

Duplicate

Estates					
Description:		Material Rates			
Prepared by:		Bharat Reddy			
Date:		03-03-2015			
S No.	Item	Description / Size	Rate in Rs.	Units	
Civil Work					
	Cement	PPC / 43 / 53 Avg	✓ 290.00	bags	539-265/-
	Steel	TMT	✓ 41.00	kgs	36.00/-
	Binding Wire	.	✓ 43.00	kgs	50.40/-
	RMC	M 20	3,300.00	Cu.m	✓
	RMC	M25	3,400.00	Cu.m	✓
	RMC	M20	93.48	cft	
	RMC	M25	96.32	cft	
	20 mm metal		19.00	cft	19.50/-
	M/c 40 mm metal		21.00	cft	19.00/-
	Hand cut 65/40 mm metal		17.50	cft	✓
	Baby Chips		15.00	cft	✓
	Sand Coarse	18 cft per ton	42.18	cft	64.17/-
	Sand Fine	18 cft per ton	89.56	cft	80.50/-
	Manufactured Sand		21.00	cft	✓
	Cement blocks - solid	4"x 8" x 16"	19.00	no.s	
	Cement blocks - solid	6"x 8" x 16"	24.00	no.s	
	Cement blocks - solid	8" x 8" x 16"	31.00	no.s	
	Hallow blocks - 4"	4"x 8" x 16"	15.75	no.s	
	Recron		39.00	Packet	
	Chicken Mesh	30 m per bundle	183.00	Bundle	
	Table Brick		3.10	nos.	✓
	Remud		16.20	cft	16.50/-
	Earth - mohrum		6.00	cft	8.40/-
	Earth - rubble		4.00	cft	
	Curb stone		75.00	rft	✓
	Granite - 6"x 6"x 9"		7.00	nos	6.83/-
Welding Works					
	Z angle MS		45.00	kgs	
	Steel	Rods & flats	45.00	kgs	
	Pipes		45.00	kgs	
	Grills		87.00	sft	✓
	Staircase Railing		87.00	sft	✓
	Balcony Railing		130.50	sft	
Carpentry Works					
	Sal Wood		1,230.00	cft	
	Teak Wood		1,650.00	cft	
	Door Bidding - 1.5"		34.00	rft	
	Door Handle - cylindrical		540.00	nos	
	Door Handle - main door		1,910.00	nos	
	Door misc. hardware	Stopper + hinges	730.00	per door	
	French Door Shutters	Full set	1,400.00	per set	
	Door shutter - pannel		95.00	sft	
	Door shutter - flush		65.00	sft	
	Glass		40.00	sft	
	Al windows		325.50	sft	

Flooring & tiles					
	Flooring	Ceramic	19.00	sft	26.00/-
	Skirting	Ceramic	6.33	rft	12.00/-
	Marble flooring	Vetrified	42.00	sft	44.00/-
	Marble Skirting	Vetrified	14.00	rft	14.67/-
	Steps - flooring	Granite	115.00	sft	130.00/-
	Steps - skirting	Granite	38.33	rft	43.33/-
	Bathroom tiles		50.00	sft	33.00/-
	Kitchen Granite		110.00	sft	135.00/-
	Kitchen Dado		40.00	sft	33.00/-
	Wash area dado		22.00	sft	33.00/-
	Parking tiles		24.00	sft	33.00/-
	Pavers		29.00	sft	32.00/-
Painting					
	Painting work of internal walls		6.00	sft	
	Painting work of external walls		4.00	sft	
	Painting work of door frames		6.00	rft	
	Painting work of door shutters		6.00	sft	
	Painting work for grills		6.00	sft	
	Painting work compound wall		1.50	sft	
	Painting work for balcony railing		6.00	sft	
	Painting work for pipe railing		3.75	rft	
	Painting turnkey LS		38.00	sft	
Water Proofing (labour + chemical)					
	Toilets		1,500.00	per bathroom	1,650/-
	Terrace		13.50	sft	14.50/-
	Elevation water proofing		11,500.00	LS	18,500/-
Roof tiles					
	Terrecota tiles		30.00	sft	33.00/-
Elevation Stone			145.00	sft	
Plants					
	Shaded Grass		3.75	sft	
	Nilgiri Tree with plantation		150.00	nos	
	Tree Guard		600.00	nos	
	2ft CC ring		120.00	nos	

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

sohammodi@modiproperties.com

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

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

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

Regards,

Soham Modi

Managing Director | +91 40 27537458 | sohammodi@modiproperties.com

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

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

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From: reshma bodke

Sent: Friday, March 27, 2015 3:04 PM

To: sohammodi@modiproperties.com

Cc: karnamehta@modiproperties.com

Subject: concern on Travel Distance.

Dear Sir,

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

Regards,

Reshma Bodke.

Sales Executive | +91 70320 04449 | reshma@modiproperties.com

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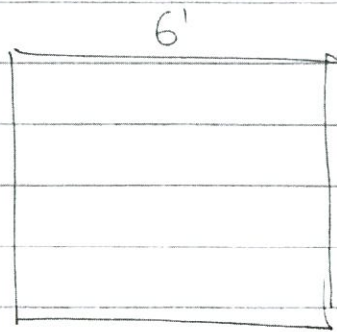
We build affordable flats & villas in gated communities.

file Nir

5/15

Wasken to make 4 Nos plan as follows.

Plan 1. West side.



(print to be 5'6" x 5'6")

Elevation villa type All 4 project logo. (single double).

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

Elevation of villa type (single) 4 project logo.

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

Site plan 4 project logo + www.modynium.in.
~~4 number of~~

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

Birds eye view + project logo + ~~PPR~~ Logo.
+ phone of Pravin 4 Bethina.

h

sohammodi@modiproperties.com

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

Dear Mr. Waseem,

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

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

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

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

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

Regards,

Praveen Pathak

Sr. Manager | +91 95022 99799 | praveenpathak@modiproperties.com

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Aruna

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

print

Regards,

Soham Modi

Managing Director | +91 40 27537458 | sohammodi@modiproperties.com
 Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
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From: Praveen Pathak
Sent: Thursday, June 18, 2015 4:33 PM
To: Stephen Modi ; Waseem ; sohammodi@modiproperties.com
Subject: Hoarding Errection reg:

Dear Mr Stephen / Waseem,

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

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

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

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

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

Thanking you,

Regards,

Praveen Pathak

Sr. Manager | +91 95022 99799 | praveenpathak@modiproperties.com
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sohammodi@modiproperties.com

MP WR
He

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

Good evening Soham,

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

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

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

Regards.

Anand

Sent from my iPhone=

13-07-2015

Ne car



A/C PAYEE
NOT NEGOTIABLE

MANECKJI WADIA BLDG., GROUND FLOOR,
NANKI MOTWANI MARG, FORT, MUMBAI - 400 023, MAJ. ARASI TRA.
RTGS / NEFT IFSC : HDFC0000060

दिनांक
Date

1 0 0 7 2 0 1 5

Valid for 3 months Only

Pay NILGIRI ESTATES HDFC BANK 01268630000041

By Order

उनके आदेश पर

Rupees रुपये ***FOUR LAKH FIFTY-SIX THOUSAND TWO

HUNDRED FIFTY RUPEES ONLY/-

₹ ****4,56,250.00/-

अदा करें

A/C No.
00600350126281

C/A

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

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

S. Prashant

Authorised Signatories
Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈003018⑈ 400240015⑈ 928503⑈ 30

RESHAASAI(C)/CTS-2010 300315

(Owned & Developed by M/s. Nilgiri Estates)
Sy. No. 100/2, Rampally,
Keesara Mandal, Hyderabad.
Phone: +91-40-9247073975



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II floor,
M. G. Road, Secunderabad - 500 003.
email: info@modiproperties.com
Visit us at www.modiproperties.com

BOOKING FORM

No:

Name of Purchaser:	D. Vignana Tejaswi				
Name of father/spouse:	Late Dr. D. Srinivas Chaly		Age	28	
Address:	Flat No. 308, St. No. 5, Bombay Heights Apts, MT colony, Moulali, Hyd-40.				
Occupation:	Govt. Employee				
Phone	Office		Home		
	Mobile	9652904658	E mail	vignam-plg@vignam.com	
Plot No.	64	Plot Area	175 Sq. yds.	Built-up Area	Sft
Total Sale Consideration:	Rs.				
(in words)	Rupees.				
Type of plot	☐ Luxury ☐ Deluxe ☐ Semi-deluxe				
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt no. & date:		
Installment No.	Due Date			Amount	
Installment I	Within 15 days of booking				
Installment II	Within 45 days of booking				
Installment III	On completion of footings & plinth beam				
Installment IV	On completion of RCC structure				
Installment V	On completion of brick work and plastering				
Installment VI	On completion of flooring, bathroom tiles, doors, windows, electrical wiring and switches, first coat of paint, etc.				
Installment VII	On completion				
Payment Scheme	☒ Housing Loan ☐ Installment Scheme				
Remarks:					
	PPT No.				

I HEREBY DECLARE THAT I HAVE GONE THROUGH AND UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED OVERLEAF AND SHALL ABIDE BY THE SAME

Date: _____

Signature of Purchaser: A. Vignana Tejaswi

Place: Hyderabad

For M/s. Modi Properties and Investments Pvt. Ltd.

Booked by: _____

Signature: _____

Name: _____

Note:

M/s. Nilgiri Estates, a partnership firm is the Owner / Builder / Developer of Nilgiri Estate. M/s. Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s. Nilgiri Estates. All payments however shall be made directly in favour M/s. Nilgiri Estates. The term Builder shall mean and include both M/s. Modi Properties & Investments Pvt. Ltd. and M/s. Nilgiri Estates.

