

11/2020

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.

Ref No.: NILGIRI ESTATES/2020/0001

NR
JL

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 arranged the manpower 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.

COURT OF THE CHIEF JUDGE
CITY CIVIL COURT HYDERABAD
CENTRAL COPYIST ESTABLISHMENT

C.A. No. 13794/21
Application made on 5/11/21
Stamps Called on 11/11/21
Charges Deposited on 12/11/21
Stamps Charges Sum of Rs. 4/-
Deposited with 203 (A) (1) Ur No. 9741
Addl. Stamps Called on 17/11/21
Addl. Stamps Deposited on 17/11/21
Copy made ready on 17/11/21
Copy Delivered on 17/11/21

SUPERINTENDENT
Central Copyist Establishment
City Civil Court, Hyderabad
17

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 Damed,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		

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



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

NR
DIE



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.



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 |
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Fw: Note for NEOA

Friday, 18 Sep 2020, 2:35 pm

To: Soham Modi <sohammodi@modiproperties.com>

From: Krishna Prasad <kprasad@modiproperties.com>

Respected Soham Modi Sir,

Please advise for below email.

Regards,
K Krishna Prasad

Sr Manager Customer Relations | [+91 99896 99536](tel:+919989699536) | kprasad@modiproperties.com

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

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | [+91 40 66335551](tel:+914066335551)

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

From: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>

To: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>

Sent: Friday, September 18, 2020, 02:03:22 PM GMT+5:30

Subject: Re: Fw: Note for NEOA

Dear Krishna Prasad,

Please note that **Drinking water was never supplied through tankers**. Please cross check with your team once.

We got regular water tankers when only 1 bore well was working.

Also please suggest us what to do incase of no fuel in generator after office hours. It happened 2 days back(16-Sep-2020) and at around 11:00 PM few of the owners went and purchased fuel.

Regards,
NE-Co-opted Executive Committee
Gopi Chandar T (Villa-57)
Ph:9492645082

On Friday, September 18, 2020 at 1:41:27 PM UTC+5:30 Krishna Prasad wrote:

Dear co-opted members,

Update of issues raised by you.

1. General use water – 3 bore wells are repaired and repair of 3 more bore wells under process. However, adequate water is being supplied.
2. RO plant – its under repair. Technical issues are delaying the completion of repairs. However, drinking water is being supplied through tankers.
3. Streetlight – repairs under progress.

To: saritha . <saritha@modiproperties.com>, Krishna Prasad <kprasad@modiproperties.com>, Soham Modi <soham@modiproperties.com>, Soham Modi Modiproperties <sohammodi@modiproperties.com>, venkat ramana <venkatramana@modiproperties.com>, M Praveen Kumar <praveen1374@gmail.com>

From: Dr. B. Sangeetha <sangeetha1374@gmail.com>

Dear Mam,

Our plot at Nilgiri estates Villa no. 153, pls rectify our problems. we have registered complaint in Modi properties site, as photo provision was not there, i am herewith attaching photos. Pls provide rain water drain at G+1 floor as per vastu, as water outlet provision was given inside hall.

Regards,
Dr. B. Sangeetha,
(M): 9866776743

On Thu, Jul 2, 2020 at 4:01 PM saritha . <saritha@modiproperties.com> wrote:

Dear Sir/Madam,

Please find enclosed notice for your perusal.

Regards,

Saritha
Executive Customer Relations | [+91 73311 80829](tel:+917331180829) | saritha@modiproperties.com
Modi Properties Pvt. Ltd. | <http://www.modiproperties.com>
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | [+91 40 66335551](tel:+914066335551)
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Regarding waterproofing at terrace for v.no 121, 174,
179

Friday, 18 Sep 2020, 5:06 pm

To: Soham Modi <sohammodi@modiproperties.com>
From: Vijay Raj <vijay@modiproperties.com>
Cc: Ne-const . <ne-const@modiproperties.com>, Vijay Raj
<vijay@modiproperties.com>

Dear Soham Sir,

[Villa.no](#) 121,174,179 terrace waterproofing is very loose and lot of cracks and water is stagnating on terrace floor and coming into false ceiling through the cracks. Customers is asking to redo the entire terrace waterproofing work.

Please give the approval to redo the terrace waterproofing in this 3 villas as this 3 lady customers are calling us continous daily for when we are starting the work. If we complete the work in their villas first, then we will concentrate on other villas easily as they are torturing us.

