	3BHK	2170	100	100	75	0	0	0	0	0	46.25	29.30	13.55	15.75
74	154	2BHK	1175	100	100	75	0	0	0	0	0	46.25	15.86	7.34	8.53
75	155	2BHK	1175	100	100	75	0	0	0	0	0	46.25	15.86	7.34	8.53
76	156	3BHK	2170	100	100	75	0	0	0	0	0	46.25	29.30	13.55	15.75
77	157	2BHK	1175	100	100	75	0	0	0	0	0	46.25	15.86	7.34	8.53
78	158	2BHK	1175	100	100	75	0	0	0	0	0	46.25	15.86	7.34	8.53
79	159	2BHK	1175	100	100	75	0	0	0	0	0	46.25	15.86	7.34	8.53
80	160	2BHK	1175	100	100	75	0	0	0	0	0	46.25	15.86	7.34	8.53
81	161	2BHK	1175	100	100	100	100	60	0	0	0	66	15.86	10.47	5.39
82	162	2BHK	1175	100	100	100	100	40	0	0	0	64	15.86	10.15	5.71
83	163	4BHK	2170	100	100	100	50	0	0	0	0	55	29.30	16.11	13.18

On-line Payment Receipt

Receipt No.	998572575
Depositor Name	Soham Modi
Bank Name.	NA
Bank Id.	130
Payment Type	Net Banking
Application No.	1666165
Name and Address of Industry	NILGIRI HOMES , SURVEY NO. 75, 77, 78, 79, 96 & 100/2, RAMPALLY, KEESARA, RANGA REDDY DISTRICT, Keesara, MEDCHAL II
Name of Regional Office	RO RANGAREDDY II
Applied For	CTE - Air & Water - new
Payment Date	2018-11-01 17:47:33.831
Consent Fee (Rs.)	0.0
Consent Fee (Rs.)	0.0
Total Amount Paid (Rs.)	150000.0
Transaction Status	Successfully Completed

Print

from email

9/25/2019

Yahoo Mail - Solar option for Nilgiri customers.

Solar option for Nilgiri customers.

f

From: Krishna Prasad (Kprasad@modiproperties.com)

To: sohammodi@modiproperties.com

Cc: prabhakar@modiproperties.com

Date: Wednesday, September 25, 2019, 07:00 PM GMT+5:30

Soham Modi Sir,

The following customers in Nilgiri Estates have opted their choice of solar systems with 1KV power.

- 1) Villa no.82 – On grid
- 2) Villa no.86 – On grid.
- 3) Villa no.133 – On grid.
- 4) Villa no.134- Off grid.

Regards,
K Krishna Prasad

Sr. Manager Customer Relations | +91 99896 99536 | kprasad@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.

(1)

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

Company:	Nilgiri Estates	Date of site visit:	04.10.19 (Friday)
Site:	Nilgiri Estates	From / To time:	09:30 to 16:00
Visited by:	Praveen/Sanjeev	Prepared by:	Praveen. B
Previous date of audit:	03.09.19	Sign:	
Sl No	Description	Remarks	
1.	Material shifting authorization forms issued in last 30 days.	Sl. No nil	
2.	Material issue authorization forms issued in last 30 days	Sl. No. 62332 to Sl. No. 66610	
3.	Total value of stock maintained at site as per stock register. Exclude steel, cement, building material, lifts, etc.	Rs. 10.22 lakhs.	
4.	Admin/sales to certifying that Site office, Clubhouse and Model Flats are properly maintained and cleaned on a daily basis in writing.	Later date: Na	
5.	Admin to provide explanation for material lying outside storerooms.	Later date: Na	
6.	Last scrap sold	Date -Na- & value - Na-	
7.	Admin to provide list of vacant /possession given units.	Certified list date:04.10.19	
8.	Admin to provide list of additions & alterations given by customers.	Certified List date: 04.10.2019	
9.	Admin to provide list of MMC arrears from db.	Certified List date:04.10.19	
10.	Admin to provide list of keys and qualitative rating of labeling.	Average	
11.	Admin to prepare list of utility bills paid during preceding month.	Certified list date: not provided	
12.	Are material shifting forms serial nos mentioned in the Hire charges register?	Yes	
13.	If above stock value exceeds Rs. 5 lakhs – has letter of explanation been collect from Admin at site?	Later date: Not given	
14.	Is Security properly dressed?	Yes	
15.	Is scrap properly arranged?	Yes	
16.	Is the online payments details/register updated by Admin Officer regularly?	Yes	
17.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
18.	No. of weekly reports of labour/hire charges/ material received not tallying with registers.	Nil	
19.	Inward no. & dates for receipts of building material before 9 am and after 6 pm. Collect letter of explanation from Admin in case of default.	Nil	
20.	Is the attendance recorder properly installed and used?	Yes	
	Is the ID no. register properly maintained?	Yes	
21.	Are Bills & Dc's Inward\outward register being properly maintained	Yes	
22.	Stores and stock statement are properly arranged / maintained?	Yes	
23.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes	

24.	Are hire charges and building material photographs being printed from database within one working day?	Yes
25.	Stock report quantity tallies with physical quantity?	Yes
26.	Is turnkey contractors material exchange logbook maintaining properly?	Yes
27.	a) No. of security sanctioned?	05 No's
	b) No. of security regularly present?	04 No's
	c) No. of sticks provided?	04 No's
	d) No. of torch lights provided?	02 No's
28.	a) No. of children attending Crech	Na
	b) Creche teacher and Ayya timing?	Na
	c) Average no. of meals provided per day	Na
	d) Quality of crèche	Na
29.	a) No. of helmets maintained with security.	Na
	b) Quality & cleanliness of helmets (G/A/P)	Na
30.	a) No. of labour quarters?	23 No's
	b) Occupied labour quarters?	23 No's
	c) No. of labour quarters in poor condition?	04 No's
	d) No. of toilets?	02 No's
	e) No. of washrooms?	02 No's
31.	a) No. of quarters in violation of electric supply rules.	02 No's
	b) Provision of water for labour quarters?	Yes
	c) Quality of toilets/washroom, cleanliness.	Average
32.	a) No. of pending requisitions in file?	46 No's
	b) No. of pending requisitions in weekly report?	16 No's
	c) No. of requisitions not signed by project manager	Nil
	d) No of weekly reports not signed by project manager	Nil
	e) No. of PO/WOs not attached	09 No's
	f) No. of requisitions where material received are not updated.	10 No's
33.	a) No. of job work sheets issued in last 30 days.	04 No's
	b) No. of sheets not in compliance with rules	Nil
	c) No. of sheets scanned and send within specified time.	11 No's
34.	a) No. of vacant flats/villas where stage – III/IV is completed.	No's
	b) No. of such units not locked.	05 No's
35.	a) No. of units with arrears of more than 2 months MMC.	51 units
	b) No. of active pages in MMC collection log book.	Nil
36.	a) Gate passes issued in last 30 days.	07 No's
	b) No. of gate passes not properly filled.	Nil
37.	a) No. of bills/DCs that were not sent to HO within 2 working days, during the last 30 days.	Nil
38.	a) No. of storerooms.	02 No's
	b) No. of rooms within stores.	02 No's
	c) No. of rooms not properly secured.	02 no's

List of stores checked	Stores checked(Yes/No)	Qualitative rating(G/A/P)
Electrical	Yes	Average
Cement	Yes	Average
Plumbing – PVC	Yes	Average
Plumbing –GI	Yes	Average
Sanitary	Yes	Average
CP fittings & Tiles	Yes	Average
Lift	No	-
General Material	Yes	Average
Tools	Yes	Average
Doors & hardware	Yes	Average
Misc. -	No	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
1. The following rates codes to be update in stock report 3000,4586,4814,4815,4816,4817,4818,4819,4820,4821,4822,5128,5131,5517,7099 7102,7242,8098 & 9504 2. Housekeeping & gardening schedule not updated. 3. MMC log book not updated. 4. There is no proper uniform for housekeeping staff. 5. Material shifting farms are not using at site from 16.09.19		
Suggestions :Yes		



TELANGANA STATE POLLUTION CONTROL BOARD

REGIONAL OFFICE, MEDCHAL DISTRICT

6-3-1219, Block - C, Ward No-91, Near Country Club,
Kundanbagh, Umanagar, Begumpet, Hyderabad

M. Praveen Kumar, M.Tech.,
Environmental Engineer

Telephone: 23084744
Website: tspcb.nic.in

Notice No. /TSPCB/RO-MDC/2019- 652

Date: 12.12.2019

SHOW CAUSE NOTICE

Sub: TSPCB – RO-Medchal – Residential Villas Construction Project of “NILGIRI HOMES” M/s Modi & Modi Constructions & Nilgiri Estates, Sy No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District – Operating Building Construction Project without obtaining Consent for Establishment (CFE) of the Board as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof – **SHOW CAUSE NOTICE – ISSUED – Reg.**

- Ref:
1. EC Order No. SEIAA/TS/RRD-295/2016-784, dt: 20.06.2016
 2. Industry's CFE application received through OCMMS on 02.11.2018.
 3. Rejection order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2018 dt: 06.12.2018.
 4. CFE Appeal submitted through OCMMS on 24.05.2019
 5. Rejection Order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2019 Dt: 16.07.2019

WHEREAS you are operating the Residential Villas Construction in the name and style of “NILGIRI HOMES” M/s Modi & Modi Constructions & Nilgiri Estates, Sy No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District.

WHEREAS you have not obtained the Consents of the Board for the above project as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof.

WHEREAS you have applied for Consent for Establishment of the Board vide reference 2nd cited above. But, your application was rejected by the Board for following reasons vide 3rd & 5th cited:

- The proponent has not obtained NOC from local Grampanchayat or Municipality for handling of waste water generated from the project.
- The proponent has not constructed STP for treating the waste water generated.
- The proponent has not submitted the water management plan.