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

Company:	Nilgiri Estates	Date of site visit:	16.07.15 (Tuesday)
Site:	MNM /Nilgiri Estates	From / To time:	14:00 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	
Sl No.	Description		Remarks
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?		Yes Yes
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?		Yes Yes
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?		Yes
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?		No
5.	Is scrap properly arranged and sold as and when required?		NA
6.	Is the Creche running properly with midday meals?		Na
7.	Keys are properly labeled and numbered?		Yes
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?		Na
9.	Is utility bills and payments details/register updated by Admin Officer regularly?		No
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.		Yes
11.	Are requisitions properly filed and signed by project manager?		Yes
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?		Yes
13.	Do weekly reports tally with registers?		Yes
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?		Yes
15.	Is job work book being properly maintained?		Yes
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?		Yes
17.	Has security supervisor ensured that all vacant flats & villas are locked?		Yes
18.	Are gate passes being properly maintained and correctly filled?		Yes
19.	Are Bills & Dc's Inward\outward register being properly maintained		Yes
20.	Stores and stock registers are properly arranged / maintained?		Yes
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?		Yes
22.	Are hire charges and building material photographs being printed from database within one working day?		Yes
23.	Are store rooms properly secured?		Yes
24.	There is no material lying out side the storerooms?		Yes
25.	Stock Register quantity tallies with physical quantity?		Yes

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Good
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Good
Lift	-	-
General Material	Yes	Good
Tools	Yes	Good
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
✓ 1. Gate pass book is not maintaining for phase II site. ✓ 2. Phase I & II sales phone is not working and phone lying at old office and sales team is sitting at club house. ✓ 3. Admin & Construction phone BSNL is also not working.		
Suggestions: Yes		
1. All register are maintaining at site, there is no storage at phase II site, so kept at phase I and maintaining by phase I security. 2. Security supervisor required for phase II site for maintain registers at site.		

NE estimate const 3-3-15 ver 1

Nilgiri Estates					
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	Steel	Rods & flats	45.00	kgs	44.10/-
	Pipes		45.00	kgs	54.60/-
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	Staircase Railing		87.00	sft	✓
	Balcony Railing		130.50	sft	106.00/-
	Carpentry Works				
	Sal Wood		1,230.00	cft	1,150/-
	Teak Wood		1,650.00	cft	1,832/-
	Door Bidding - 1.5"		34.00	rft	33.21/-
	Door Handle - cylindrical		540.00	nos	490.00/-
	Door Handle - main door		1,910.00	nos	1,985.00/-
	Door misc. hardware	Stopper + hinges	730.00	per door	286.00/-
	French Door Shutters	Full set (7x4)	1,400.00	per set	8,120/-
	Door shutter - pannel		95.00	sft	126.00/-
	Door shutter - flush		65.00	sft	90.00/-
	Glass		40.00	sft	47.40/-
	Al windows		325.50	sft	290.00/-

NE estimate const 3-3-15 ver 1

Flooring & tiles					
	Flooring	Ceramic	(19.00)	sft	26.00/-
	Skirting	Ceramic	(6.33)	rft	12.00/-
	Marble flooring	Vetrified	(42.00)	sft	44.00/-
	Marble Skirting	Vetrified	(14.00)	rft	14.67/-
	Steps - flooring	Granite	(115.00)	sft	130.00/-
	Steps - skirting	Granite	(38.33)	rft	43.33/-
	Bathroom tiles		(50.00)	sft	33.00/-
	Kitchen Granite		(110.00)	sft	135.00/-
	Kitchen Dado		(40.00)	sft	33.00/-
	Wash area dado		(22.00)	sft	33.00/-
	Parking tiles		(24.00)	sft	33.00/-
	Pavers		(29.00)	sft	32.00/-
Painting					
	Painting work of internal walls		6.00	sft	
	Painting work of external walls		4.00	sft	
	Painting work of door frames		6.00	rft	
	Painting work of door shutters		6.00	sft	
	Painting work for grills		6.00	sft	
	Painting work compound wall		1.50	sft	
	Painting work for balcony railing		6.00	sft	
	Painting work for pipe railing		3.75	rft	
	Painting turnkey LS		38.00	sft	
Water Proofing (labour + chemical)					
	Toilets		(1,500.00)	per bathroom	1,650/-
	Terrace		(13.50)	sft	14.50/-
	Elevation water proofing		(11,500.00)	LS	18,500/-
Roof tiles					
	Terrecota tiles		(30.00)	sft	33.00/-
Elevation Stone			145.00	sft	✓
Plants					
	Shaded Grass		3.75	sft	✓
	Nilgiri Tree with plantation		150.00	nos	✓
	Tree Guard		600.00	nos	✓
	2ft CC ring		(120.00)	nos	160.00/-

sohammodi@modiproperties.com

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



Anna

File

Good evening,

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

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

Remaining 5 villas we are planing footings on Tuesday .

Regards.

Anand

Sent from my iPhone=

sohammodi@modiproperties.com

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

[Handwritten signature]
file *XIF*

Dear Sir,

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

I dont want to move to other site.

Regards,

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

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Duplicate

QC Audit Report

Date	25.07.15	Prepared by	S.Sunil Kumar.
Project	Nilgiri homes	Company	MNM
For month beginning date	26.06.15	Ending date	24.07.15
Sl No.	Description	Remarks	
1.	Are all plans filed as per Internal memo no. 917/5?	Yes	
2.	Are provision for curing adequate?	Yes	
3.	Is temporary electrical points for construction provided on each floor/villa?	Yes	
4.	Is temporary electric power connection provided around the site with 10 sq mm cable and DBs?	Yes	
5.	Are DBs for temporary electrical power connection locked?	Yes	
6.	Is power connection in labour quarters secured and safe?	-	
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	-	
8.	Is proportion box being used (check availability and enquire with workers)?	-	
9.	No. of recron packets consumed during the month?	Nil	
10.	Are safety belts and helmets regularly used?	NA	
11.	Are CC cubes being sent for testing regularly?	NA	
12.	Any default in proceeding with work without QC inspection at any stage? Give details	No	
13.	Recommendation for imposition of fines as per circular no. 607(a).	-	
14.	No. of consultants visits. Enclose scanned copy of consultants report.	-	
Comments:			
Suggestions:			
Complaints:			

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

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

sohammodi@modiproperties.com

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

Sir,

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

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

Regards,
 Raju.

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

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

Additional fine to be imposed for not implementing the above:

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

Regards,

Soham Modi
 Managing Director | +91 40 27537458 | sohammodi@modiproperties.com
 Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
 5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
 Don't just buy a flat or villa! Buy a great lifestyle!
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From: sohammodi@modiproperties.com
Sent: Thursday, July 16, 2015 12:48 PM
To: [Praveen Patakh Sales](#) ; [Reshma Sales](#) ; [Gopi Sales](#) ; [Admin](#) ; [MNM](#) ; [bnc](#) ; [Praveen Admin Audit](#)
Cc: [Soham Modi](#)
Subject: Fines

Jai Kumar,

Impose a fines as follows:

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

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

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

Regards,

Soham Modi

Managing Director | +91 40 27537458 | sohammodi@modiproperties.com

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

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

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

Handwritten: file

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

Handwritten: ✓

APPROVED BY
10 AUG 2015
SOHAM MODI
MANAGING DIRECTOR

sohammodi@modiproperties.com

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

A3:

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

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

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

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

A5:

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

sohammodi@modiproperties.com

From: <haribabu@modiproperties.com>
Date: 08 August 2015 15:29
To: "Nilgiri homes" <nmn@modiproperties.com>
Cc: <sohammodi@modiproperties.com>
Subject: Internal cement transfer

correspondence

file
N12

Vide requisition no:70063 cement 40 bags. Please take cement Nilgiri Estates(From B. Anand) through internal transfer.

Regards,

G. Hari Babu

Asst. Manager Purchase | +91 95022 77533 | haribabu@modiproperties.com
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REMARKS

☐ SOB ☐ GMG ☐ PMR ☐ MFH ☐ GWE ☐ MNM
☐ KNM ☐ VISTA ☐ PMR-II ☐ BNC ☒ OTHERS Nigiri Estates

Flat No. 54 Date 18/8/15

Name: Aladi Renuka / Sharath

Remarks: Sir,

Villanoid:- 54 an amount of Rs. 200,000/-
Chg NO:- 143403 Chg returned due to insufficient
funds

PLS advise me sir,

By: haranya ~~Sent~~ sent cancelled cheque
Cancelled cheque name
 Work Completed ☐

18/8/15

MNM Misc

(C)

REMARKS

☐ SOB ☐ GMG ☐ PMR ☐ MFH ☐ GWE ☒ MNM
☐ KNM ☐ VISTA ☐ PMR-II ☐ BNC ☐ OTHERS

Flat No. Villa No: - 35 Date 25/5/2015

Name: T.R. Vijayanthimala

Remarks: Sir,

Villa no :- 35 in MNM 1st Installment
Rs. 2.00.000/- Chq, bounced due to insufficient
funds vide chq NO: - 624891 DE: - 10/5/15

Pls Advise me sir,

By: Harvansh S.

Work Completed ☐

APPROVED FOR CONSTRUCTION
11 AUG 2015
SOHAM MODI
MANAGING DIRECTOR

Just
Cancelled
Noted.

sohammodi@modiproperties.com

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

Dear Sir,

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

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

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

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

Kindly request you to justify.

Regards,
 Reshma.

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

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

Dear Sir,

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

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

Regards,
 Reshma.

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

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

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

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

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

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

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

Do, Anna
In Carachuel

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

Aruna

From: <sohammodi@modiproperties.com>
Date: 23-08-2015 21:39
To: "Aruna" <aruna@modiproperties.com>
Attach: morrum received from BNC to NE.xls
Subject: Fw: Reg:- Details of morrum received from BNC to NE

print

Regards,

Soham Modi

Managing Director | +91 40 27537458 | sohammodi@modiproperties.com

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From: raju@modiproperties.com

Sent: Saturday, August 22, 2015 4:41 PM

To: [Soham Modi](#)

Cc: [Stephen Modi](#)

Subject: Reg:- Details of morrum received from BNC to NE

Sir,

Please find the attachment.