Please do needful.

Regards,

G. Vijay Raj

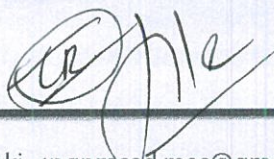
Asst. Project Manager | [+91 98494 97484](tel:+919849497484) | vijay@modiproperties.com

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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



Site Office : Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301, ☎ +91 92470 73975
✉ nilgiriestate@modiproperties.com
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Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

To,
The Co-opted Members,
Nilgiri Estate Owners Association,
Rampally.

Date: 09-09-2020

Subject: Complaints about leakage and seepage.

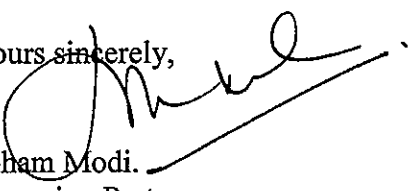
Sir/Madam,

We have received several complaints about leakage and seepage from many villa owners in the project. In that regard note the following:

1. Our team has started addressing these complaints. Necessary guidelines have been issued to them for rectification of construction defects, if any. Manpower has also been deputed for the same.
2. We hope to address most of the complaints within the next 4 to 6 weeks. However, due to Covid-19, manpower is not easily available and there may be some delays on that count.
3. Our engineers have been advised to attend to only those complaints that have been filed through our website. Oral complaints, letters or email complaints shall be ignored. Please advise residents to send their complaints through our website.
4. Several residents are being misguided about defects in construction. Many have been advised to chip and re-plaster large areas in their units. Some have been advised to redo water proofing of terrace and headroom. This is not required. We are committed to rectify all complaints in the next few weeks. Customers are advised to wait for a few weeks till we can attend to their complaints.
5. In cases where possession of units is handed over more than a year ago, the cost of repairs will be shared with the units owners, if required. We will provide materials like cement, manufactured sand, chemicals, scaffolding, etc., at our cost and owners may be asked to bear the cost of labour. This will be evaluated on a case to case basis. However, such repairs must be done through agency appointed by us.
6. Please note that repainting of affected areas will not fall under our scope of work.

Thank You.

Yours sincerely,


Soham Modi.
Managing Partner.

PS: Complaints of customers who have made un-authorised additions and alterations will not be taken up until such additions and alterations are removed and original design is restored.

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
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—
Regards,
NE-Co-opted Executive Committee
—

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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
—

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To view this discussion on the web visit https://groups.google.com/d/msgid/ne_core_owners/CAGfhBC2kMHZwGio_jAzXN0CA%3DgJc7tG8gAb5oE1TSFAMgmhh9w%40

Assoc

Nilgiri Estates-Water issues--Need Urgent
Intervention

Friday, Sep 4, 2020, 10:58 AM

To: ne_core_owners@googlegroups.com, Krishna Prasad
<kprasad@modiproperties.com>, sohammodi@modiproperties.com,
Vijay Raj <vijay@modiproperties.com>
From: Gopi Chandar <gopichandart@gmail.com>

Hi Mr Soham/KP Sirs,

Many of the Villas are not getting normal usage water and this issue is happening on a daily basis.

This is creating huge discomfort among the residents and we are not able to concentrate on our regular work.

Only one bore is operational now, we have motor issues and no back up motors are available, I think you have been given wrong information by your staff about water issues in our last meeting. If we have all bores working, we won't face water issues on a daily basis.

We would like you to have a physical verification and check the working condition of all the bore motors and backup motors next time you visit Niligiri Estates along with NE-Co-opted Executive Committee.

Please note that, RO water issue is still pending and we did not get any tankers as you suggested and no RO water at all for the past 3 days.

Regards,

NE-Co-opted Executive Committee
Gopi Chandar T (Villa-57)
Ph: [9492645082](tel:9492645082)

--
Regards,

NE-Co-opted Executive Committee

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To view this discussion on the web visit

hike

DATE & FROM:	TO & REMARKS.
3-8-20	
Ashaiya	MD Sir,
	Anil confirmed that out of 30 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 - Extra for emergency.

MEMO

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



GREATER HYDERABAD MUNICIPAL CORPORATION

SHORTFALL LETTER

Office of Commissioner
(Town Planning Section, HO)
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.

YOW GPH
NE
He

NOTICE

Date: 24-07-2020

From,
Secretary,
Nilgiri Estates Owners Association,
Rampally, Hyderabad.