Compose



Sort by date



Today

☐ Gv Reddy 11:36 AM
Request for re-submit the CFE appl

☐ rajyalakshmi@modip 6:58 AM
Fwd: Payment received for CAN: 61

Earlier this week

☐ Datterya Rao Jan 29
Occupancy Certificate

☐ sitaram@modip Jan 29
Fw: Fwd:

☐ Kavita Chettri Jan 28
Re: Fw: Telangana Rera Scrutiny Sta

☐ Rahul Patil Jan 28
[No Subject]

☐ Rahul Patil Jan 28
Fw:

☐ Rahul Patil Jan 28
→ [No Subject]

Last week

☐ accounts@modip Jan 25
Fw: Non-filing of Income Tax Retur

☐ Accounts Jan 25
Fw: Confirmation on submission of

☐ Aruna P.A. Jan 25
Fw: RERA Registration Certificate

☐ Aruna P.A. Jan 25
Silver Oak Villas GHMC reply letter

☐ Kavita Chettri Jan 24
[No Subject]

☐ Soham Modi Jan 24
→ RERA Registration Certificate

☐ Soham Modi Jan 24
GVRC - Airport Authority and Fire

☐ Soham Modi Jan 24
GVDC Sale Deed

☐ Rahul Patil Jan 24
[No Subject]

☐ DPMS CFCTeam Jan 24
Re: Fwd: Re: ** Reminder** Fwd: Re

☐ Kavita Chettri Jan 24
Fw: Telangana Rera Scrutiny Status

☐ Sitaram Jan 23
GVDC Sale Deed

☐ ramesh_airportnoc@ Jan 23
Google Images

☐ Soham Modi Jan 23
Google Image of GVRC is required

☐ ramesh_airportnoc@ Jan 23
NOC required in the name of G.V.R

☐ Anand Mehta Jan 23
GHMC Complaint and Road Gift De

☐ Keerthi Mantri Jan 23
[No Subject]

☐ accounts@modip Jan 22
Fw: Communication u/s 143(1)(a) f

Request for re-submit the CFE application of Nilgiri Estates, Rampally

Kanaka Rao G <gk Rao@modiproperties.com>

To: Gv Reddy

CC: Jyothirnayi Janjanam

G. V. Reddy garu/Jyothi Madam,

Our M.D Mr. Soham Modi asked me to inform you to re-submit the Nilgiri Estates (F to Pollution Control Board. In their rejection order they asked us to get the following

1. Proof of existence of public sewer line in the area from local Grampanchayat .

Please note that there is no public sewer lines near to our site.

Discharge of 50% excess treated waste water used for gardening and balance 5 treated waste water for re-charging ground water by using natural methods like leach pits and soak pits in our site.

As per Gazette of Ministry of Environment, Forest and Climate Change Notification 14th November 2018 in page 6 point No. 3 Waste Management: Sewage: Onsite Sewage treatment of capacity of treating 100 per be installed. "Treated waste water shall be reused on site for landscape, flushing, cooling tower and other end-use". (Gazette copy e

2. Feasibility Certificate from local Grampanchayat to discharge the excess treated public sewer.

100% of excess treated waste water is used for gardening and for re-charging gr there is no discharge the excess treated water into public sewer or into streams, water bodies and nalas. Hence there is no need to Certificate from local Grampanchayat.

Please re-submit the application at the earliest by quoting the above said Gazette reference.

Regards,

G Kanaka Rao

General Manager | +91 89781 44447 | gk Rao@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551

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Gazette N...pdf

After detailed discussions, the Committee recommended to **Reject** the CFE application with a direction to re-submit the application with following information.

- (i) Proof of existence of Public sewer line in the area from local Grampanchayat.
- (ii) Feasibility certificate from local Grampanchayat to discharge the excess treated waste water in to public sewer.

In view of the above, the Board hereby **Rejects** your application for Consent for Establishment for non compliances under section 27 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21 of the Air (Prevention & Control Pollution) Act, 1981 for the reasons stated above.

No construction or development work of shall be carried out without obtaining Consent for Establishment (CFE) as per the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.

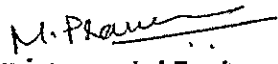
Sd/-
MEMBER SECRETARY

To
"NILGIRI HOMES" of
M/s Modi & Modi Constructions & Nilgiri Estates,
Sy.No.75, 77, 78, 79, 96 & 100/2,
Rampally (V), Keesara (M),
Medchal-Malkajgiri District

Copy to:

1. The JCEE, TSPCB, Z.O., Hyderabad for information.
2. The E.E., TSPCB, R.O, Medchal for information and necessary action.

// T.C.F.B.O //


Environmental Engineer
(Unit - I)



TELANGANA STATE POLLUTION CONTROL BOARD

REGIONAL OFFICE, MEDCHAL DISTRICT

6-3-1219, Block - C, Ward No-91, Near Country Club,
Kundanbagh, Umanagar, Begumpet, Hyderabad

M. Praveen Kumar, M.Tech.,
Environmental Engineer

Telephone: 23084744

Website: tspcb.mtc.in

Notice No. /TSPCB/RO-MDC/2019- 652

Date: 12.12.2019

SHOW-CAUSE NOTICE

Sub: TSPCB – RO-Medchal – Residential Villas Construction Project of “NILGIRI HOMES” M/s Modi & Modi Constructions & Nilgiri Estates, Sy. No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District – Operating Building Construction Project without obtaining Consent for Establishment (CFE) of the Board as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof – **SHOW CAUSE NOTICE ISSUED** Reg.

Ref: 1. EC Order No. SEIAA/TS/RRD-295/2016-784, dt. 20.06.2016
2. Industry's CFE application received through OCMMS on 02.11.2018.
3. Rejection order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2018 dt. 06.12.2018.
4. CFE Appeal submitted through OCMMS on 24.05.2019
5. Rejection Order No. 1666165/TSPCB/CFE/RO-Medchal/HO/2019 dt. 16.07.2019

WHEREAS you are operating the Residential Villas Construction in the name and style of “NILGIRI HOMES” M/s Modi & Modi Constructions & Nilgiri Estates, Sy. No. 75, 77, 78, 79, 96 & 100/2, Rampally (V), Keesara (M), Medchal-Malkajgiri District.

WHEREAS you have not obtained the Consents of the Board for the above project as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof.

WHEREAS you have applied for Consent for Establishment of the Board vide reference 2nd cited above. But, your application was rejected by the Board for following reasons vide 3rd & 5th cited:

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- The proponent has not constructed STP for treating the waste water generated.
- The proponent has not submitted the water management plan.

sohammodi@modiproperties.com

From: PA_ashaiya <ashaiya@modiproperties.com>
Sent: 23 01 2020 5:34 PM
To: Jai Kumar
Cc: Soham Modi; suresh.g@modiproperties.com
Subject: Remove from services

Date: 23-01-2020

To,

Jai Kumar,

Nilgiri Estate:-

Followig villas stage III with QC check and ATR to be completed by 31-01-2020: - 107, 108, 123, 143, 144, 138, 139, 134, 161, 140, 142 & 162.

Following villas stage II to be completed :- 145, 146, 160, 167, 165, 163, 164, 159, 155, 156, 158, 175, 174.

If work is not completed by 31-01-2020 then G. Suresh (PM) and Pasha (Engg.) to be dismissed from service.

On Behalf of:
Soham Modi

Anx - E2 - work done & billed

Villa no.	Type (2, 3, 4BHK)	SBUA	Work start date	Earth work, footing, plinth, column	RCC, slabs + head room	Brick work, compound wall & site levelling	2 coats plastering	Final finishing and handover	Total percentage of work done	Rate per sq ft	GST	Construction contract value	Value of work done	Advance Paid	Advance adjusted
154	2BHK	1,175	8-Nov-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
155	2BHK	1,175	11-Jan-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
156	3BHK	2,170	15-Dec-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
157	2BHK	1,175	10-Sep-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
158	2BHK	1,175	31-Oct-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
159	2BHK	1,175	20-Nov-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
160	2BHK	1,175	14-Mar-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
161	2BHK	1,175	5-Jan-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
162	2BHK	1,175	22-Feb-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
163	4BHK	2,170	24-Oct-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
164	3BHK	2,170	8-Sep-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
165	2BHK	1,175	4-Aug-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
166	3BHK	2,170	5-Apr-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
167	2BHK	1,175	12-Mar-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
168	2BHK	1,175	2-Nov-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
169	2BHK	1,175	18-Dec-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
170	4BHK	2,170	24-Apr-18	1	1	1	1	1	45	620	18	15,87,572	7,14,407	1,00,000	45,000
171	2BHK	1,175	10-May-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
172	2BHK	1,175	15-Mar-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
173	2BHK	1,175	17-Dec-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
174	2BHK	1,175	27-Nov-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
175	2BHK	1,175	30-Apr-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
176	2BHK	1,175	25-Apr-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
177	2BHK	1,175	28-Dec-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
178	2BHK	1,175	15-Feb-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
179	2BHK	1,175	16-May-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
180	4BHK	2,170	3-Jun-18	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
181	2BHK	1,175	26-Dec-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
182	3BHK	1,175	26-Dec-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
183	4BHK	2,170	31-Dec-18	1	1	1	1	1	70	620	18	15,87,572	11,11,300	1,00,000	70,000
184	3BHK	2,170	31-Dec-18	1	1	1	1	1	70	620	18	15,87,572	11,11,300	1,00,000	70,000
185	4BHK	2,170	10-Dec-18	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
Total				109	109	96	90	83	697	18	11,16,48,414	9,41,37,639	1,09,00,000	91,05,000	

Certified by:

6
Project Manager
Nilgiri Estates

Nagabharani
31/10/2020

Anx - E2 - work done & billed

Villa no.	Type (2-3, 4BHK)	SBUA	Work start date	Earth work, footing, plinth, column	RCC, slabs + head room	Brick work, compound wall & site levelling	2 coats plastering	Final finishing and handover	Total percentage of work done	Rate per sq ft	GST	Construction contract value	Value of work done	Advance Paid	Advance adjusted
112	2BHK	1,175	3-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
113	2BHK	1,175	3-Mar-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
114	4BHK	2,170	7-Feb-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
115	2BHK	1,175	12-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
116	3BHK	2,170	13-Jan-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
117	2BHK	1,175	28-Dec-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
118	2BHK	1,175	8-Mar-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
119	2BHK	915	1-Feb-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
120	2BHK	915	8-Feb-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
121	2BHK	915	9-Feb-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
122	2BHK	915	8-Mar-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
123	3BHK	1,695	25-May-17	1	1	1	1	1	90	620	18	12,40,062	11,16,056	1,00,000	90,000
124	2BHK	915	4-Apr-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
125	2BHK	915	8-Mar-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
126	2BHK	915	8-Feb-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
127	2BHK	915	3-Aug-17	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
128	2BHK	915	10-Jan-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
129	2BHK	915	25-Apr-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
130	2BHK	915	8-Aug-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
131	2BHK	915	4-Jul-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
132	2BHK	915	14-Jun-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
133	2BHK	915	6-Apr-17	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
134	2BHK	915	18-Feb-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
135	2BHK	915	20-Nov-16	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
136	2BHK	915	21-Nov-16	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
137	3BHK	1,695	23-May-17	1	1	1	1	1	90	620	18	12,40,062	11,16,056	1,00,000	90,000
138	2BHK	915	25-Nov-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
139	2BHK	915	26-Mar-18	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
140	2BHK	915	2-May-18	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
141	2BHK	915	10-May-18	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
142	3BHK	1,695	8-Nov-17	1	1	1	1	1	90	620	18	12,40,062	11,16,056	1,00,000	90,000
143	2BHK	915	10-Jan-18	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
144	2BHK	915	3-Aug-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
145	2BHK	915	14-Mar-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
146	2BHK	915	29-Nov-17	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
147	2BHK	915	17-May-18	1	1	1	1	1	90	720	18	7,77,384	6,99,646	1,00,000	90,000
148	2BHK	915	4-Mar-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
149	2BHK	915	29-Mar-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
150	2BHK	915	29-Mar-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
151	2BHK	915	17-May-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
152	2BHK	915	8-Aug-18	1	1	1	1	1	45	720	18	7,77,384	3,49,823	1,00,000	45,000
153	3BHK	2,170	2-Sep-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000

Anx - E2 - work done & billed

Anx - E2 - work completed and bill raised - send on the last Saturday of the month.															0
Coordinator:															
any name:															
t name:															
Enter value 1 if work is completed and billed. Enter 0 otherwise. This statement must match billing database.															
Rate	20	20	25	25	25	25	25	25	10	100					
Villa no. (4BHK)	Type (2, 3, 4BHK)	SBUA	Work start date	Earth work, footing, plinth, column	RRC, slabs + head room	Brick work, compound wall & site levelling	2 coats plastering	Final finishing and handover	Total percentage of work done	Rate per sq ft	GST	Construction contract value	Value of work done	Advance Paid	Advance adjusted
80A	2BHK	1,205	12-May-16	1	1	1	1	1	90	720	18	10,23,768	9,21,391	1,00,000	90,000
80B	2BHK	1,205	28-Dec-16	1	1	1	1	1	90	720	18	10,23,768	9,21,391	1,00,000	90,000
80C	2BHK	1,215	5-Jun-17	1	1	1	1	1	90	720	18	10,32,264	9,29,038	1,00,000	90,000
80D	2BHK	1,215	12-Dec-16	1	1	1	1	1	90	720	18	10,32,264	9,29,038	1,00,000	90,000
81	2BHK	1,175	14-Nov-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
82	3BHK	1,175	5-Nov-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
83	3BHK	1,175	7-Nov-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
84	2BHK	1,175	8-Nov-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
85	2BHK	1,175	19-Dec-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
86	2BHK	1,175	20-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
87	2BHK	1,175	2-Dec-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
88	2BHK	1,175	8-Dec-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
89	3BHK	2,170	15-Jun-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
90	2BHK	1,175	5-Jun-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
91	2BHK	1,175	2-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
92	2BHK	1,175	10-Nov-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
93	2BHK	1,175	11-Nov-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
94	2BHK	1,175	17-Dec-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
95	2BHK	1,175	14-Dec-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
96	2BHK	1,175	3-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
97	2BHK	1,175	18-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
98	2BHK	1,175	10-Feb-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
99	2BHK	1,175	21-Dec-16	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
100	4BHK	2,170	22-Nov-16	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
101	2BHK	1,175	19-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
102	2BHK	1,175	14-Dec-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
103	2BHK	1,175	15-Feb-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
104	2BHK	1,175	14-Nov-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
105	2BHK	1,175	21-Feb-18	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
106	2BHK	1,175	12-Dec-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
107	2BHK	1,175	18-Oct-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
108	2BHK	1,175	8-Feb-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
109	3BHK	2,170	5-Jun-17	1	1	1	1	1	90	620	18	15,87,572	14,28,815	1,00,000	90,000
110	2BHK	1,175	20-Jun-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000
111	2BHK	1,175	2-Jan-17	1	1	1	1	1	90	720	18	9,98,280	8,98,452	1,00,000	90,000

12/11/20

12/11/20

Anx - F - Summary of accounts

Annexure - F - Summary of accounts - send on the last Saturday of the month.

Name of contractor: B. Anand

Company name: Homeline Infra

Project name: Nilgiri Estates

Date: 25.01.2020

S No	Summary - of credits	Amount
1	Work completed & billed	9,41,37,639
2	Unbilled amount	87,98,328
3	Mobilization advance paid	1,09,00,000
4	Payment for increase in rate form 01-04-2017 to 31-03-2018	
5	Payment for increase in rate form 01-04-2018 to 31-12-2018	
6	Payment for increase in rate form 01-01-2019 to 31-03-2019	
7	Payment for increase in rate form 01-04-2019 to 30-06-2019	
8	Payment for increase in rate form 01-07-2019 to 30-09-2019	
9	Club house - billed value	-
10	Club house - unbilled value - approx.	11,38,35,966
	Total A	

S No	Summary - of debits	Amount
1	Mobilization advance adjusted	91,05,000
2	Amount paid	8,52,82,250
3	Other debits : Labour Quarters Room Rent 17-18	90,135
4	Work done by our contractors	1,99,717
5	Labour Quarters Room Rent 18-19	90,450
6	Labour Quarters Room Rent 19-20	58,140
7	Material Exchange Value of F.Y 2017 -18 - Debited Amount	33,00,806
8	Onbehalf Statutory payments	2,31,098
9	Penalty for delay in works	1,20,000
10	GST Paid on behalf of Homeline Infra	42,58,976
	Total B	10,27,36,572
	Net payable to contractor (A-B)	1,10,99,394

A. Laxmy
27/01/2020.

Nagalingam
31/01/2020

Certified by:
Project Manager
Nilgiri Estates
01/01/2020

Certified by:

31/01/2020

Sl. No.	Type (2, 3, 4BHK)	SBUA	Work start date	Earth work, footing, plinth, column	RCC, slabs + head room	Brick work, compound wall & site levelling	2 coats plastering	Final finishing and handover	Total percentage of work done	Rate per sq ft	Construction contract value	Value of work done
112	2BHK	1,175	3-Jan-17	-	-	-	-	100	100	10	720	8,46,000
113	2BHK	1,175	3-Mar-17	-	-	-	-	100	100	10	720	8,46,000
114	4BHK	2,170	7-Feb-17	-	-	-	-	100	100	10	720	8,46,000
115	2BHK	1,175	12-Jan-17	-	-	-	-	100	100	10	620	13,45,400
116	3BHK	2,170	13-Jan-17	-	-	-	-	100	100	10	720	8,46,000
117	2BHK	1,175	28-Dec-17	-	-	-	-	100	100	10	620	13,45,400
118	2BHK	1,175	8-Mar-17	-	-	-	-	100	100	10	720	8,46,000
119	2BHK	915	1-Feb-17	-	-	-	-	100	100	10	720	8,46,000
120	2BHK	915	8-Feb-17	-	-	-	-	100	100	10	720	6,58,800
121	2BHK	915	9-Feb-17	-	-	-	-	100	100	10	720	6,58,800
122	2BHK	915	8-Mar-17	-	-	-	-	100	100	10	720	6,58,800
123	3BHK	1,695	25-May-17	-	-	-	-	100	100	10	720	6,58,800
124	2BHK	915	4-Apr-17	-	-	-	-	100	100	10	620	10,50,900
125	2BHK	915	8-Mar-17	-	-	-	-	100	100	10	720	6,58,800
126	2BHK	915	8-Feb-17	-	-	-	-	100	100	10	720	6,58,800
127	2BHK	915	3-Aug-17	-	-	-	-	100	100	10	720	6,58,800
128	2BHK	915	10-Jan-18	-	-	-	75	100	100	19	720	6,58,800
129	2BHK	915	25-Apr-18	-	-	-	50	100	100	13	720	6,58,800
130	2BHK	915	8-Aug-18	-	-	-	60	100	100	15	720	6,58,800
131	2BHK	915	4-Jul-18	-	-	-	75	100	100	19	720	6,58,800
132	2BHK	915	14-Jun-18	-	-	-	100	100	100	25	720	6,58,800
133	2BHK	915	6-Apr-17	-	-	-	-	100	100	10	720	6,58,800
134	2BHK	915	18-Feb-17	-	-	-	-	100	100	10	720	6,58,800
135	2BHK	915	20-Nov-16	-	-	-	-	100	100	10	720	6,58,800
136	2BHK	915	21-Nov-16	-	-	-	-	100	100	10	720	6,58,800
137	3BHK	1,695	23-May-17	-	-	-	-	100	100	10	620	10,50,900
138	2BHK	915	25-Nov-17	-	-	-	-	100	100	10	720	6,58,800
139	2BHK	915	26-Mar-18	-	-	-	-	100	100	10	720	6,58,800
140	2BHK	915	2-May-18	-	-	-	-	100	100	10	720	6,58,800
141	2BHK	915	10-May-18	-	-	-	-	100	100	10	620	10,50,900
142	3BHK	1,695	8-Nov-17	-	-	-	-	100	100	10	720	6,58,800
143	2BHK	915	10-Jan-18	-	-	-	-	100	100	10	720	6,58,800
144	2BHK	915	3-Aug-17	-	-	-	-	100	100	10	720	6,58,800
145	2BHK	915	14-Mar-17	-	-	-	-	100	100	10	720	6,58,800
146	2BHK	915	29-Nov-17	-	-	-	-	100	100	10	720	6,58,800
147	2BHK	915	17-May-18	-	-	-	50	100	100	13	720	6,58,800
148	2BHK	915	4-Mar-18	-	-	-	50	100	100	13	720	6,58,800
149	2BHK	915	29-Mar-18	-	-	-	50	100	100	13	720	6,58,800
150	2BHK	915	29-Mar-18	-	-	-	50	100	100	13	720	6,58,800
151	2BHK	915	17-May-18	-	-	-	75	100	100	19	720	6,58,800
152	2BHK	915	8-Aug-18	-	-	-	75	100	100	19	720	6,58,800
153	3BHK	2,170	2-Sep-17	-	-	-	-	-	-	-	620	13,45,400