Regards,

Raju

Company Name	Nilgiri Estates			Approved by	Stephen	
Project Name	Nilgiri Homes-2			Date	22-08-2015	
Work Discription	Morrum received from BNC to Nilgiri Estates					
Prpared by	B Raju					
Date	22-08-2015					
S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	13-08-2015	AP22Y 5172	275	6	1650	
2	13-08-2015	AP29U 8176	300	5	1500	
3	13-08-2015	AP29V 6052	300	4	1200	
4	13-08-2015	AP29U 3022	250	2	500	
Total (A)				17		4850
1	14-08-2015	AP29U 8176	300	3	900	
2	14-08-2015	AP22Y5172	275	1	275	
3	14-08-2015	AP09V 2766	200	1	200	
4	14-08-2015	AP29V 6052	300	2	600	
5	14-08-2015	AP29U 3022	250	1	250	
Total (B)				8		2225
1	17-08-2015	AP09V 2766	200	6	1200	
2	17-08-2015	AP29V 6052	300	5	1500	
3	17-08-2015	AP29U 8176	300	6	1800	
4	17-08-2015	AP29U 7704	200	5	1000	
5	17-08-2015	AP22Y 5171	300	5	1500	
6	17-08-2015	AP22Y 5172	275	5	1375	
7	17-08-2015	AP26X 0649	190	1	190	
8	17-08-2015	AP29U 3022	250	4	1000	
9	17-08-2015	AP29U 7698	300	1	300	
Total (C)				38		9865
Mud Shifting Summary						
* Total Trips			63			
* Total CFT (A+B+C)			16940			

Electricity Bills

Company		Modi & Modi Construction							
Project	Nilgiri Homes							Approved by	Raju
Prepared by	Raju							For the month of	Aug-15
Date	08-09-2015							Total Bills	17
Revised Electricity bills received on Company Name (Unsold Villas & Possession letters not taken villas) & common meters.									
S.No.	Service No.	Bungalow No	Status	Bill Amount	S.No.	Service No.	Bungalow No	Status	Total Amount
1	2016 02334	84	Available at Stores	185.00	21	2016 02338	90	Available at Stores	185.00
2	2016 02329	85	Available at Stores	185.00	22	2016 01793	54	Installed	
3	2016 02328	89	Available at Stores		23	2016 02332	91	Available at Stores	185.00
4	2016 01494	13	Installed	185.00	24	2016 02326	92	Available at Stores	
5	2016 01776	21	Available at Stores		21	2016 02341	95	Available at Stores	185.00
6	2016 01799	22	Available at Stores		22	2016 02343	4	Available at Stores	185.00
7	2016 01495	30	Installed		23	2016 02337	5	Available at Stores	185.00
8	2016 01497	35	Installed		24	2016 02340	6	Available at Stores	185.00
9	2016 01816	17	Available at Stores		25	2016 01817	64	Installed	-
10	2016 02330	79	Available at Stores	185.00	26	2016 01588	81	Installed	185.00
11	2016 02342	80	Available at Stores	175.00	27	2016 01594	82	Installed	
12	2016 02344	62	Available at Stores		28	2016 02331	78	Installed	
13	2016 02339	41	Available at Stores		29	2016 01603	88	Site office	1,129.00
14	2016 01807	44	Installed		30	2016 01498	93	Installed	185.00
15	2016 02333	48	Available at Stores		31	2017 01493	94	Installed	185.00
16	2016 02325	19	Available at Stores		32	2016 01810	83	Installed	
17	2016 01800	65	Available at Stores						
18	2016 01805	77	Installed						
19	2016 01818	74	Installed						
20	2016 01802	46	Installed						
Total (A)				185.00					1,314.00
Individual Villas Grand Summary C = (A + B)									
Possession letters not given but electricity bills are received owners name.									
Common Meters									
1					Common - 1	2016 01076	* MNM A/c	Pannel Room	2,675.00
2					Common - 2	2016 01490	* NHOA A/c	Pannel Room	20,156.00
Total				-	Common Meters Grand Total				22,831.00
Notes :									

Certified by:

Admin Officer

Modi & Modi Constructions

Certified by:

Project Manager

Modi & Modi Constructions

[Handwritten signature]

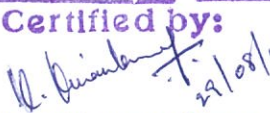
[Handwritten initials NR]

[Handwritten red mark]

SL.NO	PRAVEEN COMMENT	RAJU ATR	CERTIFIED BY STEPHEN
1	Gym Equipments are under repair (Thread mill not working)	Thread Mill is working Properly	Yes
2	Security supervisors are not in full uniform	Now he is in Full Uniform	Yes
3	Utility & payment record is not updated.	Updated as on date	Yes
4	Requisition are not filled properly, requisitions are not signed by Engineer, Req no are 70072,70071,70070,47205,47204,47196 to 47199.	Filled Properly every thing in order	Yes
5	Registers are not signed by Engineer from last week	Engineer has signed Now	Yes
6	Visitors registers are not signed by sales executive end of the day on (23.09.15).	Mr. Venkat Rama was on leave last week	Yes
7	Movement	Maintaining Properly every body is signing in movement register	Yes

file B x112

Company Name		BNC Estates			Approved by	S.V.Subba Reddy
Project Name		May Flower Grande			Date	20-08-2015
Work Discription		Excavation & Morrum shifting from BNC to Nilgiri Estates				
Prpared by		V.Ravi				
Date		13-08-2015				
S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	13-08-2015	AP22Y 5172	275	6	1650	
2	13-08-2015	AP29U 8176	300	5	1500	
3	13-08-2015	AP29V 6052	300	4	1200	
4	13-08-2015	AP29U 3022	250	2	500	
Total (A)				17		4850
1	14-08-2015	AP29U 8176	300	3	900	
2	14-08-2015	AP22Y5172	275	1	275	
3	14-08-2015	AP09V 2766	200	1	200	
4	14-08-2015	AP29V 6052	300	2	600	
5	14-08-2015	AP29U 3022	250	1	250	
Total (B)				8		2225
1	17-08-2015	AP09V 2766	200	6	1200	
2	17-08-2015	AP29V 6052	300	5	1500	
3	17-08-2015	AP29U 8176	300	6	1800	
4	17-08-2015	AP29U 7704	200	5	1000	
5	17-08-2015	AP22Y 5171	300	5	1500	
6	17-08-2015	AP22Y 5172	275	5	1375	
7	17-08-2015	AP26X 0649	190	1	190	
8	17-08-2015	AP29U 3022	250	4	1000	
9	17-08-2015	AP29U 7698	300	1	300	
Total (C)				38		9865
Mud Shifting Summary						
					Amount	
	* Total Trips		63			
	* Total CFT (A+B+C)		16940	3.25	55055	

Certified by:

 29/8/15
Project Manager/Engg.
B & C ESTATES

CERTIFIED BY

 29/8/15
Asst. Admin Manager
B&C Estates

CHECKED
QUANTITY/QUALITY
 By  Dt. 29-8-15
B & C ESTATES

Certified by:

 29/8/15
Admin Officer
Nilgiri Estates

APPROVED BY
 31 AUG 2015
SOHAM MODI
MANAGING DIRECTOR

NE misc

APPROVED FOR CONSTRUCTION		REMARKS	
☐ SOB	☐ GMG	☐ MFH	☐ GWE
☐ KNM	☐ VISTA	☐ BNC	☐ MNM
18 AUG 2015 SOHAM MOODI MANAGING DIRECTOR		☒ OTHERS	
Flat No. <u>53</u>		Date <u>14/8/15</u>	
Name: <u>Rakesh Shukla</u>			
Remarks: <u>Sir,</u>			
<u>Villa NO :- 53 an amount of Rs. 2,00,000</u>			
<u>chq NO :- 297572 chq banked due to signature difference</u>			
<u>pls advise me sir</u>			
<u>Send cancelled notice. Cancel bothy.</u>			
<u>Debit fr db. forfeit amt paid.</u>			
By: <u>charanya</u>		<u>u</u> Work Completed ☐	

Duplicate

NE CORP MISC

Company Name	BNC Estates	Approved by	S.V. Subba Reddy
Project Name	May Flower Grande	Date	20-08-2015
Work Description	Excavation & Morrum shifting from BNC to Nilgiri Estates		
Prepared by	V. Ravi		
Date	13-08-2015		

S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	13-08-2015	AP22Y 5172	275	6	1650	
2	13-08-2015	AP29U 8176	300	5	1500	
3	13-08-2015	AP29V 6052	300	4	1200	
4	13-08-2015	AP29U 3022	250	2	500	
Total (A)					17	4850
1	14-08-2015	AP29U 8176	300	3	900	
2	14-08-2015	AP22Y 5172	275	1	275	
3	14-08-2015	AP09V 2766	200	1	200	
4	14-08-2015	AP29V 6052	300	2	600	
5	14-08-2015	AP29U 3022	250	1	250	
Total (B)					8	2225
1	17-08-2015	AP09V 2766	200	6	1200	
2	17-08-2015	AP29V 6052	300	5	1500	
3	17-08-2015	AP29U 8176	300	6	1800	
4	17-08-2015	AP29U 7704	200	5	1000	
5	17-08-2015	AP22Y 5171	300	5	1500	
6	17-08-2015	AP22Y 5172	275	5	1375	
7	17-08-2015	AP26X 0649	190	1	190	
8	17-08-2015	AP29U 3022	250	4	1000	
9	17-08-2015	AP29U 7098	300	1	300	
Total (C)					38	9865

Mud Shifting Summary		Amount
Total Trips	63	
Total CFT (A+B+C)	16940	3.25 = 55055

By: [Signature]
13-08-2015

By: [Signature]
13-08-2015

CHECKED
QUANTITY/QUALITY
By: *[Signature]* Dt: 29/8/15
10402 to 10407
10410 to 10415
10436 to 10460
10462 to 10474

Certified by:
[Signature]
Admin Officer
Nilgiri Estates

INWARD
No. 10390 to 10399
By: *[Signature]* Dt: 29/8/15
Nilgiri Estates

APPROVED BY
31 AUG 2015
SOHAM MODI
MANAGING DIRECTOR

Company Name Nilgiri Estates
Project Name Nilgiri Homes-2
Work Discription Details of Material taken from Anand Sir
Prpeared by B Raju
Date 29-08-2015

31/10/15

CEMENT

S.No	Dated	Material	Quantity
1	01-08-2015	Cement	21
2	08-08-2015	Cement	20
3	11-08-2015	Cement	19
4	17-08-2015	Cement	40
5	23-08-2015	Cement	50
6	26-08-2015	Cement	50

Total	200 Bags
-------	----------

STEEL

S.No	Dated	Material	Quantity
1	13-08-2015	Steel 8MM	1 Bundle
2	21-08-2015	Steel 8MM	1 Bundle
3	23-08-2015	Steel 8MM	1 Bundle

Total	3 Bundles
-------	-----------

REMARKS

01-09-15

MR. VENU MADHAV, HIS BROTHER AND BROTHER IN LAW
ARE INTERESTED IN VILLA NO 74, 75 AND 78, THEY ARE
REQUESTING A PRICE OF RS 31,00,000/-, A TOTAL
DISCOUNT OF RS 3,00,000/- . I HAVE A ~~TWO~~ ADDED
1,50,000/- TO THEM, KINDLY SUGGEST SIR.