To,
The Residents,
Niligiri Estates,
Rampally, Hyderabad.

Subject: Inducting co-opted members.

We are happy to inform you that several residents have come forward to extend their valuable services as co-opted Executive Committee Members of Nilgiri Estates Owners Association. Their details are given as follows:

S. No	Name	Villa no.	Responsibility	Contact no.	Email id
1.	T. Gopi Chander	57	Incharge of managing & maintaining clubhouse & other common amenities	940926 45082	gopichandart@gmail.com
2.	Guruprasad Rao	45	Incharge of managing and housekeeping services of gardening services	9000355520	pgprasad.msc@gmail.com
3.	Amith Kumar	125	Incharge of managing security services	9533749404	amithkumarfb@gmail.com
4.	A. Ravi Kishore	117	Help the team of the developer in coordinating repairs & maintenance of common areas and attending to individual customer complaints. Help in collecting monthly maintenance charges.	9441306256	kisshore649@gmail.com

We request the residents to extend their full cooperation to the co-opted members. Residents may discuss problems related to these services with the said co-opted members. The Builder shall in turn have regular meetings with them to ensure that these services are properly provided.

The co-opted members have been asked to periodically send their complaints from a common email id (ne_core_owners@googlegroups.com) to ne-const@modiproperties.com and ne@modiproperties.com so that their complaints and suggestions can be acted on immediately. Customers shall be required to send their individual complaints for issues relating to their villa through our website.

It is proposed that the elections of Nilgiri Estates Owners Association shall be held in March, 2021 for the period 2021-22. The co-opted members shall help in conducting free and fair elections.

Thank You.

Yours sincerely,

Soham Modi,
Secretary.

Re: 27th Aug 2020 - Discussion points on common issues with Mr Soham Modi

Monday, Sep 14, 2020, 6:39 PM

To: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>

From: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>

Hi Modi Properties Team,

We co-optive members along with few other owners had a discussion with Gardening agency, House keeping agency and Security agency on 28-Aug-2020(Saturday)

Below are the few items required for them to resolve few of our issues

House keeping:

1. We asked House keeping agency to collect trash from each villa, the way it is happening in other Modi properties sites.

House keeping agency also acknowledged it and they required some smaller trash pick up trolleys to pick up trash from each house every Day. We also need to keep trash bin in every street corners instead of all at one place.

Security:

1. Need to keep few registers on regular basis to keep track of all the owners, tenants and visitors separately.

2. Need to have some stickers to all the vehicles of NE residents to identify it as NE resident vehicle

3. Need to provide automatic access control cards as promised in Modi properties brochure.

4. Display Security phone number in all the notice boards. Phone requires every month re-charge (I reminded modi Properties staff multiple times but still pending)

Others:

1. Maximum 20KMPH speed limit board for vehicles at multiple places.

2. Mirrors in blindspots for vehicles like the gate between phase-1 and Phase-2 and each street turnings

3. we need a support process in case of emergencies during Sundays/Holidays with Generator fuel shortage or Water issue or any other Power issues etc.

4. Street light issue is still pending

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

--
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/4e734698-054c-4513-8ba5-a2e37f2803f7n%40googlegroups.com.

sohammodi@modiproperties.com



From: NE_CORE_OWNERS <ne_core_owners@googlegroups.com>
Sent: 02 September 2020 15:15
To: NE_CORE_OWNERS
Subject: NE-Club House-DO's and DONOT's display in Club House

Hi Modi Properties Team,

1. Do we have any Rules like DO's and DONOT's of club house usage, and does it specify anything related to Smoking and Alcohol usage in and around club house ?
2. Can people use, Pool area for barbeque etc, by taking permission for function inside club house or does it require separate permission?
3. How the area around Pool area can be used ?
4. What exactly can be used when permission is taken for a function inside club house ?
5. What to do, if some body is not following the rules of club house usage ?
6. Can tenants take permission for function inside Club house or is it for only owners ?

To prevent any kind of Misuse of Club house:

1. we would like you to have some DO's and DONOT's of club house usage being displayed in all the floors and near by pool area.
2. Send the list of these DO's and DONOT's to the person, who is taking permission for function and get an acknowledgement that he/she and all his guests abide by those rules
3. Also publish what action will be taken in case of any misuse, even after accepting the above Dos' and DONOT's

Regards,
NE-Co-opted Executive Committee
Gopi Chandar T (Villa-57)
Ph:9492645082

—
Regards,
NE-Co-opted Executive Committee
—

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

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ne_core_owners+unsubscribe@googlegroups.com.