Annexures E1 E2 and F of NE dt 28.12.2019 corrected.xlsx

Details of partial work done and not yet billed - send on the last Saturday of the month-												
Sl. No.	Factor	IB. Amend	Work start date	Earth work, footing, plinth, column	RRC, slabs + head room	Brick work, compound wall & site levelling	2 coats plastering	Final finishing and handover	Total percentage of work done	Rate per sq ft	Construction contract value	Value of work done
Enter value between 1&100 as approximate percentage of work completed- Enter 0 where work is completed and billed.												
Sl. No.	Type (2, 3, 4BHK)	SBUA	Work start date	Earth work, footing, plinth, column	RRC, slabs + head room	Brick work, compound wall & site levelling	2 coats plastering	Final finishing and handover	Total percentage of work done	Rate per sq ft	Construction contract value	Value of work done
80A	2BHK	1,205	12-May-16	-	-	-	-	100	10	720	8,67,600	86,760
80B	2BHK	1,205	28-Dec-16	-	-	-	-	100	10	720	8,67,600	86,760
80C	2BHK	1,215	5-Jun-17	-	-	-	-	100	10	720	8,74,800	87,480
80D	2BHK	1,215	12-Dec-16	-	-	-	-	100	10	720	8,74,800	87,480
81	2BHK	1,175	14-Nov-16	-	-	-	-	100	10	720	8,46,000	84,600
82	3BHK	1,175	5-Nov-16	-	-	-	-	100	10	720	8,46,000	84,600
83	3BHK	1,175	7-Nov-16	-	-	-	-	100	10	720	8,46,000	84,600
84	2BHK	1,175	8-Nov-16	-	-	-	-	100	10	720	8,46,000	84,600
85	2BHK	1,175	19-Dec-16	-	-	-	-	100	10	720	8,46,000	84,600
86	2BHK	1,175	20-Jan-17	-	-	-	-	100	10	720	8,46,000	84,600
87	2BHK	1,175	2-Dec-16	-	-	-	-	100	10	720	8,46,000	84,600
88	2BHK	1,175	8-Dec-16	-	-	-	-	100	10	720	8,46,000	84,600
89	3BHK	2,170	15-Jun-17	-	-	-	-	100	10	620	13,45,400	1,34,540
90	2BHK	1,175	5-Jun-17	-	-	-	-	100	10	720	8,46,000	84,600
91	2BHK	1,175	2-Jan-17	-	-	-	-	100	10	720	8,46,000	84,600
92	2BHK	1,175	10-Nov-16	-	-	-	-	100	10	720	8,46,000	84,600
93	2BHK	1,175	11-Nov-16	-	-	-	-	100	10	720	8,46,000	84,600
94	2BHK	1,175	17-Dec-16	-	-	-	-	100	10	720	8,46,000	84,600
95	2BHK	1,175	14-Dec-16	-	-	-	-	100	10	720	8,46,000	84,600
96	2BHK	1,175	3-Jan-17	-	-	-	-	100	10	720	8,46,000	84,600
97	2BHK	1,175	18-Jan-17	-	-	-	-	100	10	720	8,46,000	84,600
98	2BHK	1,175	10-Feb-17	-	-	-	-	100	10	720	8,46,000	84,600
99	2BHK	1,175	21-Dec-16	-	-	-	-	100	10	720	8,46,000	84,600
100	4BHK	2,170	22-Nov-16	-	-	-	-	100	10	620	13,45,400	1,34,540
101	2BHK	1,175	19-Jan-17	-	-	-	-	100	10	720	8,46,000	84,600
102	2BHK	1,175	14-Dec-17	-	-	-	-	100	10	720	8,46,000	84,600
103	2BHK	1,175	15-Feb-18	-	-	-	-	100	10	720	8,46,000	84,600
104	2BHK	1,175	14-Nov-17	-	-	-	-	100	10	720	8,46,000	84,600
105	2BHK	1,175	21-Feb-18	-	-	-	-	100	10	720	8,46,000	84,600
106	2BHK	1,175	12-Dec-17	-	-	-	-	100	10	720	8,46,000	84,600
107	2BHK	1,175	18-Oct-17	-	-	-	-	100	10	720	8,46,000	84,600
108	2BHK	1,175	8-Feb-17	-	-	-	-	100	10	720	8,46,000	84,600
109	3BHK	2,170	5-Jun-17	-	-	-	-	100	10	620	13,45,400	1,34,540
110	2BHK	1,175	20-Jun-17	-	-	-	-	100	10	720	8,46,000	84,600
111	2BHK	1,175	2-Jan-17	-	-	-	-	100	10	720	8,46,000	84,600

10

NF2

DATE & FROM:	TO & REMARKS.
1/2/20	
Ashwarya	Respected MD Sir, Please find the details Completed villas / pending villas - Stage II & Stage Hilgiri Estates.

hls

DATE & FROM:	TO & REMARKS.
3-8-20	(HB)
Ashaiya	MD Sir,
	Anil confirmed that
	out of 34 37 Flood lights.
	23 lights working & 14 are
	not working.
	1) Req. raised 1 for 06 nos lights.
	2) Req. raised 2nd one for 10 nos. Lights.
	Totals
	4 nos lights received.
	10 nos lights more required.
	2 nos - Exp for emergency.

[Handwritten signature]

DATE & FROM:	TO & REMARKS.
1-8-20	
Ashaiya	MD Sir, Anil (engg) confirms that earlier Flood lights were burnt due to power fluctuation & cable problems.
SONAM 3/8/20	How many lights were ordered. Get copies of pos. How many are available at site?
Asha	<u>h2</u> Ashaiya get details ↑

MEMO

DATE & FROM:	TO & REMARKS.
ASMAUA	ASMAUA,
27/11	
SONAM	Call site on 1/2/20. Check
	check how many villas
	are completed (ie. QC
	check for the stage 15
	completed).
	→
	✓

Extract of promotions/sales/CR minutes

(SE)

file NR

Updated on 06-03-2020 - Nilgiri Estates – PPT no. 136 – offer was given to customers to pay VAT @ 1.25% & service tax @ 4.5% on the entire consideration in lieu of GST @ 12%. This offer was given for 4 villas i.e., 173 – Bhaskar, 142 – Naveen, 101 – Rahul & 181 – Harsha. However, as per our present understanding GST is payable on value of agreement of construction and no GST is payable on the value of sale deed. Accordingly, raise GST bills based on milestone on value of AOC @ 18% and debit to customer account. If the value of GST is more than 5.75% of the total sale consideration, then show the differential amount as discount. This offer to be given only if requested by customer.

h
-7 MAR 2020

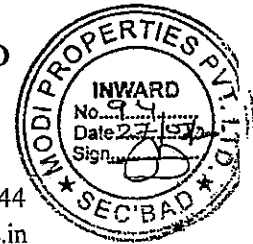
Modi Properties & Inv. Pvt. Ltd - Site Audit Report by M.Maresh

Company:		NILGIRI ESTATES	Date of site visit:	13-03-2020
Site:		NILGIRI ESTATES	From / To time:	09.30 TO 18.00
Visited by:		M.Mahesh	Prepared by:	Praveen. B
Sl No	Description			Remarks
1.	Creche			
	a) No. of children attending Creche			NA
	b) Creche teacher and Ayya timing?			NA
	c) Average no. of meals provided per day			NA
	d) Quality of crèche			NA
2.	Safety measurements at site			
	a) No. of helmets maintained with security.			NA
	b) Quality & cleanliness of helmets (G/A/P)			NA
	c) No of labours working without helmets			NA
3.	Labour quarters			
	a) No. of labour quarters?			23
	b) Occupied labour quarters?			23
	c) No. of labour quarters in poor condition?			3
	d) No. of toilets?			4
	e) No. of washrooms?			4
	f) No. of quarters in violation of electric supply rules.			Nil
	g) Provision of water for labour quarters?			Good
	h) Quality of toilets/washroom, cleanliness.			POOR
4.	Pumps			
	a) No of pumps at site			6 bore pumps + 3 open well submersible + dewatering pumps 2



TELANGANA STATE POLLUTION CONTROL BOARD

REGIONAL OFFICE, MEDCHAL DISTRICT
6-3-1219, Block - C, Ward No-91, Near Country Club,
Kundanbagh, Umanagar, Begumpet, Hyderabad



M. Praveen Kumar, M.Tech.,
Environmental Engineer

Telephone : 23084744
Website : tspcb.nic.in

Notice No.137/KSR/TSPCB/RO-MDC/2020- 1136

Date:24.07.2020

2nd SHOW-CAUSE NOTICE

Sub: TSPCB – RO-Medchal – Residential Villas Construction Project of “NILGIRI HOMES” M/s Modi & Modi Constructions & Nilgiri Estates, 5-4-187/3&4, 2nd floor, Soham Mansion, M.G Road, Secunderabad – Operating Building Construction Project without obtaining Consent for Establishment (CFE) of the Board as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof – **SHOW CAUSE NOTICE- ISSUED- Reg.**

- Ref: 1. EC Order No. SEIAA/TS/RRD-295/2016-784, dt: 20.06.2016
2. Industry's CFE application received through OCMMS on 02.11.2018.
3. CFE Rejection Order.1666165/TSPCB/CFE/RO-Medchal/HO/2019, dated 06.12.2018.
4. Industry's CFE appeal application received through OCMMS on 13.06.2019.
5. CFE Rejection Order.1666165/TSPCB/CFE/RO-Medchal/HO/2019-956, dated 16.07.2019.
6. Show cause Notice issued to the industry on 12.12.2019.

WHEREAS you are operating the Residential Villas Construction in the name and style of “NILGIRI HOMES” M/s Modi & Modi Constructions & Nilgiri Estates, Sy. No. 75, 77, 78, 79, 96 & 100/2, Rainpally (V), Keesara (M), Medchal-Malkajgiri District.

WHEREAS you have not obtained the consents of the Board for the above project as required under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of pollution) Act, 1981 and amendments thereof.

WHEREAS you have applied for Consent for Establishment of the Board vide reference 2nd and 4th cited above. However, your application was rejected for certain reasons vide reference 3rd and 5th cited above.