Man. Discont
Re. (1,00,000/-) + OTPD 1,00,000/-
1,50,000/-

1/9/15

offer for valid
7 days only

sohammodi@modiproperties.com

From: <raju@modiproperties.com>
Date: 21 September 2015 13:55
To: "Soham Modi" <sohammodi@modiproperties.com>
Cc: "Stephen Modi" <stephen@modiproperties.com>
Attach: morrum shifted from bnc to ne.xls
Subject: Reg:- Morram Received details.

Sir,

This is to bring to your notice that we have received only 52 loads of morram from BNC out of 100 loads, when we called Mr. Subha Reddy he said that at present they have stopped the excavation work at BNC due to rains and they will send the remaining 48 loads when they starts excavation work.

Regards,
Raju

21-09-2015

Company Name	BNC Estates			Approved by	Stephen
Project Name	Nilgiri Estates			Date	18-09-2015
Work Discription	Morrum shifting from BNC to Nilgiri Estates				
Prpared by	B Raju				
Date	18-09-2015				
S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume
					Grand Total in CFT
1	04-09-2015	AP29U 8176	300	9	2700
2	04-09-2015	AP29U 3022	250	4	1000
3	04-09-2015	AP12W 1452	300	3	900
4	04-09-2015	AP26TT 9036	300	5	1500
5	04-09-2015	AP09V 2766	200	11	2200
6	04-09-2015	AP29U 1090	300	6	1800
7	04-09-2015	AP29V 6052	200	7	1400
8	04-09-2015	AP31T 7197	200	3	600
9	04-09-2015	AP29U 3616	200	3	600
10	04-09-2015	AP26X 0649	190	1	190
Total (A)				52	12890
Mud Shifting Summary					
				Rate per CFT	Total Amount
* Total Trips			52		
* Total CFT (A)			12890	3.25	41892.5
In words Rupees Fourty One Thousand Eight Hundred & Nighty Two Only					

Nilgiri Estates

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

28-09-2015 10:14:39

1 Of 1

Flat History Document

Buyer Name And Address

Block No A

G.Ram Mourya / G.Vaishnav

Flat No 16

Flat 302, Jaya Castle Behind Shivam Temple, New Nallakunta Hyd - 500045

Phone : 9849648945

Occupation : Service

Flat Owner : Owner

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	125	09-04-15	Pathak	Yes	Yes	Yes	HL	0
HL Req	HL Sanctioned	HL Release	HL Balance			From		Sale Completed
No	2600000	0	2600000			HDFC A		No
NOC / OCR	Doc Complete	Reg Done	Agr Executed			Agr Date		Flat Type
No	No	No	Yes			01-01-1601		Deluxe
Sale Amount	Other Amount	Total Amount	Total Receipts			Balance		
3300000	17453	3317453	525000			2792453		
Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts					
3300000.00	3300000.00	0.00	0.00					
VAT, Reg Charges	Oth Non Taxable Rcpts	Excess / Check						
0.00	0.00	0.00						
VAT Return Month	VAT Return Year	VAT Paid	VAT Cheque No			VAT Cheque Date		
1	0	0.00	0			0		
Sale Deed Date	Date Of Possession	Maintainence From						
01-01-1601	01-01-1601	1 0						

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
09-04-2015	Booking Amount Received	25,000	000002	Yes
23-04-2015	I st Installment	200,000	000003	Yes
23-05-2015	II nd Installment	500,000	Rec.3Lakhs	No
30-06-2015	On Completion of Footings & Plinth Beam	593,750	.	No
30-08-2015	On Completion of RCC Structure	593,750	.	No
30-10-2015	On Completion of Brick work and plastering	593,750	.	No
30-12-2015	On Completion of Flooring, bathroom Tiles etc	593,750	.	No
30-01-2016	On Completion	200,000	.	No

* * * * *

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
11-07-2015	Service Tax	17,453	.	No

* * * * *

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
09-04-2015	Rec No : 1116 / Booking Form Received	25,000	000002	Yes
23-04-2015	Rec No : 1015 / Ist Installment	200,000	000003	Yes
08-06-2015	Rec No : 1055 / Payment Received	300,000	000004	Yes

* * * * *

Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
09-04-2015	1.Booked under PPT No.101, 2.Delux villa 3. Registration +Serice Tax+ Vat As Applicabe 4.Inagural Offer	0	Pathak	Yes

* * * * *

Dt. 25.09.2015

To

The M.D.

Modi Properties & Investments

Hyderabad

File NE

Sir,

This is to bring to your kind action that one of my customers Mr. Suman has booked in Nilgiri Estate, Villa No. 30, As per incentive structure I should get share for the same, whereas Accounts statements reflecting only Mr. Reshma's name,

Hence I am requesting you to kindly take necessary action.

Thanking you sir,

Yours Sincerely



C. Reshma

जारी करने वाला भारतीय स्टेट बैंक
Issuing Branch: RACPC HYDERABAD
क्रेडिट कोड / CODE No: 04489
Tel No. 040-27883123

मांगद्राफ्ट
DEMAND DRAFT

Key: YOFKAR
Sr. No: 405545

3 0 0 9 2 0 1 5
D D M M Y Y Y Y

मांगे जाने पर NILGIRI ESTATES

ON DEMAND PAY

Eleven Lakh Sixty Six Thousand Only

रुपये RUPEES

1166000.00

अदा करें

₹

IOI 000432844088

Key: YOFKAR

Sr. No: 405545

AMOUNT BELOW 1166001(1/7)

मूल्य प्राप्त / VALUE RECEIVED

भारतीय स्टेट बैंक

STATE BANK OF INDIA

अदाकर्ता शाखा / DRAWEE BRANCH: SECUNDERABAD

क्रेडिट कोड / CODE No: 00816

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

N. SUDHAKAR
SS No. S-17883
Deputy Manager
P.F. No. 47817
RACPC-1-4489, Hyd.
M.V. PRATAP NAIDU
SS No. S-17883
Deputy Manager
RACPC-1-4489, Hyd.
INSTRUMENTS FOR ₹ 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

844088 0000020001 000432 16

NE
MISC

HDFC BANK

6-1-73, GR AND 3RD FLR, SAEED PLAZA,
LAKDIKAPUL, HYDERABAD - 500 004, ANDHRA PRADESH.
RTGS / NEFT IFSC : HDFC0000021

A/c Payee
Not Negotiable

Ref No : 616169477

दिनांक
Date

Valid for 3 months Only

2 8 0 9 2 0 1 5
D D M M Y Y Y Y

Pay NILGIRI ESTATES, A/C: 012686300000041, HDFC BANK LTD, KAPRA * * * XXXXXXXX
* * * * *
By Order

Rupees रुपये SEVEN LAKH TWELVE THOUSAND FIVE HUNDRED

अदा करें

₹ *****7,12,500.00

A/c No.
खाता नं.

00210350000213

C/A

Payable at par through clearing/transfer at all branches of HDFC BANK LTD.
LOAN OF MR SONIL CHANDRA SHEKAR
TERAKANAMBI
HYDERABAD

Doc No 507847

For HOUSING DEVELOPMENT FINANCE CORP LTD

Authorised Signatories
Please sign above / कृपया यहाँ हस्ताक्षर करें

507847 500240002 900332 30



Mumbai Branch, Free Press House, 215 Nariman Point, MUMBAI - 400 021.
RTGS / NEFT IFSC Code : ICIC0000004

A/c Payee

VALID FOR ONE MONTH ONLY

1 7 1 0 2 0 1 5
D D M M Y Y Y Y

Pay *** NILGIRI ESTATES A/C NO 01268630000041 HDFC BANK ***

Or Order

Rupees ~~RUPEES TEN LAC ONLY~~

₹ ****10,00,000****

C.A.A/c

000405008052

For ICICI Bank Ltd.-HL Disbursement-South A/c

LBHYD00002435396

PALLAVI N

CBS

Payable at par at all branches of ICICI Bank Limited in India.

Handwritten signature
149941

Handwritten signature
213023

Authorised Signatory

Please sign above

⑈247439⑈ 400229002⑈ 008052⑈ 29

22 1259

NE
Corresp

[Signature]

QC - Concrete Cube Testing Report.															
Company:		Nigiri Estates.													
Project:		Nigiri Homes-II													
Report for Month:		Aug-15.													
Prepared By:		S.Sunil Kumar.													
Date:		12-09-2015													
S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
5201	17-08-2015	Site Mix	M20	Anand		61	Plinth Beam		26-8-15	(9)	14.0	325.0	14.4	14.1	✓
5202	18-08-2015	Site Mix	M20	Anand		62	Plinth Beam		26-8-15	(8)	14.0	350.0	15.6	15.3	✓
5203	19-08-2015	Site Mix	M20	Anand		63	Plinth Beam		26-8-15	(7)	14.0	320.0	14.2	14.3	✓
5204	18-08-2015	Site Mix	M20	Anand		58	footings		26-8-15	(8)	14.0	325.0	14.4	15.0	✓
5205	22-08-2015	Site Mix	M20	Anand		28	Plinth Beam		29-8-15	(7)	14.0	320.0	14.2	14.2	✓
5206	21-08-2015	Site Mix	M20	Anand		27	Plinth Beam		29-8-15	(8)	14.0	325.0	14.4	14.9	✓
5207	21-08-2015	Site Mix	M20	Anand		33	footings		29-8-15	(8)	14.0	345.0	15.3	15.3	✓
5208	20-08-2015	Site Mix	M20	Anand		65	Plinth Beam		29-8-15	(9)	14.0	345.0	15.3	15.6	✓
5209	17-08-2015	Site Mix	M20	Anand		30	Footings		26-8-15	(9)	14.0	340.0	15.1	15.2	✓
5210	21-08-2015	Site Mix	M20	Anand		32	Footings		29-8-15	(8)	14.0	365.0	16.2	15.8	✓



sohammodi@modiproperties.com

From: "Anand Bhashtakarla" <anandhomeline@gmail.com>
 Date: 02 October 2015 15:09
 To: "Krishna Prasad" <kprasad@modiproperties.com>
 Cc: <sohammodi@modiproperties.com>; "stephen modi" <stephen@modiproperties.com>
 Subject: Re: Nilgiri Estates || Type B - Duplex || Plot# 6 || IMPORTANT

Good evening.