To view this discussion on the web visit https://groups.google.com/d/msgid/ne_core_owners/c8cea06a-04e7-49d6-8188-12067cde7d15n%40googlegroups.com.

NOTICE

From,
Secretary,
Nilgiri Estates Owners Association,
Rampally, Hyderabad.

Date: 24-07-2020

To,
The Residents,
Nilgiri Estates,
Rampally, Hyderabad.

Subject: Inducting co-opted members.

We are happy to inform you that several residents have come forward to extend their valuable services as co-opted Executive Committee Members of Nilgiri Estates Owners Association. Their details are given as follows:

S. No	Name	Villa no.	Responsibility	Contact no.	Email id
1.	T. Gopi Chander	57	Incharge of managing & maintaining clubhouse & other common amenities	940926 45082	gopichandart@gmail.com
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3.	Amith Kumar	125	Incharge of managing security services	9533749404	amithkumarfb@gmail.com
4.	A. Ravi Kishore	117	Help the team of the developer in coordinating repairs & maintenance of common areas and attending to individual customer complaints. Help in collecting monthly maintenance charges.	9441306256	kisshore649@gmail.com

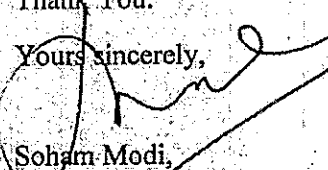
We request the residents to extend their full cooperation to the co-opted members. Residents may discuss problems related to these services with the said co-opted members. The Builder shall in turn have regular meetings with them to ensure that these services are properly provided.

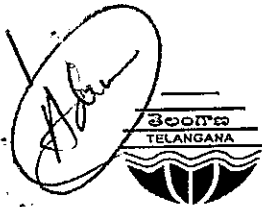
The co-opted members have been asked to periodically send their complaints from a common email id (ne_core_owners@googlegroups.com) to ne-const@modiproperties.com and ne@modiproperties.com so that their complaints and suggestions can be acted on immediately. Customers shall be required to send their individual complaints for issues relating to their villa through our website.

It is proposed that the elections of Nilgiri Estates Owners Association shall be held in March, 2021 for the period 2021-22. The co-opted members shall help in conducting free and fair elections.

Thank You.

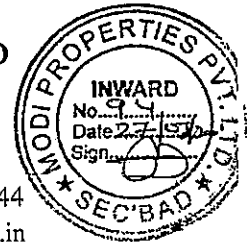
Yours sincerely,


Soham Modi,
Secretary



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, 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 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.



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



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: 01-07-2020

Subject: Complaints faced by customers.

We have received several complaints from customers regarding defects in construction, leakage, seepage, etc. please note that we are in severe shortage of labour due to the Covid crisis and these works cannot be taken up immediately.

We hope that labourers will return back from the native places over the next 4 weeks. We expect to start attending your complaints from 1st August, 2020, subject to availability of labour. We will not be able to attend to the following complaints till sufficient labour is available:

- a. Complaints about seepage and painting.
- b. Crack filling.
- c. Complaints about flooring tiles and pavers.
- d. Complaints about compound wall.
- e. Complaints about correction of flooring on the terrace.
- f. Other miscellaneous complaints.

However, complaints related to electric power connection, water supply and leakage shall be taken up on priority in order to minimize inconvenience to our customers.

We assure you that all complaints related to construction defects will be corrected over a period of time. We regret any inconvenience caused to you.

Thank You.

Yours sincerely,

Soham Modi.
Secretary.

file

Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad – 500 062.
Ph: +91-40-6464 4006.

Nilgiri Estate Owners Association

NOTICE

To,
The Residents,
Nilgiri Estates,
Rampally, Hyderabad.

Date: 11-04-2020

Subject: Payment of maintenance charges.

Dear Residents,

We have been unable to collect maintenance charges due to the lockdown. There are no funds available in the Association account for payment of electricity bills, water bills, housekeeping services, security services, gardening services, etc. We request all residents to voluntarily pay arrears of maintenance charges + maintenance charges for the month of April 2020 at the earliest.

You may make the payment through online transfer into the account of the Association as per details given below:

Please send an email to nilgiriestate@modiproperties.com with details of payments made so that they can be credited to your account.