WHEREAS this office has issued a Show Cause notice to your project vide reference 6th cited above for operating the project without valid consents of the Board thereby violating above said acts.



GREATER HYDERABAD MUNICIPAL CORPORATION

SHORTFALL LETTER

Office of Commissioner
(Town Planning Section , HQ)
Hyderabad

Dated : 28/07/2020

Application No. 1/C1/18050/2018-OC

To
MEHTA AND MODI Homes & OTHERS
5-4-187/3 & 4, II Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003,
Hyderabad

Sir,

Sub: GHMC- Town Planning Section -HO- Construction of Residential Building with Silver Oak Bungalows - Commercial Building No. 3 - Built up area - 346.56 Sq.mtrs : +2 UpperSilver Oak Bungalows - Commercial Building No. 2 - Built up area - 27.65 Sq.mtrs : Silver Oak Bungalows - Commercial Building No.1- Built up area- 346.56 Sq.mtrs : +2 UpperSilver Oak Bungalows - Type D - 01 No - Built up area - 146.60 Sq.mtrs : + UpperSilver Oak Bungalows - Type C - 07 Nos - Built up area - 1,026.20 : + UpperSilver Oak Bungalows - Type B - 48 Nos - Built up area - 7,498.23 Sq.mtrs : + UpperSilver Oak Bungalows - Type A - 47 Nos - Built up area - 6666.36 Sq.mtrs : +2 Upper Floors in Plot No. NA. Survey Number 31, 40,41, 42, 44, 45 & 55, situated at Cherlapalli-Recommended for issue of Occupancy Certificate- Shortfall - Intimation - Regarding.

Ref: 1. Application Vide File No.: 1/C1/18050/2018-OC
2. Building Permit No.: 16/44

With reference to the application vide reference cited, the request for issue of Occupancy Certificate and release of mortgage portion for the Residential building with Silver Oak Bungalows- Commercial Building No. 3 - Built up area - 346.56Sq.mtrs : +2 UpperSilver Oak Bungalows- Commercial Building No. 2 - Built up area - 27.65 Sq.mtrs : Silver Oak Bungalows- Commercial Building No.1- Built up area- 346.56Sq.mtrs : +2 UpperSilver Oak Bungalows- Type D - 01 No - Built up area - 146.60Sq.mtrs : + UpperSilver Oak Bungalows- Type C - 07 Nos - Built up area - 1,026.20: + UpperSilver Oak Bungalows- Type B - 48 Nos - Built up area - 7,498.23Sq.mtrs : + UpperSilver Oak Bungalows- Type A - 47 Nos - Built up area - 6666.36Sq.mtrs : +2 Upper Floors in P. No. NA . Sy. No. 31, 40,41, 42, 44, 45 & 55 , situated at Cherlapalli , has been examined and observed the following shortfalls:

Objections (Document(s) Related):-

Sr. No.	Documents Name	Remarks
1	Copy of the Completed Building Plan showing the changes if any to Approved Building Plan along with a statement of deviations.	
Sr. No.	Remarks	
1	1. To submit the NOC from the HMDA with regard to the conditions mentioned in Sanctioned plan with respect of Court Cases etc.	

Therefore, you are hereby informed to re-submit the application with the above shortfalls, for further action.

Re: Nilgiri Estates-Water issues-Need Urgent Intervention

Wednesday, 9 Sep 2020, 11:03 pm

To: Krishna Prasad <kprasad@modiproperties.com>
From: Gopi Chandar <gopichandart@gmail.com>
Cc: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>, Ne-const . <ne-const@modiproperties.com>

Hi KP sir,

This is not the right subject for your mail. We are asking for water issue and you have mentioned seepage issue notice.

Why are you even addressing co-optive members for any seepage issues. You can send individual mails.

You clearly told, co-optive members will not have any thing related to construction issues.

What about the seepage issue which were never resolved for 2 to 3 years old complaint. If the complaints are never resolved, it is your responsibility do repairs at your expense.

If you feel that, issue is closed prove the same for each seepage issue.

Regards,
Gopi Chandar
Villa-57

On Wed, Sep 9, 2020, 10:09 PM Krishna Prasad <kprasad@modiproperties.com> wrote:
Dear co-opted Members,

Please find enclosed the copy of notice on complaint about seepage and leakage.

Regards,
K Krishna Prasad

Sr Manager Customer Relations | +91 99896 99536 | kprasad@modiproperties.com
Modi Properties 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.

—
Regards,
NE-Co-opted Executive Committee

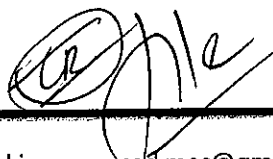
—
You received this message because you are subscribed to the Google Groups "NE_CORE_OWNERS" group.
To unsubscribe from this group and stop receiving emails from it, send an email to
ne_core_owners+unsubscribe@googlegroups.com.
To view this discussion on the web visit
https://groups.google.com/d/msgid/ne_core_owners/859906723.330134.1599669550054%40mail.yahoo.com.

—
Regards,
NE-Co-opted Executive Committee

—
You received this message because you are subscribed to the Google Groups "NE_CORE_OWNERS" group.
To unsubscribe from this group and stop receiving emails from it, send an email to
ne_core_owners+unsubscribe@googlegroups.com.
To view this discussion on the web visit
https://groups.google.com/d/msgid/ne_core_owners/CAGfhBC2kMHZwGio_jAzXN0CA%3DgJc7tG8gAb5oE1TSFAMgmhh9w%40

Assoc

sohammodi@modiproperties.com



From: guru prasad Palanki <pgprasad.msc@gmail.com>
Sent: 14 September 2020 08:48
To: NE_CORE_OWNERS; Krishna Prasad; Vijay Raj; Soham Modi
Subject: Re: 27th Aug 2020 - Discussion points on common issues with Mr Soham Modi

Hi All,

Gentle reminder.

None of the below mentioned items have a progress since our last meeting held on 27th Aug.

Also we would need dedicated Electrician, Plumber for us..pls share their contact numbers so that will publish to all owners.

Regards,
Guru,
Villa#45

On Fri, 28 Aug, 2020, 3:04 pm guru prasad Palanki, <pgprasad.msc@gmail.com> wrote:
Hi All,

Thanks for giving an opportunity to us to have a discussion with Mr. Soham Modi, and here are the discussion points on common issues:

1. **Street lights issue** - Would be fixed in 2 to 3 days. Vijay has to provide an update on this.
2. **Security** - Vijay will provide the contacts of the agency and arrange a meeting with Co-opted members.
3. **Trash pick** - A Request letter will be sent to Municipal officials.
4. **Drainage issue at park** - Digging a pit for usage water and drainage water would be a permanent solution - Please provide ETA ??
5. **Generator** - reaches to AMC , Vijay will follow up as per warranty and fix any issues
6. **Mutation** - Soham Modi is going to verify the GO /Memo copy of 1% and will provide an update on this through Krishna Prasad / CR Dept.
7. **Cc cameras** - fixed in important areas and Vijay will provide us an app to check in mobile.
8. **Usage water** - Gave instructions to security to Switch on the motor at 6 am and 6 pm daily and ensure to have full of water in the clubhouse water tank.
9. **Grills for windows in Clubhouse** : Grills will be arranged to the windows near steps area for safety purpose.
10. **Seepage issue** : Modi properties team is going to address this issue for each villa with a dedicated site engineer and start this activity soon and would be completed in next 6 month. Any issues in individual villa - it's owner responsibility of raising a complaint in modi website and follow up with KP and CR dept.
11. **General body election** : Will be done on or before 31st Mar 2021.

Regards,
Guru
Villa #45



From: Vijay Raj <vijay@modiproperties.com>
Sent: 22 September 2020 18:04
To: Soham Modi
Cc: Vijay Raj; Ne-const.; Krishna Prasad
Subject: Approval for Birla wall care putty + paint External side for Painting

Dear Soham Sir,

We have discussed with Painter for cost of birla wall care putty + painting for villas already completed and handed over to the customer.

Simplex villa - 23,000/- + GST

Duplex villa - 42,500/- + GST

They have agreed to do the for simplex and duplex flat with above approved rates

NOTE :- CR to offer customers an option to apply birla wall care putty + paint on cost sharing basis of 50-50- after agreement with painters.

Debit our share of cost to HLI..

Regards,

G. Vijay Raj
Asst. Project Manager | +91 98494 97484 | vijay@modiproperties.com
Modi Properties 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.



Site Office : Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301, ☎ +91 92470 73975
✉ nilgiriestate@modiproperties.com
Owned & Developed by : NILGIRI ESTATES

NR
Dre



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

To,
The Residents,
Nilgiri Estates,
Rampally.

Date: 23-09-2020.

Subject: Repainting of external surfaces – application of cement putty.

Sir/Madam,

Several residents have requested for re-plastering, repainting and /or water proofing external walls of their villa. We are committed to repair construction defects, however, such requests fall beyond our scope of work.

As a gesture of goodwill we hereby offer to apply 2 coats of cement putty (Birla wall care putty) along with painting of the external walls and the headroom on a cost sharing basis (50% by developer and 50% by purchaser). This will largely address the requests made by several customers.

The negotiated price of applying cement putty + painting is:

- a. Simplex villas – Rs. 27,000/
- b. Duplex villas – Rs. 50,000/-

If you wish to avail this offer please confirm by sending an email to ne@modiproperties.com. Work will start after you deposit 50% share of the cost in our account. Work is expected to be completed in 4 to 6 weeks from commencement.

Thank you.

Yours sincerely,

Soham Modi.