No body has tell me to start villa no.6 on or before 28th September .

You have released the villa .6 but at that time rains have started. Due to rains we are unable to go ahead with work. Today morning also material vehicle got struck in the site.

Regarding villa no.79 also I have seen your mail yesterday . Till yesterday you have not at released to start the work.

Any how I am trying to mark the villa no.79 tomorrow .

Regards.

Anand

Sent from my iPhone

On 01-Oct-2015, at 5:19 PM, Krishna Prasad <kprasad@modiproperties.com> wrote:

Sir,

We have taken approval from you to start the plinth work of this particular plot on 6th September but it has not started now customer wants to "**start the works only after 14th October 2015 onwards**" due to inauspicious period till 13th October 2015.

Please advise to engineer to "**marking on plot area**".

Please approve for customer's both requests.

Regards,

K Krishna Prasad

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.

From: Venkatramana
 Sent: Thursday, October 1, 2015 4:51 PM
 To: kprasad@modiproperties.com
 Subject: Fw: Nilgiri Estates || Type B - Duplex || Plot# 6 || IMPORTANT

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

From: Balaji Ragavendran
 To: venkatramana@modiproperties.com

Sent: 01-10-2015 1:48 PM

Subject: Nilgiri Estates || Type B - Duplex || Plot# 6 || IMPORTANT

Hello,

Am not sure if am reaching out to the right forum. However, just wanted to express my displeasure on the progress of the work so far.

I visited the site yesterday (30th Sep) and was shocked to see that no work has been commenced inspite of clearance from your management for the same.

We had specifically requested to commence work before 28th Sep owing to the inauspicious period from 28th Sep till 13th Oct.

In lieu of the above, please commence the work from 14th Oct.

Also, please arrange for marking of the plot area. I still don't know and cannot locate the exact dimensions of my plot. Where exactly is Plot#6 located?

--

Regards,

Sri Ragavendran Balaji

Company Name	Nilgiri Estates	Approved by	Stephen
Project Name	Nilgiri Homes-2	Date	09-10-2015
Work Discription	Morrum received from BNC to Nilgiri Estates		
Prpared by	B Raju		
Date	09-10-2015		

S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	13-08-2015	AP22Y 5172	275	6	1650	
2	13-08-2015	AP29U 8176	300	5	1500	
3	13-08-2015	AP29V 6052	300	4	1200	
4	13-08-2015	AP29U 3022	250	2	500	
Total (A)				17		4850
1	14-08-2015	AP29U 8176	300	3	900	
2	14-08-2015	AP22Y5172	275	1	275	
3	14-08-2015	AP09V 2766	200	1	200	
4	14-08-2015	AP29V 6052	300	2	600	
5	14-08-2015	AP29U 3022	250	1	250	
Total (B)				8		2225
1	17-08-2015	AP09V 2766	200	6	1200	
2	17-08-2015	AP29V 6052	300	5	1500	
3	17-08-2015	AP29U 8176	300	6	1800	
4	17-08-2015	AP29U 7704	200	5	1000	
5	17-08-2015	AP22Y 5171	300	5	1500	
6	17-08-2015	AP22Y 5172	275	5	1375	
7	17-08-2015	AP26X 0649	190	1	190	
8	17-08-2015	AP29U 3022	250	4	1000	
9	17-08-2015	AP29U 7698	300	1	300	
Total (C)				38		9865
1	04-09-2015	AP29U 8176	300	9	2700	
2	04-09-2015	AP29U 3022	250	4	1000	
3	04-09-2015	AP12W 1452	300	3	900	
4	04-09-2015	AP26TT 9036	300	5	1500	
5	04-09-2015	AP09V 2766	200	11	2200	
6	04-09-2015	AP29U 1090	300	6	1800	
7	04-09-2015	AP29V 6052	200	7	1400	
8	04-09-2015	AP31T 7197	200	3	600	
9	04-09-2015	AP29U 3616	200	3	600	
10	04-09-2015	AP26X 0649	190	1	190	
Total (D)				52		12890

Mud Shifting Summary

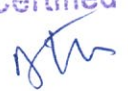
* Total Trips	115
* Total CFT (A+B+C+D)	29830

Certified by:



Admin Officer
Nilgiri Estates

Certified by:



Project Manager
Nilgiri Estates

(Sales)

Note

four

Sir,

Reshma requesting to release 1.0 lac. Incentives for treatment of her mother-in-law.

We have already sent of Surgery, the sent reply asked that they are planning to go for Surgery by this month end (or) 1st week of Nov-15

2015. As

as one of their relative was expired last week.

Please advise

Dear Sir,

pay in ~~1st~~ installment

sum (1x)

as given

19/10/15

going

accord. I will be very thankful to you.

leased on ur

Kindly do the needful.

Weekly releasing - 18,428/-

Regards,

Reshma Bodke.

Sales Executive | +91 70320 04449 | reshma@modiproperties.com

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

5-4-187/3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

<https://us-mg61.mail.yahoo.com/neo/launch#mail>

Company Name Nilgiri Estates
Project Name Nilgiri Homes-2
Work Discription Details of Material taken from Anand Sir
Prpared by B Raju
Date 09-10-2015

CEMENT

S.No	Dated	Material	Quantity
1	01-08-2015	Cement	21
2	08-08-2015	Cement	20
3	11-08-2015	Cement	19
4	17-08-2015	Cement	40
5	23-08-2015	Cement	50
6	26-08-2015	Cement	50
7	15-09-2015	Cement	50
8	24-09-2015	Cement	30
Total			280 Bags

STEEL

S.No	Dated	Material	Quantity
1	13-08-2015	Steel 8MM	1 Bundle
2	21-08-2015	Steel 8MM	1 Bundle
3	23-08-2015	Steel 8MM	1 Bundle
Total			3 Bundles

Note :- As on 30-09-2015

Certified by:

Admin Officer
Nilgiri Estates

Certified by:

Project Manager
Nilgiri Estates

file (NR)

Dear Sir,

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

I dont want to move to other site.

Regards,

Reshma Bodke.

Sales Executive | +91 70320 04449 | reshma@modiproperties.com

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

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

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Company Name Nilgiri Estates
 Project Name Nilgiri Estate
 Work Discription Details of Material taken from Anand Sir
 Prpared by B Raju
 Date 10-10-2015

CEMENT

S.No	Dated	Material	Quantity
1	01-08-2015	Cement	21
2	08-08-2015	Cement	20
3	11-08-2015	Cement	19
4	17-08-2015	Cement	40
5	23-08-2015	Cement	50
6	26-08-2015	Cement	50
7	15-09-2015	Cement	50
8	24-09-2015	Cement	30

price

Total

229/- = 4809
 " = 4580
 " = 4351
 " = 9160
 " = 11450
 " = 11450
 228/- = 11400
 " = 6840

Total 280 Bags

64,060/-

STEEL

S.No	Dated	Material	Quantity
1	13-08-2015	Steel 8MM	70 Kgs
2	21-08-2015	Steel 8MM	70 Kgs
3	23-08-2015	Steel 8MM	70 Kgs

Price

Total

34.25 = 2398.00
 32.70 = 2289.00
 32.70 = 2289.00

Total 210 Kgs

6976/-

Note :- As on 30-09-2015

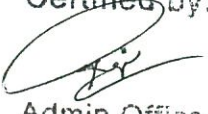
APPROVED BY
 02 NOV 2015
 SUHAM MUJI
 MANAGING DIRECTOR

3/10/15

Certified by:
 Admin Officer
 Nilgiri Estates

Certified by:
 Project Manager
 Nilgiri Estates

Company Name		BNC Estates			Approved by Stephen	
Project Name		Nilgiri Estates			Date	10-10-2015
Work Discription		Morrum shifting from BNC to Nilgiri Estates A/C				
Prpeared by		B Raju				
Date		10-10-2015				
S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	04-09-2015	AP29U 8176	300	9	2700	
2	04-09-2015	AP29U 3022	250	4	1000	
3	04-09-2015	AP12W 1452	300	3	900	
4	04-09-2015	AP26TT 9036	300	5	1500	
5	04-09-2015	AP09V 2766	200	11	2200	
6	04-09-2015	AP29U 1090	300	6	1800	
7	04-09-2015	AP29V 6052	200	7	1400	
8	04-09-2015	AP31T 7197	200	3	600	
9	04-09-2015	AP29U 3616	200	3	600	
10	04-09-2015	AP26X 0649	190	1	190	
Total (A)				52		12890

Certified by:

 Admin Officer
 Nilgiri Estates

Certified by:

 Project Manager
 Nilgiri Estates

Company Name	Nilgiri Estates	Approved by	Stephen
Project Name	Nilgiri Estate	Date	10-10-2015
Work Discription	Morrum received from BNC to Nilgiri Estates Anand A/c		
Prpared by	B Raju		
Date	10-10-2015		

S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	13-08-2015	AP22Y 5172	275	6	1650	
2	13-08-2015	AP29U 8176	300	5	1500	
3	13-08-2015	AP29V 6052	300	4	1200	
4	13-08-2015	AP29U 3022	250	2	500	
Total (A)				17		4850
1	14-08-2015	AP29U 8176	300	3	900	
2	14-08-2015	AP22Y5172	275	1	275	
3	14-08-2015	AP09V 2766	200	1	200	
4	14-08-2015	AP29V 6052	300	2	600	
5	14-08-2015	AP29U 3022	250	1	250	
Total (B)				8		2225
1	17-08-2015	AP09V 2766	200	6	1200	
2	17-08-2015	AP29V 6052	300	5	1500	
3	17-08-2015	AP29U 8176	300	6	1800	
4	17-08-2015	AP29U 7704	200	5	1000	
5	17-08-2015	AP22Y 5171	300	5	1500	
6	17-08-2015	AP22Y 5172	275	5	1375	
7	17-08-2015	AP26X 0649	190	1	190	
8	17-08-2015	AP29U 3022	250	4	1000	
9	17-08-2015	AP29U 7698	300	1	300	
Total (C)				38		9865