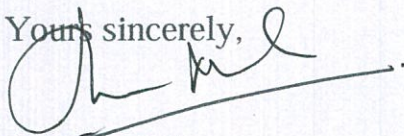
Nilgiri Estate Owners Association
A/c. No. 009788700000334
IFSC Code: YESB00000097
Bank: YES Bank

Alternately leave a cheque with the security supervisor at site.

The electric power connection and water connection are likely to be disconnected in the next few days as payments for the same are not made.

Thank you.

Yours sincerely,



Soham Modi,
Secretary.

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

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	

Extract of promotions/sales/CR minutes

CR

file XLR

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.

APPROVED BY
-7 MAR 2020
S. HANU M. S.
MANAGING DIRECTOR

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.

Villa 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	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	70	720	18	9,98,280	6,98,796	1,00,000	70,000
169	2BHK	1,175	18-Dec-17	1	1	1	1	1	70	720	18	9,98,280	6,98,796	1,00,000	70,000
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	70	720	18	9,98,280	6,98,796	1,00,000	70,000
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	70	720	18	9,98,280	6,98,796	1,00,000	70,000
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	96	90	83	697	18	11,16,48,414	9,41,37,639	1,09,00,000	91,05,000

Certified by:

G. Jeyaraj
Project Manager
Nilgiri Estates

Nagabhatani
31/01/2020

Anx - E2 - work done & billed

Villa no.	Type (2, 3, 4BHK)	SDUA	Work start date	Earth work, footing, plinth, column	RCC, slabs + bend 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	90	720	18	7,77,384	6,99,646	1,00,000	90,000
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	90	720	18	7,77,384	6,99,646	1,00,000	90,000
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-May-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	
Contractor:																
my name:																
name:																
Enter value 1 if work is completed and billed. Enter 0 otherwise. This statement must match billing database.																
Rate	20	25	25	25	25	25	25	25	25	100	10	10	10	10	10	10
Type (2, 3, 4BHK)	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				
Villa no. 4BHK	Work start date	SBUA														
80A	2BHK	1,205	12-May-16	1	1	1	720	18	10,23,768	9,21,391	1,00,000	90,000				
80B	2BHK	1,205	28-Dec-16	1	1	1	720	18	10,23,768	9,21,391	1,00,000	90,000				
80C	2BHK	1,215	5-Jun-17	1	1	1	720	18	10,32,264	9,29,038	1,00,000	90,000				
80D	2BHK	1,215	12-Dec-16	1	1	1	720	18	10,32,264	9,29,038	1,00,000	90,000				
81	2BHK	1,175	14-Nov-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
82	3BHK	1,175	5-Nov-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
83	3BHK	1,175	7-Nov-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
84	2BHK	1,175	8-Nov-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
85	2BHK	1,175	19-Dec-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
86	2BHK	1,175	20-Jan-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
87	2BHK	1,175	2-Dec-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
88	2BHK	1,175	8-Dec-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
89	3BHK	2,170	15-Jun-17	1	1	1	620	18	15,87,572	14,28,815	1,00,000	90,000				
90	2BHK	1,175	5-Jun-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
91	2BHK	1,175	2-Jan-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
92	2BHK	1,175	10-Nov-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
93	2BHK	1,175	11-Nov-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
94	2BHK	1,175	17-Dec-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
95	2BHK	1,175	14-Dec-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
96	2BHK	1,175	3-Jan-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
97	2BHK	1,175	18-Jan-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
98	2BHK	1,175	10-Feb-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
99	2BHK	1,175	21-Dec-16	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
100	4BHK	2,170	22-Nov-16	1	1	1	620	18	15,87,572	14,28,815	1,00,000	90,000				
101	2BHK	1,175	19-Jan-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
102	2BHK	1,175	14-Dec-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
103	2BHK	1,175	15-Feb-18	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
104	2BHK	1,175	14-Nov-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
105	2BHK	1,175	21-Feb-18	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
106	2BHK	1,175	12-Dec-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
107	2BHK	1,175	18-Oct-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
108	2BHK	1,175	8-Feb-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
109	3BHK	2,170	5-Jun-17	1	1	1	620	18	15,87,572	14,28,815	1,00,000	90,000				
110	2BHK	1,175	20-Jun-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				
111	2BHK	1,175	2-Jan-17	1	1	1	720	18	9,98,280	8,98,452	1,00,000	90,000				


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