Status Of Villas Works In NE (Phase-I) (V.no's-1 to 79) 03-11-2020.xlsx
Site - Work details

3	3	No	No	Door Locked
39	39	yes	yes	No complaints
40	40	yes	No	No complaints
41	41	yes	yes	No complaints
42	42	yes	yes	1.Setback Pavers went Down, 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged.
43	43	yes	yes	No complaints
44	44	yes	yes	1.4 no.of floor tiles was damaged in hall, 2.Common toilet flush tank was not working, 3.Seepage in hall and 2 bedrooms, 4.Setback Pavers went Down
45	45	yes	yes	No complaints
46	46	yes	yes	No complaints
47	47	yes	yes	1.Both toilets floor tiles was went down
48	48	yes	yes	No complaints
49	49	yes	yes	No complaints
50	50	yes	No	1.Setback Pavers went Down, 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged,
51	51	yes	yes	Door Locked
52	52	yes	No	No complaints
53	53	yes	yes	No complaints
54	54	yes	yes	No complaints
55	55	yes	yes	No complaints
56	56	yes	yes	No complaints
57	57	yes	yes	No complaints
58	58	yes	yes	No complaints
59	59	yes	No	No complaints
60	60	yes	yes	1.Setback Pavers went Down, 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged.
61	61	yes	yes	No complaints
62	62	yes	yes	No complaints
63	63	yes	yes	No complaints
64	64	yes	yes	No complaints
65	65	yes	No	1.Setback Pavers went Down 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged
66	66	yes	No	1.Setback Pavers went Down 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged, 4.floor tiles was went down.
67	67	yes	yes	No complaints
68	68	yes	yes	No complaints
69	69	yes	No	No complaints
70	70	yes	No	No complaints
71	71	yes	No	No complaints
72	72	yes	Yes	No complaints
73	73	yes	Yes	1.Floor Tiles are broken and went down 2. OHT damaged, 3.Electricity is not coming Properly
74	74	yes	Yes	No complaints
75	75	yes	Yes	No complaints
76	76	yes	No	No complaints
77	77	yes	No	No complaints
78	78	yes	Yes	No complaints
79	79	yes	No	No complaints

Company:Nilgiri Estates			Prepared by:		G.RAJESH	
Project: Nilgiri Estate			Date:		3-Nov-20	
Villa no's 1 to 79) CUSTOMER COMPLAINTS						
S No	Villa No.	Possession given YES/NO	Customer Staying YES/NO	CUSTOMER COMPAINTS WORKS		
1	1	yes	yes	1.Toilet flush tank not working 2.Elevation Sazza was cracked 3.Terrace Water Proofing was Damaged		
2	2	yes	No	1.Setback Pawers went Down 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged		
3	3	No	No	Door Locked		
4	4	yes	No	Door Locked		
5	5	yes	No	Door Locked		
6	6	yes	No	Door Locked/Setback Pawers went Down		
7	7	yes	No	Door Locked		
8	8	yes	No	Door Locked		
9	9	No	No	Door Locked		
10	10	yes	No	Door Locked		
11	11	yes	No	Door Locked		
12	12	yes	yes	1.Pillars support from outside wall		
13	13	yes	yes	1.Setback Pawers went Down 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged		
14	14	yes	yes	No complaints		
15	15	yes	yes	No complaints		
16	16	yes	yes	1.Balconcy water logging 2.Terrace & Head room Water Proofing was Damaged		
17	17	yes	No	Door Locked		
18	18	yes	No	Door Locked		
19	19	yes	yes	No complaints		
20	20	yes	No	1.Setback Pawers went Down, 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged.		
21	21	yes	No	1.Setback Pawers went Down 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged 4.crackes fromed overall villa 5.Kitchen dado was Damaged,6.Switch Board Replace		
22	22	yes	No	1.Terrace & Head room Water Proofing was Damaged, 2.Terrace door should be replaced, 3.Parking tiles was went down		
23	23	yes	yes	No complaints		
24	24	yes	yes	No complaints		
25	25	No	No	No complaints		
26	26	yes	No	1.Common toilet door shutter was Damaged		
27	27	yes	No	No complaints		
28	28	yes	No	No complaints		
29	29	yes	No	1.Water seepage in throughout villa, 2.Gate not fixed Properly		
30	30	yes	No	No complaints		
31	31	yes	yes	No complaints		
32	32	yes	yes	No complaints		
33	33	yes	yes	No complaints		
34	34	yes	yes	1.Setback Pawers went Down, 2.Total Villa was Seepage 3.Terrace & Head room Water Proofing was Damaged.		
35	35	yes	No	No complaints		
36	36	yes	No	No complaints		
37	37	yes	No	No complaints		
38	38	yes	yes	No complaints		

Ref No.: NILGIRI ESTATES/2020/0001

Date:23/Nov/2020

To,
CR Manager,
Nilgiri Estates Rampally,
Modi Properties.

Subject: Kind Cognisance of ongoing Garbage issue in Nilgiri Estates and appropriate suggestion to Nilgiri Estate Modi team to resolve it.

Respected Sir,

As you are aware Soham Modi Sir has approved and recognised the co-opted members for highlighting the issues in Nilgiri Estates and thus help the Modi staff in expediting the solution.

In this regard we would like to bring in your notice the garbage issue in the society. Firstly, we are thankful that Modi staff has arrange the man power for collecting garbage daily and also the trash pickup cart. Collection of trash is resolved but we are facing issue in the proper position of dustbins.

Soham Modi sir has repeatedly warn the staff to keep the bins away from the club house. And he is right in it, this is not the right position for bins as it is too near to club house gate. The staff keep the bins beside park near villa 183. But the residents nearby, shifts it again and again to club house. The issue has gone to such an extent that Soham Sir had himself ones moved the trash bins away from club house.

Considering the above situation, we would like to suggest the Modi staff the criteria and appropriate location for dustbins, so to move towards some accepted amicable solution.

Criteria for dustbin location:

01) There should be one single trash pickup place as municipalities vehicle come at one place only instead of multiple places for pick up.

02) The designated place for dustbins should be at the maximum possible distance from nearby villas.

03) The bins should be located in a closed wall room, as we have the monkey issue. Moreover, it will not hamper the neatness of nearby place.

So, we have surveyed the society and found that the place as directed by Soham Sir, that is beside park near Villa 183 is best suited for the dustbin position. It is at the farthest distance from any nearby villa. If properly sealed by closed room the neatness of the area will not be disturbed. Moreover, its proximity to main gate makes it easy for municipality to pick up trash.

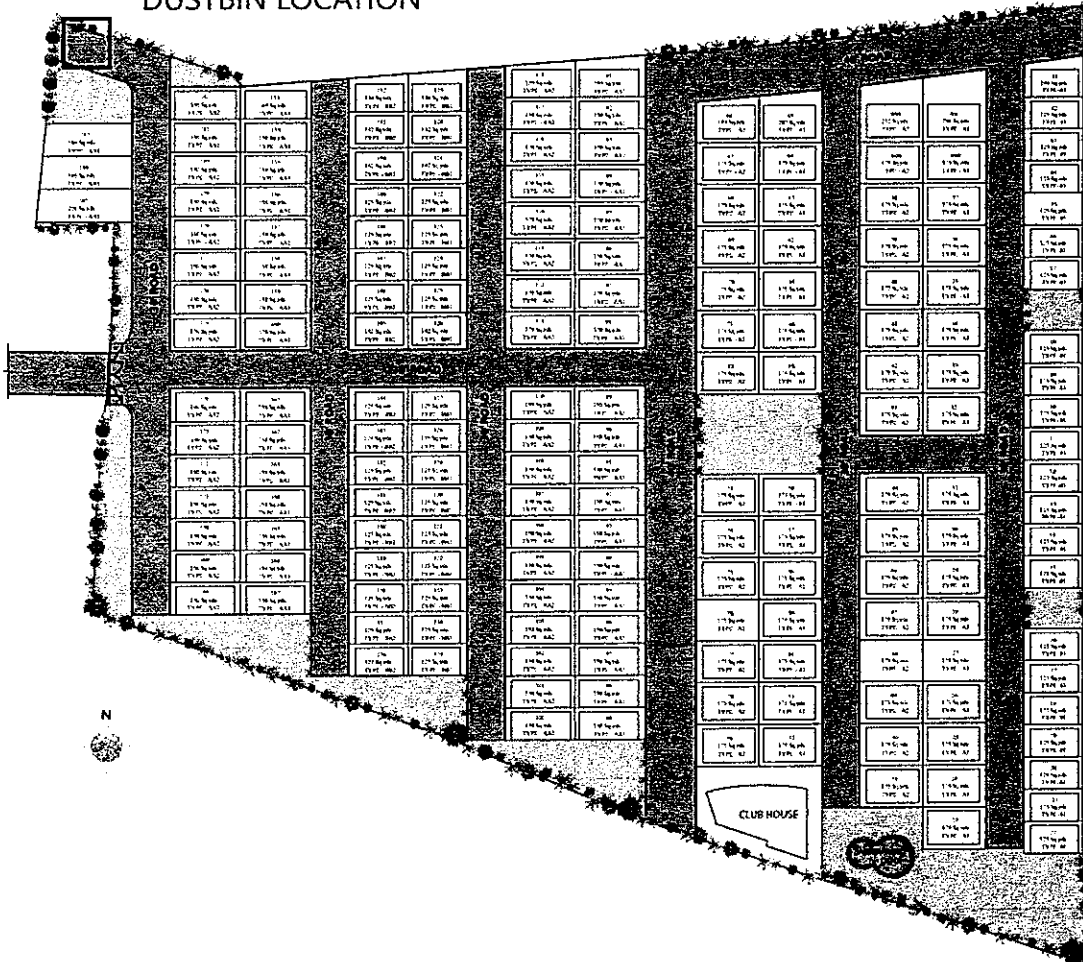
As co-opted members it's our duty to help you in expediting the solutions of Nilgiri Estate and further smoothen the completion of project. **Though builder as per agreement has complete right to choose common amenities place like septic tank, dustbins, park etc as per their determined plan and no owner shall object to it.** But considering the ongoing series of events its imperative on co-opted members to advice you.

We are attaching with this letter the location as per Nilgiri Estate map and also possible drawing of closed room for dustbins storage. It is requested to resolve the garbage dustbins issue permanently at the earliest before handing over the project to owners and association.