Mud Shifting Summary

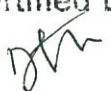
* Total Trips	63
* Total CFT (A+B+C)	16940

Certified By:



Admin Officer
Nilgiri Estates

Certified by:



Project Manager
Nilgiri Estates

Company Name Nilgiri Estates
 Project Name Nilgiri Estate
 Work Discription Morrum Consumption Details for Road leveling Work
 Prpeared by B Raju
 Date 10-10-2015

Stephen
 10-10-2015

from B Anand A/c

S.No	Dated	Vehicle No	Location were the material is used	No's Trips	CFT
1	29-09-2015	Tractor	Road Leveling	1	100
2	29-09-2015	Tractor	Road Leveling	1	100
3	29-09-2015	Tractor	Road Leveling	1	100
4	29-09-2015	Tractor	Road Leveling	1	100
Total (A)				4	400
1	30-09-2015	Tractor	Road Leveling	1	100
2	30-09-2015	Tractor	Road Leveling	1	100
Total (B)				2	200
1	05-10-2015	Tractor	Road Leveling	1	100
2	05-10-2015	Tractor	Road Leveling	1	100
3	05-10-2015	Tractor	Road Leveling	1	100
4	05-10-2015	Tractor	Road Leveling	1	100
5	05-10-2015	Tractor	Road Leveling	1	100
6	05-10-2015	Tractor	Road Leveling	1	100
Total (C)				6	600
1	06-10-2015	Tractor	Road Leveling	1	100
2	06-10-2015	Tractor	Road Leveling	1	100
3	06-10-2015	Tractor	Road Leveling	1	100
4	06-10-2015	Tractor	Road Leveling	1	100
5	06-10-2015	Tractor	Road Leveling	1	100
6	06-10-2015	Tractor	Road Leveling	1	100
Total (D)				6	600

I (A+B+C+D)

18 1800

Certified by:

 Admin Officer
 Nilgiri Estates

Certified by:

 Project Manager
 Nilgiri Estates

NE
collapse

W JH

QC - Concrete Cube Testing Report.															
Company:		Nigiri Estates.													
Project:		Nigiri Homes-II													
Report for Month:		Sep-15.													
Prepared By:		S.Sunil Kumar.													
Date:		12-10-2015													
S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
5201	17-08-2015	Site Mix	M20	Anand		61	Plinth Beam		16-9-15	(30)	20.0	495.0	22.0	21.6	✓
											20.0	480.0	21.3		
											20.0	480.0	21.3		
5202	18-08-2015	Site Mix	M20	Anand		62	Plinth Beam		16-9-15	(29)	20.0	490.0	21.8	21.6	✓
											20.0	480.0	21.8		
											20.0	490.0	21.8		
5203	19-08-2015	Site Mix	M20	Anand		63	Plinth Beam		16-9-15	(28)	20.0	510.0	22.7	22.8	✓
											20.0	510.0	22.7		
											20.0	520.0	23.1		
5204	18-08-2015	Site Mix	M20	Anand		58	Footings		16-9-15	(29)	20.0	520.0	23.1	22.9	✓
											20.0	505.0	22.4		
											20.0	520.0	23.1		
5205	22-08-2015	Site Mix	M20	Anand		28	Plinth Beam		19-9-15	(28)	20.0	495.0	22.0	21.6	✓
											20.0	495.0	22.0		
											20.0	465.0	20.7		
5206	21-08-2015	Site Mix	M20	Anand		27	Plinth Beam		19-9-15	(29)	20.0	480.0	21.3	21.8	✓
											20.0	485.0	21.6		
											20.0	505.0	22.4		
5207	21-08-2015	Site Mix	M20	Anand		33	Footings		19-9-15	(29)	20.0	500.0	22.2	21.7	✓
											20.0	480.0	21.3		
											20.0	485.0	21.6		
5208	20-08-2015	Site Mix	M20	Anand		65	Plinth Beam		19-9-15	(30)	20.0	520.0	23.1	23.0	✓
											14.0	530.0	23.6		
											14.0	505.0	22.4		
5209	17-08-2015	Site Mix	M20	Anand		30	Footings		16-9-15	(30)	20.0	495.0	22.0	21.8	✓
											20.0	495.0	22.0		
											20.0	480.0	21.3		
5210	21-08-2015	Site Mix	M20	Anand		32	Footings		19-9-15	(29)	20.0	515.0	22.9	23.0	✓
											20.0	515.0	22.9		
											20.0	525.0	23.3		
5211	23-08-2015	Site Mix	M25	Anand		27	column-1		1-9-15	(9)	17.5	400.0	17.8		

[illegible]



Company Name Nilgiri Estates
Project Name Nilgiri Estate
Work Discription Details of Material taken from Anand Sir
Prpeared by B Raju
Date 10-10-2015

CEMENT

S.No	Dated	Material	Quantity
1	01-08-2015	Cement	21
2	08-08-2015	Cement	20
3	11-08-2015	Cement	19
4	17-08-2015	Cement	40
5	23-08-2015	Cement	50
6	26-08-2015	Cement	50
7	15-09-2015	Cement	50
8	24-09-2015	Cement	30

Total 280 Bags

STEEL

S.No	Dated	Material	Quantity
1	13-08-2015	Steel 8MM	70 Kgs
2	21-08-2015	Steel 8MM	70 Kgs
3	23-08-2015	Steel 8MM	70 Kgs

Total 210 Kgs

Note :- As on 30-09-2015

Certified by:

Admin Officer
Nilgiri Estates

Certified by:

Project Manager
Nilgiri Estates

Company Name		BNC Estates		Approved by Stephen		
Project Name		Nilgiri Estates		Date 10-10-2015		
Work Discription		Morrum shifting from BNC to Nilgiri Estates A/C				
Prpeared by		B Raju				
Date		10-10-2015				
S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	04-09-2015	AP29U 8176	300	9	2700	
2	04-09-2015	AP29U 3022	250	4	1000	
3	04-09-2015	AP12W 1452	300	3	900	
4	04-09-2015	AP26TT 9036	300	5	1500	
5	04-09-2015	AP09V 2766	200	11	2200	
6	04-09-2015	AP29U 1090	300	6	1800	
7	04-09-2015	AP29V 6052	200	7	1400	
8	04-09-2015	AP31T 7197	200	3	600	
9	04-09-2015	AP29U 3616	200	3	600	
10	04-09-2015	AP26X 0649	190	1	190	
Total (A)				52		12890

Certified by:

 Admin Officer
 Nilgiri Estates

Certified by:

 Project Manager
 Nilgiri Estates

Company Name	Nilgiri Estates	Approved by	Stephen
Project Name	Nilgiri Estate	Date	10-10-2015
Work Discription	Morrum received from BNC to Nilgiri Estates Anand A/c		
Prpared by	B Raju		
Date	10-10-2015		

S.No	Dated	Vehicle No	Volume	No's Trips	Total Volume	Grand Total in CFT
1	13-08-2015	AP22Y 5172	275	6	1650	
2	13-08-2015	AP29U 8176	300	5	1500	
3	13-08-2015	AP29V 6052	300	4	1200	
4	13-08-2015	AP29U 3022	250	2	500	
Total (A)				17		4850
1	14-08-2015	AP29U 8176	300	3	900	
2	14-08-2015	AP22Y5172	275	1	275	
3	14-08-2015	AP09V 2766	200	1	200	
4	14-08-2015	AP29V 6052	300	2	600	
5	14-08-2015	AP29U 3022	250	1	250	
Total (B)				8		2225
1	17-08-2015	AP09V 2766	200	6	1200	
2	17-08-2015	AP29V 6052	300	5	1500	
3	17-08-2015	AP29U 8176	300	6	1800	
4	17-08-2015	AP29U 7704	200	5	1000	
5	17-08-2015	AP22Y 5171	300	5	1500	
6	17-08-2015	AP22Y 5172	275	5	1375	
7	17-08-2015	AP26X 0649	190	1	190	
8	17-08-2015	AP29U 3022	250	4	1000	
9	17-08-2015	AP29U 7698	300	1	300	
Total (C)				38		9865

Mud Shifting Summary

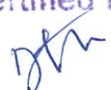
* Total Trips	63
* Total CFT (A+B+C)	16940

Certified By:



Admin Officer
Nilgiri Estates

Certified by:



Project Manager
Nilgiri Estates

Company Name	Nilgiri Estates	Stephen
Project Name	Nilgiri Estate	10-10-2015
Work Discription	Morrum Consumption Details for Road leveling Work	
Prpeared by	B Raju	
Date	10-10-2015	

S.No	Dated	Vehicle No	Location were the material is used	No's Trips	CFT
1	29-09-2015	Tractor	Road Leveling	1	100
2	29-09-2015	Tractor	Road Leveling	1	100
3	29-09-2015	Tractor	Road Leveling	1	100
4	29-09-2015	Tractor	Road Leveling	1	100
Total (A)				4	400
1	30-09-2015	Tractor	Road Leveling	1	100
2	30-09-2015	Tractor	Road Leveling	1	100
Total (B)				2	200
1	05-10-2015	Tractor	Road Leveling	1	100
2	05-10-2015	Tractor	Road Leveling	1	100
3	05-10-2015	Tractor	Road Leveling	1	100
4	05-10-2015	Tractor	Road Leveling	1	100
5	05-10-2015	Tractor	Road Leveling	1	100
6	05-10-2015	Tractor	Road Leveling	1	100
Total (C)				6	600
1	06-10-2015	Tractor	Road Leveling	1	100
2	06-10-2015	Tractor	Road Leveling	1	100
3	06-10-2015	Tractor	Road Leveling	1	100
4	06-10-2015	Tractor	Road Leveling	1	100
5	06-10-2015	Tractor	Road Leveling	1	100
6	06-10-2015	Tractor	Road Leveling	1	100
Total (D)				6	600