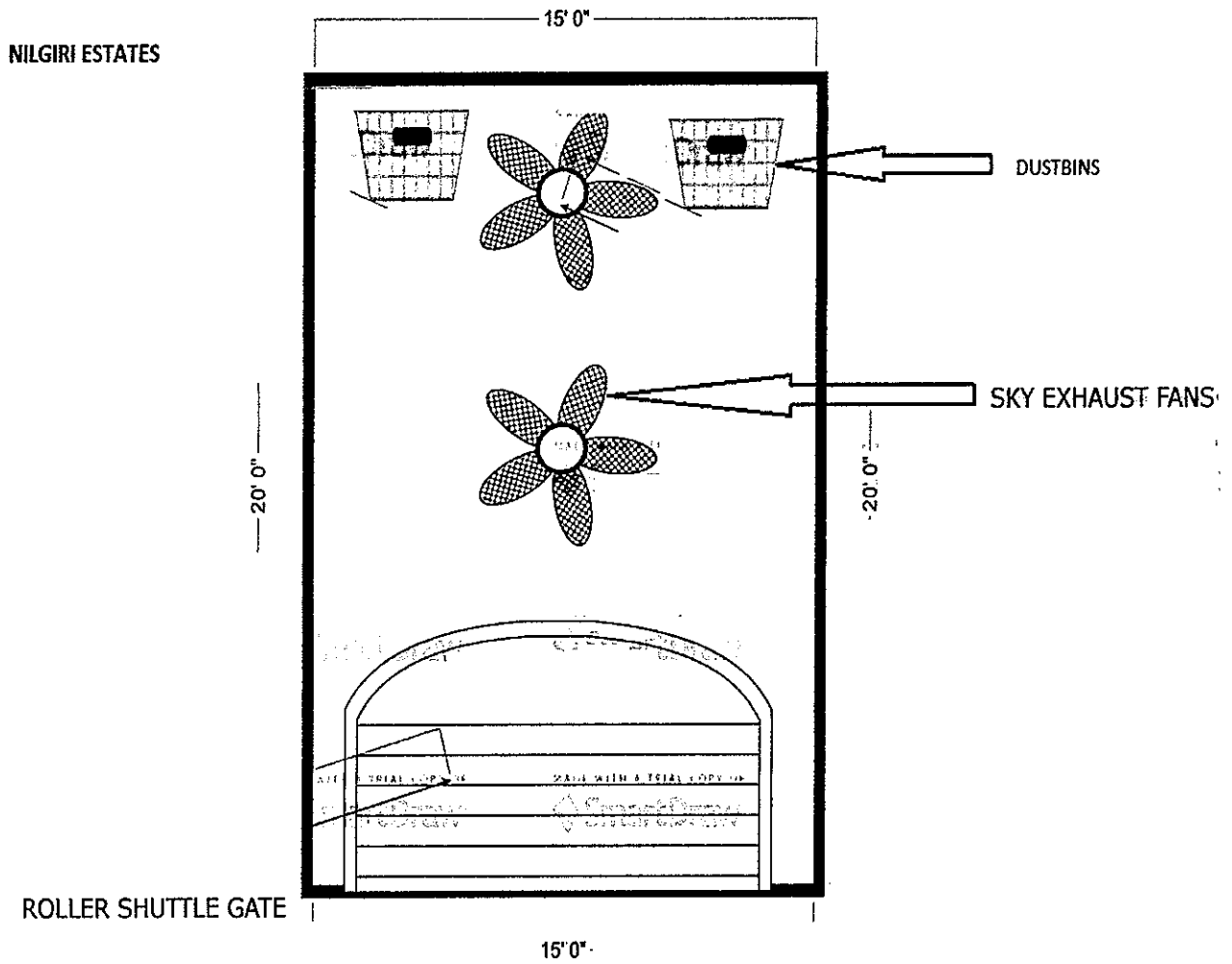
Regards,
NE Co-opted members.

Suggested Location in Nilgiri Estates Map:

DUSTBIN LOCATION



SUGGESTED DRAWING AND OTHER REQUIREMENTS FOR CLOSED ROOM SPACE FOR DUSTBINS:



*Tentative dimensions of closed room for dustbins. The dimensions and electric requiremnts are shown. The height can be 10- 12 feet. There has to be PAKKA ROOF to avoid rain and smell.

Dear,

Nilgiri Estate :Suggestion for ongoing Garbage Bin
issue

Monday, 23 Nov 2020, 12:29 am

To: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>

From: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>

Soham Sir and KP Sir.

Thanks for your support in arranging man power and trash collecting cart.
We are sending this letter as a suggestion from co-opted members to resolve the
dustbin position issue that society is facing now.

regards

—

○ Regards,
NE-Co-opted Executive Committee

—

You received this message because you are subscribed to the Google Groups
"NE_CORE_OWNERS" group.

To unsubscribe from this group and stop receiving emails from it, send an email to
ne_core_owners+unsubscribe@googlegroups.com.

To view this discussion on the web visit

https://groups.google.com/d/msgid/ne_core_owners/474ec54d-af5f-4cb0-a3f8-807b82d2223dn%40googlegroups.com.

From: aruna@modiproperties.com
Sent: 18 March 2021 11:23
To: ne_core_owners@googlegroups.com
Cc: 'Krishna Prasad'; 'Soham Modi'; rahul.g@modiproperties.com
Subject: RE: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

To,
Co-opted Members,

Please see my comments below.

Regards,
Soham Modi.

----- Forwarded message -----

From: "NE_CORE_OWNERS" <ne_core_owners@googlegroups.com>
To: "NE_CORE_OWNERS" <ne_core_owners@googlegroups.com>
Cc:
Sent: Wed, 17 Mar 2021 at 10:13
Subject: Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION
Dear Soham,

Here are the consolidated list of BURNING issues and need your immediate attention to solve these on priority.

1. **IN-SUFFICIENT RO WATER** : Why we are getting RO water only on alternative days ? Why can't every day ? – SOME STARTERS ARE BROKEN. WILL BE FIXED IN 2 OR 3 DAYS. RO PLANT IS WORKING PROPERLY.
2. **Very Dirty RO water** came in last couple of weeks for Phase 2 and not sure the root cause of the issue ? Why this is happening ? is this what expected from a gated community ? – PROBLEM SORTED OUT. PIPE BROKEN. IT WAS FIXED.
3. Any plan to have **Entrance Arch for Nilgiri estates** like Nilgiri Homes ? – NO ARCH HAS BEEN PLANNED.
4. Any plan to have a **fence with broken glass** (atleast) for entire boundary for our security ? This is bare minimum required for any outskirts gated community. Today boundary wall at entrance was collapsed. See the pics. – THIS IS BEYOND OUR SCOPE OF WORK. WILL REVIEW IT AFTER ELECTIONS OF THE ASSOCIATION.
5. No proper place identified by builder for **garbage bins**. This should be one of basic necessary item which should be provided the builder. Please help us on taking out the trash daily by GHMC/any agency. We cannot go and beg municipal folks and its builder responsibility to provide this facility. – A PORTABLE GARBAGE ROOM HAS BEEN ORDERED. IT WILL BE PLACED IN CURRENT LOCATION OF GARBAGE BINS. THE ROOM WILL HOPEFULLY SOLVE THE PROBLEM.
6. Not sure what is the **permanent solution for drainage**, but so far we have been observing some temporary things are happening opposite to clubhouse and no one has any clue on how it solve for 189 villas drainage. So please let us know the permanent solution for this. – WE ARE IN DISCUSSION WITH NEIGHBORS. IT MAY TAKE SOME TIME TO RESOLVE IT.
7. **Issues with Nilgiri Trees** : The roots of Nilgiri trees are going through the villas down through boundary walls, parking area of villas, and also going through the entire villas - which is really dangerous and definitely causes to collapse villas soon. Not sure how to de-grow them and remove them completely from our venture. Request your research on this and provide your thoughts on it. – TREES CANNOT BE REMOVED. ITS AGAINST THE LAW. WE DO NOT HAVE ISSUE WITH TREES AT OTHER SITES. WILL REVIEW AFTER ELECTIONS.
8. Next **possible wall collapse** could happen in **Basket Ball Court boundary wall** adjacent to Villa-59. (Attaching photos) – ALL WALLS WILL BE REPAIRED. WORKS IN UNDER PROGRESS.

Many kids are playing in the ground and one bad incident to any Person or even a pet animal will create a lot of **panic situation** and things will go out of hand to control the residents.

So on emergency basis, please start checking for all the boundary wall cracks in common areas as well as between each Villa and repair them permanently before any one could get hurt with wall collapse.

Note: Eucalyptus/Nilgiri trees are clearly not a good choice for the community. Please remove them before they cause more harm to Villas and common properties like sumps, pipelines etc.

9. At clubhouse and swimming pool most of the lights were burned due to recent electric fluctuations and its been more than a month and no new lights are fixed. – LIGHTS HAVE BEEN ORDERED. THEY WILL BE REPLACED.

Request you to arrange lights at clubhouse, swimming pool area and also street lights near by clubhouse premises.

Regards,
Co-opted Committee.
Nilgiri Estates, Rampally.

On Wednesday, March 17, 2021 at 8:52:53 AM UTC+5:30 Soham Modi wrote:

Co-opted Members,

Please send a fresh list of pending issues.

We intend to call for elections of executive committee members next weekend for FY 21-22. Please coordinate with Krishna Prasad for conducting elections smoothly.

Regards,
Soham Modi

From: pgpras...@gmail.com
Sent: March 17, 2021 8:31 AM
To: santosh...@gmail.com; ne_core...@googlegroups.com
Subject: Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

Gentle reminder 5.

Also adding one more burning issue:

At clubhouse and swimming pool most of the lights were burned due to recent electric fluctuations and its been more than a month and no new lights are fixed.

Request you to arrange lights at clubhouse, swimming pool area and also street lights near by clubhouse premises.

Regards
Co-opted Team.

On Fri, Mar 5, 2021, 3:24 PM guru prasad Palanki <pgpras...@gmail.com> wrote:

Gentle reminder 4

On Fri, Feb 26, 2021, 7:19 PM guru prasad Palanki <pgpras...@gmail.com> wrote:

To: guru prasad Palanki <pgprasad.msc@gmail.com>, Santosh Tiwari <santoshktiwari@gmail.com>, NE_CORE_OWNERS <ne_core_owners@googlegroups.com>, Krishna Prasad CR <kprasad@modiproperties.com>, Nilgiri Estate Const Team Modi Properties <ne-const@modiproperties.com>

From: Soham Modi <sohammodi@modiproperties.com>

Co-opted Members,

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Regards,
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From: pgprasad.msc@gmail.com
Sent: March 17, 2021 8:31 AM
To: santoshktiwari@gmail.com; ne_core_owners@googlegroups.com
Subject: Re: Nilgiri Estates - BURNING ISSUES - NEED IMMEDIATE ATTENTION

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Gentle reminder-3

On Thu, Feb 18, 2021, 8:22 PM Santosh Tiwari <santoshktiwari@gmail.com> wrote:
Hello KP, Soham and Site Engineer of NE Sirs,

Gentle reminder - 2

Would you please heeding attention to the below highlighted issues on priority as these are real burning issues? We would appreciate if you could solve it on a priority basis please.