I (A+B+C+D)

18 1800

Certified by:

 Admin Officer
 Nilgiri Estates

Certified by:

 Project Manager
 Nilgiri Estates

QC - Concrete Cube Testing Report.															
Company:		Nilgiri Estates,													
Project:		Nilgiri Homes-II													
Report for Month:		Oct-15.													
Prepared By:		S.Sunil Kumar.													
Date:		13-11-2015													
S. No.	Date of casting	Site Mix or RMC	Specified Grade of Concrete	Supplier / Contractor	D. C. No	Block No. / Bungalow No.	Used for Slab / Columns	Slab No. or Column No.	Date of Testing	No. of days	Specified Strength	Tested Strength Kilo-newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
5218	03-09-2015	Site Mix	M20	Anand		61	slab-1		12-9-15	(9)	14.0	380.0	16.9	16.7	✓
5218	03-09-2015	Site Mix	M20	Anand		61	slab-1		1-10-15	(28)	20.0	515.0	22.9	23.1	✓
5219	03-09-2015	Site Mix	M20	Anand		62	slab-1		12-9-15	(9)	14.0	385.0	17.1	16.4	✓
5219	03-09-2015	Site Mix	M20	Anand		62	slab-1		1-10-15	(28)	20.0	520.0	23.1	22.9	✓
5220	03-09-2015	Site Mix	M20	Anand		31	plinth beam		12-9-15	(9)	14.0	375.0	16.7	16.8	✓
5220	03-09-2015	Site Mix	M20	Anand		31	plinth beam		1-10-15	(28)	20.0	510.0	22.7	22.8	✓
5221	03-09-2015	Site Mix	M20	Anand		58	plinth beam		12-9-15	(9)	14.0	370.0	16.4	16.9	✓
5221	03-09-2015	Site Mix	M20	Anand		58	plinth beam		1-10-15	(28)	20.0	525.0	23.3	23.3	✓
5222	07-09-2015	Site Mix	M20	Anand		26	Footing		15-9-15	(8)	14.0	365.0	16.2	16.0	✓
5222	07-09-2015	Site Mix	M20	Anand		26	Footing		7-10-15	(30)	20.0	510.0	22.7	22.4	✓

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5223	08-09-2015	Site Mix	M20	Anand		9	plinth beam	15-9-15	(7)	14.0	360.0	16.0	✓
										14.0	355.0	15.8	
										14.0	365.0	16.2	
5223	08-09-2015	Site Mix	M20	Anand		9	plinth beam	7-10-15	(29)	20.0	500.0	22.2	✓
										20.0	495.0	22.0	
										20.0	510.0	22.7	
5224	09-09-2015	Site Mix	M25	Anand		59	col-1	17-9-15	(8)	17.5	395.0	17.6	✓
										17.5	405.0	18.0	
										17.5	410.0	18.2	
5224	09-09-2015	Site Mix	M25	Anand		59	col-1	7-10-15	(28)	25.0	565.0	25.1	✓
										25.0	560.0	24.9	
										25.0	545.0	24.2	
5226	09-09-2015	Site Mix	M20	Anand		63	slab-1	17-9-15	(8)	14.0	375.0	16.7	✓
										14.0	380.0	16.9	
										14.0	380.0	16.9	
5226	09-09-2015	Site Mix	M20	Anand		63	slab-1	7-10-15	(28)	20.0	505.0	22.4	✓
										20.0	515.0	22.9	
										20.0	525.0	23.3	
5227	09-09-2015	Site Mix	M20	Anand		23	plinth beam	17-9-15	(8)	14.0	365.0	16.2	✓
										14.0	355.0	15.8	
										14.0	380.0	16.9	
5227	09-09-2015	Site Mix	M20	Anand		23	plinth beam	7-10-15	(28)	20.0	525.0	23.3	✓
										20.0	530.0	23.6	
										20.0	510.0	22.7	
5228	15-09-2015	Site Mix	M25	Anand		56	col-1	23-9-15	(8)	17.5	390.0	17.3	✓
										17.5	405.0	18.0	
										17.5	405.0	18.0	
5228	15-09-2015	Site Mix	M25	Anand		56	col-1	14-10-15	(29)	25.0	595.0	26.4	✓
										25.0	580.0	25.8	
										25.0	585.0	26.0	
5230	16-09-2015	Site Mix	M25	Anand		73	col-1	23-9-15	(7)	17.5	405.0	18.0	✓
										17.5	410.0	18.2	
										17.5	390.0	17.3	
5230	16-09-2015	Site Mix	M25	Anand		73	col-1	14-10-15	(28)	25.0	590.0	26.2	✓
										25.0	570.0	25.3	
										25.0	570.0	25.3	
5231	17-09-2015	Site Mix	M25	Anand		33	col-1	24-9-15	(7)	17.5	390.0	17.3	✓
										17.5	405.0	18.0	
										17.5	405.0	18.0	
5231	17-09-2015	Site Mix	M25	Anand		33	col-1	15-10-15	(28)	25.0	585.0	26.0	✓
										25.0	590.0	26.2	
										25.0	580.0	25.8	

5232	18-09-2015	Site Mix	M25	Anand			32	col-1		26-9-15	(8)	17.5	410.0	18.2	18.1	✓
												17.5	400.0	17.8	18.2	
												17.5	410.0	18.2		
5232	18-09-2015	Site Mix	M25	Anand			32	col-1		17-10-15	(29)	25.0	590.0	26.2	26.3	✓
												25.0	605.0	26.9		
												25.0	580.0	25.8		
5233	21-09-2015	Site Mix	M20	Anand			65	slab-1		29-9-15	(8)	14.0	365.0	16.2	16.6	✓
												14.0	370.0	16.4		
												14.0	385.0	17.1		
5233	21-09-2015	Site Mix	M20	Anand			65	slab-1		19-10-15	(28)	20.0	525.0	23.3	23.8	✓
												20.0	535.0	23.8		
												20.0	545.0	24.2		
5234	22-09-2015	Site Mix	M20	Anand			24	slab-1		29-9-15	(7)	14.0	365.0	16.2	16.0	✓
												14.0	360.0	16.0		
												14.0	355.0	15.8		
5234	22-09-2015	Site Mix	M20	Anand			24	slab-1		19-10-15	(27)	20.0	505.0	22.4	23.2	✓
												20.0	525.0	23.3		
												20.0	535.0	23.8		
5235	23-09-2015	Site Mix	M25	Anand			65	col-2		30-9-15	(7)	17.5	385.0	17.1	17.9	✓
												17.5	410.0	18.2		
												17.5	415.0	18.4		
5235	23-09-2015	Site Mix	M25	Anand			65	col-2		22-10-15	(29)	25.0	595.0	26.4	26.2	✓
												25.0	595.0	26.4		
												25.0	580.0	25.8		
5236	23-09-2015	Site Mix	M25	Anand			63	col-2		1-10-15	(8)	17.5	395.0	17.6	17.5	✓
												17.5	390.0	17.3		
												17.5	395.0	17.6		
5236	23-09-2015	Site Mix	M25	Anand			63	col-2		22-10-15	(29)	25.0	565.0	25.1	25.4	✓
												25.0	560.0	24.9		
												25.0	590.0	26.2		
5237	24-09-2015	Site Mix	M25	Anand			62	col-2		1-10-15	(7)	17.5	405.0	18.0	18.3	✓
												17.5	415.0	18.4		
												17.5	415.0	18.4		
5237	24-09-2015	Site Mix	M25	Anand			62	col-2		22-10-15	(28)	25.0	585.0	26.0	26.4	✓
												25.0	610.0	27.1		
												25.0	590.0	26.2		
5238	25-09-2015	Site Mix	M25	Anand			24	col-2		3-10-15	(8)	17.5	415.0	18.4	18.4	✓
												17.5	410.0	18.2		
												17.5	415.0	18.4		
5238	25-09-2015	Site Mix	M25	Anand			24	col-2		24-10-15	(29)	25.0	600.0	26.7	26.7	✓
												25.0	615.0	27.3		

[illegible]

[illegible]



Nilgiri Estates-II.					
QC check					
Date.		24-11-2015.			
Prepared By:		Sunil			
S No	Villa .No	Stage of work.	QC request made default- Y/N	QC inspection default - Y / N	Remarks.
1	1	work not yet started	NA	NA	
2	2	work not yet started	NA	NA	
3	3	work not yet started	NA	NA	
4	4	work not yet started	NA	NA	
5	5	work not yet started	NA	NA	
6	6	Footing	Yes	Yes	
7	7	Footing	Yes	Yes	
8	8	work not yet started	NA	NA	
9	9	Col-1	Yes	Yes	
10	10	Plinth Beam	Yes	Yes	
11	11	Plinth Beam	Yes	Yes	
12	12	work not yet started	NA	NA	
13	13	work not yet started	NA	NA	
14	14	work not yet started	NA	NA	
15	15	work not yet started	NA	NA	
16	16	col-2	Yes	No	
17	17	col-3	Yes	No	
18	18	col-1	Yes	Yes	
19	19	work not yet started	NA	NA	
20	20	work not yet started	NA	NA	
21	21	Plinth Beam	Yes	Yes	
22	22	col-1	Yes	Yes	
23	23	Slab-1	Yes	Yes	
24	24	Slab-3	Yes	Yes	
25	25	work not yet started	NA	NA	
26	26	Footing	Yes	Yes	
27	27	col-2	Yes	Yes	
28	28	col-2	Yes	Yes	
29	29	Plinth Beam	Yes	Yes	
30	30	Plinth Beam	Yes	Yes	
31	31	col-1	Yes	Yes	
32	32	col-2	No	No	
33	33	col-3	No	No	
34	34	Plinth Beam	Yes	Yes	
35	35	work not yet started	NA	NA	
36	36	work not yet started	NA	NA	
37	37	work not yet started	NA	NA	
38	38	work not yet started	NA	NA	
39	39	work not yet started	NA	NA	
40	40	work not yet started	NA	NA	
41	41	work not yet started	NA	NA	
42	42	work not yet started	NA	NA	
43	43	work not yet started	NA	NA	
44	44	work not yet started	NA	NA	
45	45	work not yet started	NA	NA	
46	46	work not yet started	NA	NA	
47	47	work not yet started	NA	NA	