Regards,
Co-opted Committee.

Nilgiri Estates, Rampally.

On Tue, Feb 16, 2021, 8:39 PM NE_CORE_OWNERS <ne_core_owners@googlegroups.com> wrote:

Hello KP, Soham and Site Engineer of NE Sirs,

Gentle reminder - 1

Please respond to the below highlighted issues on priority as these are real burning issues and which should be solved immediately.

Dear Soham,
Re: Nilgiri Estates - BURNING ISSUES - NEED
IMMEDIATE ATTENTION

Wednesday, Mar 17, 2021, 10:13 AM

To: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>
From: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>

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Why can't every day ?
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Many kids are playing in the ground and one bad incident to any Person or even a pet animal will create a lot of **panic situation** and things will go out of hand to control the residents.

So on emergency basis, please start checking for all the boundary wall cracks in common areas as well as between each Villa and repair them permanently before any one could get hurt with wall collapse.

Note: Eucalyptus/Nilgiri trees are clearly not a good choice for the community. Please remove them before they cause more harm to Villas and common properties like sumps, pipelines etc.

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Regards,

Co-opted Committee.

Nilgiri Estates, Rampally.

On Monday, February 15, 2021 at 12:51:55 PM UTC+5:30
NE_CORE_OWNERS wrote:

Hi KP, Soham and Site Engineer of NE,

Next **possible wall collapse** could happen in **Basket Ball Court boundary wall** adjacent to Villa-59. (Attaching photos)
Many kids are playing in the ground and one bad incident to any Person or even a pet animal will create a lot of **panic situation** and things will go out of hand to control the residents.

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Note: Eucalyptus/Nilgiri trees are clearly not a good choice for the community. Please remove them before they cause more harm to Villas and common properties like sumps, pipelines etc.

Reference links :

<https://gardening.stackexchange.com/questions/46291/does-a-eucalyptus-tree-cause-damage-to-a-building-foundation>

<https://www.telegraphindia.com/west-bengal/when-greenery-is-harmful-eucalyptus-a-wrong-choice/cid/1695173>

the builder. Please help us on taking out the trash daily by GHMC/any agency. We cannot go and beg municipal folks and its builder responsibility to provide this facility.

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Regards,

Co-opted Committee.

Nilgiri Estates, Rampally.

—
Regards,

NE-Co-opted Executive Committee

—
You received this message because you are subscribed to the Google Groups "NE_CORE_OWNERS" group.

To unsubscribe from this group and stop receiving emails from it, send an email to ne_core_owner...@googlegroups.com.

To view this discussion on the web visit

https://groups.google.com/d/msgid/ne_core_owners/7d19748a-15e3-4e5f-923c-f55c3d523602n%40googlegroups.com.

—
Regards,

NE-Co-opted Executive Committee

—
You received this message because you are subscribed to a topic in the Google Groups "NE_CORE_OWNERS" group.

To unsubscribe from this topic, visit

https://groups.google.com/d/topic/ne_core_owners/E5rX4Xj9lbo/unsubscribe.

To unsubscribe from this group and all its topics, send an email to ne_core_owner...@googlegroups.com.

To view this discussion on the web visit

https://groups.google.com/d/msgid/ne_core_owners/CAM6%2BmoKGq-7r6b70MDdYwpUiO%2BwnB19TjusZJniL03VU-NKf1A%40mail.gmail.com.

—
Regards

INTERMEDIATE



DM:09.04.2021

Lr.No.G1/HP/727/2021

Sub: Pocharam Municipality - Town Planning Section - Approval for Multi storied building consisting of 2 Cellars - Ground + 9 Upper floors in Sy.No.27/P situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District. - Submission of documents and payment of fee for release of permission - Reg.

Ref:- 1.Lr.No.12159/P4/Plg/HMDA/2008, Date: 17.03.2021 of the Commissioner HMDA, Tarnaka, Hyderabad and a copy marked to this office.

2.Lr.No.12159/P4/Plg/HMDA/2008, Date: 24.03.2021 of the Commissioner Pocharam Municipality, Medchal-Malkajgiri and a copy marked to this office.

This is to inform that vide reference cited, the commissioner HMDA has technically Approved for Multi storied building consisting of 2 Cellars + Ground + Upper floors in Sy.No.27/P situated at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District to an extent of 10070.21 Sq.Mtrs or Ac.2-19.5 Cts and forwarded to this office for release and sanction and ensuring compliance of the conditions laid down therein while undertaking the Residential Apartment.

In view of the above, it is requested to pay permission fee, labour cess and submit the required documents to enable this office to release the plans. You shall not commence the construction work till the permission released by this office.

- | | | |
|----------------------------|---|-------------------|
| 1. Building permission fee | = | Rs.15,76,927 - 00 |
| 2. Labour Cess fee | = | Rs.35,28,050 - 00 |

21/4/2021
Municipal Commissioner
Pocharam Municipality

Copy to,

Sri. R. Sambaswar Rao
H.No 4-4-332/1,2,3,
K.S. Lane,
Sulthan Bazar,
Hyderabad-500095

Note on relaying of flooring – villas in Nilgiri Estate.
Date: 10-04-2021

1. Excavate 18" from FFL (ignore if already done).
2. Thoroughly compact.
3. Fill 10" of morrum in 2 layers. Compact each layer.
4. Lay 1" tandoor stone, 2 x 2' with cement pointing.
5. Lockset 8mm tor steel @ 18" x plinth beam – 4" depth- 2' length of steel rod.
6. Make 18" x 18" grid of 8mm steel.
7. Pour 4" M15 CC with 20mm covering blocks and bottom of steel.
8. Cure for 7 days.
9. Lay vitrified tiles immediately after curing.
10. Total depth – 10" morrum + 1" tandoor + 4" CC + 3" tile and mortar.
11. Recommended labour charges –
 - a. Breaking tiles, mortar and skirting – Rs. 5/- per sft.
 - b. Excavating upto 18" depth – Rs. 3/- per sft.
 - c. Removal of debris – Rs. 8/- per sft.
 - d. Compaction – Rs. 3/- per sft.
 - e. Morrum laying and compaction in 2 layers – Rs. 6/- per sft.
 - f. Shabad laying and cement pointing – Rs. 8/- per sft.
 - g. Locksetting of steel – Rs. 30/- per rod.
 - h. Steel tying – Rs. 5/- per sft.
 - i. Concreting – Rs. 8/- per sft.
 - j. Dust shifting – Rs. 2/- per sft.
 - k. Tile laying – Rs. 11/- per sft + 15%.
 - l. Total: Rs. 59/- + locksetting – say Rs. 70/- per sft.
12. For villas where possession was handed over less than one year ago from date of 1st online complaint – work to be done free of cost.
13. For villas where possession was handed over more than one year ago from date of 1st online complaint – customer to pay labour charges. Material will be provided free of cost.
14. QC to inspect villas and approve area/rooms where tile replacement is required.
15. CR to collect charges in advance.
16. Work not to be taken up for villas that are in violation of any rules like additions and alterations and arrears of maintenance charges.
17. This note to be finalised after review of charges by Purushotham, engineer.
18. As a test case work can be done free of cost for villa no. 58.



LEGAL

Date:20-04-2021

Regarding Nilgiri Estate Villa No.155

The Customer filed a case in forum for deficiency of service. On the last adjournment Presiding officer directed him to get the Chartered Engineer Certificate and directed us to inspect the villa and note down the damages for rectification. Which we have already assured in our Written Statement. Today Customer called Mr.Krishna Prasad and informed him that he handed over the key to security for our inspection.

Kindly suggest for necessary steps.

Regards


Krishna Prasad


M.A.Lateef

22/4/21

- ① Inspected the villa.
- ② No major leakage.
- ③ ~~Chartered~~ Chartered Fee to report & give certificate.
- ④ Print ph.to.

Review on 11/5/21 ✓ - completed

Review on 20/5/21 ✓

20+10

Company: Nilgiri Estates Prepared by: T. Akhil			Detail list of pending issues at Nilgiri Estate			Project: Nilgiri Estate Date: 21.04.2021		
Water Proofing villas Details								
Sl.no.	Villa no.	Poss.date	Comp.ID no	Comp.date	Remarks			
1	184 ✓		13354	20.04.21	Poss.not taken			
2	3 ✓	27.09.2019	13346	22.03.21	NRI, physical possession taken on 01-02-2021			
3	186 X	10.02.2021 X	13355	20.04.21				
4	99 ✓		13335	15.03.21	Poss.not taken			
5	180A X	20.05.2019 X	13356	20.04.21				
6	190 X	30.06.2019 X	13357	20.04.21				
Seepage issue Villas Details								
SL.No	Villa no.	Poss.date	Comp.id no	comp.date	Remarks			
1	3 ✓	27.09.2019	13346	23.03.21	NRI, physical possession taken on 01-02-2021			
2	56 ✓	10.05.2018	13332	06.03.21				
3	73 ✓	20.11.2018	13328	02.03.21				
4	123 ✓	31.01.2020	13327	08.02.21				
5	153 X		12843	18.11.19	Poss.not taken			
6	154 ✓	28.02.2021	12844	18.11.19				
7	176 ✓	15.02.2021	13333	08.03.21				
8	177 ✓	10.12.2020	13311	16.04.21				
Sunken villas list								
SL.No	Villa no.	Poss.date	Comp.id no	comp.date	Remarks			
1 ✓	1	30.06.2018	13283	02.12.20				
2 ✓	6	20.05.2019	13366	20.04.21				
3	42	02.08.2018	13317	22.01.21				
4	43	29.12.2018	13340	22.03.21				
5	44	15.10.2018	13331	05.03.21				
6	48	29.12.2018	13340	22.03.21				
7	58	05.02.2018						
8	66	31.10.2018	12891	14.12.19				
9	73	20.11.2018	13328	22.02.21				

APPROVED
21 APR 2021
DIRECTOR
SOHAM MANAGING

✓ → we pay full cost

○ → customer pays labour cost.