48	48	work not yet started	NA	NA	
49	49	work not yet started	NA	NA	
50	50	work not yet started	NA	NA	
51	51	work not yet started	NA	NA	
52	52	slab-2	Yes	Yes	Report to be submit.
53	53	work not yet started	NA	NA	
54	54	work not yet started	NA	NA	
55	55	col-2	Yes	Yes	
56	56	slab-2	Yes	Yes	
57	57	work not yet started	NA	NA	
58	58	col-1	Yes	Yes	
59	59	col-2	Yes	Yes	
60	60	Footing	Yes	Yes	
61	61	slab-2	Yes	Yes	
62	62	slab-3	Yes	Yes	
63	63	slab-4	Yes	Yes	
64	64	Footing	Yes	Yes	
65	65	slab-2	Yes	Yes	
66	66	work not yet started	NA	NA	
67	67	work not yet started	NA	NA	
68	68	Footing	Yes	Yes	Report to be submit.
69	69	work not yet started	NA	NA	
70	70	Footing	Yes	Yes	
71	71	Footing	Yes	Yes	
72	72	Footing	Yes	Yes	Report to be submit.
73	73	Brick work	Yes	No	Work not completed.
74	74	Footing	Yes	Yes	Report to be submit.
75	75	Plinth Beam	Yes	Yes	Report to be submit.
76	76	Footing	Yes	Yes	Report to be submit.
77	77	work not yet started	NA	NA	
78	78	work not yet started	NA	NA	
79	79	Plinth Beam	Yes	Yes	Report to be submit.

sohammodi@modiproperties.com

NR
file

From: <mahender@prasadassociates.com>
Date: 04 November 2015 19:24
To: <soham@modiproperties.com>; <nagalaxmi@modiproperties.com>; <mnm@modiproperties.com>
Subject: Rampally Phase - II Site visit Report

Dear sir

We have visited the Rampally Phase - II site on 31-Oct-2015 along with Mr. Stephen site engineer

Note on progress

- Type - A1 - East facing Ground floor slab casted and block work going on.
- Type - A2 - West facing Ground floor slab casted and block work going on.

Observation on work

We have issued (TYPE -A1-EAST FACING) Architectural GFC Drawing No. PA/NE/A1-SINGLE/ELEV/01 AND STRUCTURAL DRAWING KC/RP2/SD/11

As per site condition on Beam (B7a) is at slab level which was supposed to be at lintel level as per GFC drawing this will create problem of Elevation windows. Request you to rectify as per GFC drawing.

(TYPE - A2 - WEST FACING) Architectural GFC Drawing No. PA/NE/A2-SINGLE/ELEV/01 & PA/NE/A2-SINGLE/SEC/01

As per site condition, above the mid landing slab block work is completed. But as per GFC drawing, there is a window above the staircase mid landing. Request you to rectify as per GFC drawing.

Thanking & Regards
Mahender
Prasad Associates

*Ask Architect to
Change position of
window.*

*Continue to cast beam as
per done earlier*
5/11/15

05-11-2015

sohammodi@modiproperties.com

NA file

From: <stephen@modiproperties.com>
Date: 02 December 2015 16:15
To: "Soham Modi" <sohammodi@modiproperties.com>
Subject: Niligiri Estate-reg-

Sir,
this is to bring to your notice that v.no.25 is out by 6"
setback between 26&25 is 6" more and setback between 25&24 is 6" less.
footing concrete is completed. Please advice.

Regards,
Stephen.

*Dattat
Rao to
give design of
for correction.*

sohammodi@modiproperties.com

From: <charanjitsingh.sethi@modibuilders.com>
Date: 07 December 2015 17:02
To: "Pranjalimodi" <pranjali.modi@modibuilders.com>; <sohammodi@modiproperties.com>
Cc: "Rizwan Hyder" <rizwan.hyder@modibuilders.com>
Subject: Re: Reg :- Works Pending at Emerald Park

Pranjali Madam,

w.r.t to H.no.38 Phase 1
 Power connection: Provided
 Water connection : Excavation in progress.

Regards
 Charanjit

From: Pranjalimodi <pranjali.modi@modibuilders.com>
To: "<sohammodi@modiproperties.com>" <sohammodi@modiproperties.com>
Cc: Rizwan Hyder <rizwan.hyder@modibuilders.com>; Charanjit Singh S. <charanjitsingh.sethi@modibuilders.com>
Sent: Monday, 7 December 2015 11:12 AM
Subject: Re: Reg :- Works Pending at Emerald Park

Rizwan

Pls get h no 38 phase 1 power and water connected
 Thanks

Pranjali Modi

On 06-Dec-2015, at 10:07 pm, <sohammodi@modiproperties.com>
 <sohammodi@modiproperties.com> wrote:

Please ask Ali to coordinate with Stephan to complete the utility connections.

All other works inside the villa are completed.

Regards,

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

From: MNM
Sent: Saturday, December 5, 2015 6:42 PM
To: [soham sir](mailto:soham_sir)
Subject: Reg :- Works Pending at Emerald Park

Sir,

In Villa No-38 Emerald Park the below mentioned works are not completed.

09-12-2015

1. Water Connection line
2. Power Connection work
3. SWG line Connection.

Regards,
Stephen.

sohammodi@modiproperties.com



From: <stephen@modiproperties.com>
Date: 14 December 2015 18:17
To: "Soham Modi" <sohammodi@modiproperties.com>; "Anand Bhargavi" <anandhomeline@gmail.com>
Subject: pending works in NE-reg-

Sir,
the following works not yet commenced

- 1.V.No.25 footings rectification as per struc.consultants advice.
- 2.Waterproofing on headroom,terrace for V.Nos 73&52.
- 3.V.No.09 Gr.floor brickwork.

Hence I request you to do the needfull at earliest.

Regards,
Stephen.

16-12-2015

sohammodi@modiproperties.com

From: "Aruna" <aruna@modiproperties.com>

Date: 14 December 2015 18:06

To: <sohammodi@modiproperties.com>

Subject: Extracts of minutes of admin meeting - SPS Prasad – consumer case. File reply on the following lines:

SPS Prasad – consumer case. File reply on the following lines:

- a. Modi Properties – file simply reply that it has no financial relationship with the customer. It is a partner in Paramount Estates along with other partners. It has no liability of connection with the customer.
- b. Paramount Estates file a reply saying that it is not concerned with the customers' dealings with Nilgiri Estates and Nilgiri Estates is a completely separate entity. Customer has booked a flat in Paramount Estates and not abided by the terms and conditions of the booking or agreement of sale. A reminder notice dated 27.7.15 was sent for payment of booking amount and other installments. Subsequently the booking was cancelled by way of cancellation notice dated _____. Customer sent emails dated ____ & ____, ____ months after the bouncing of Rs. 25,000/- cheque expressing his desire to continue with the booking. Vide letter dated 14.8.15 the customer has unilaterally decided to cancel the booking and has requested to refund the amount paid.

Nilgiri Estates – file implead petition. Here again it is not connected with Paramount Estates. Customer made a provisional booking. Paid Rs. 25,000/- and thereafter not paid any further amounts. As per terms of provisional booking, the booking was cancelled by way of cancellation notice dated 30.7.15. it is liable to refund amount to the customer.

14-12-2015



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS ONLY

1 5 0 2 2 0 1 6

RAMKY ESTATES AND FARMS LIMITED*****

Pay

अदा करें

Rupees

रुपये

TWELVE LAKH FIFTY THOUSAND ONLY.

Or Order

या उनके आदेश पर

₹

*12,50,000.00

FC HDFC BANK LTD.

SECUNDERABAD

SECUNDERABAD - 500 003

REF.No. 004212097674

For HDFC BANK LTD.

[Signature]

AUTHORISED SIGNATORIES

Please sign above

118528110 5002400031: 99998911 12

SESHASAI(C)/CTS-2010

sohammodi@modiproperties.com

From: <qc@modiproperties.com>
Date: 16 December 2015 13:57
To: "Soham Modi" <sohammodi@modiproperties.com>
Subject: Work at BW. No=73. reg-

Handwritten signature and initials "ME" in a circle.

Sir,

1) Today we went for Qc check for Electrical and Plumbing of Bungalow no 73, already Flooring was done in Bedrooms, Yesterday only they keep request for checking so today we came for checking. 2) And without fixing of Maindoor and Balcony or Kitchen Door Shutters Flooring was started.

This is kind information to you.

Thanking You.

Regards,
QC Team.

18-12-2015

lavanya@modiproperties.com

From: <sanjay@modiproperties.com>
Date: 18-12-2015 6:09 PM
To: <lavanya@modiproperties.com>
Subject: Fw: Regarding maintenance charges

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

From: "sohammodi@modiproperties.com" <sohammodi@modiproperties.com>
To: sanjay@modiproperties.com
Sent: Friday, 18 December 2015 4:16 PM
Subject: Re: Regarding maintenance charges

Approved

Regards,

Soham Modi

Managing Director | +91 40 27537458 | sohammodi@modiproperties.com

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

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551

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From: sanjay@modiproperties.com
Sent: Friday, December 18, 2015 1:15 PM
To: Soham Modi
Subject: Fw: Regarding maintenance charges

Dear sir,

As per discussion with villa no 09 owner abdul rahim he is ready to pay the maintenance which is due from jan to dec-2015, but cheque return amount Rs 2400/- he will not pay.

Please look in to the below matter and suggest me.

Regards,

Sanjay
KNM.

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

From: "sanjay@modiproperties.com" <sanjay@modiproperties.com>
To: Krishna Prasad <kprasad@modiproperties.com>
Cc: Accounts <accounts@modiproperties.com>; "lavanya@modiproperties.com" <lavanya@modiproperties.com>
Sent: Thursday, 24 September 2015 8:33 PM
Subject: Regarding maintenance charges

19-12-201

Dear sir,

Villa no 09 Abdul Rahim he is paying maintenance Rs 1200/-. So many times i have informed him maintenance charges has been increased from Jan-2015, but he is transferring Rs 1200/- only

Note: Every month iam sending maintenance arrears statement to Mr Abhul Rabim every time he says that your statement is wrong, so i have check the maintenance receipt book and boa bank statement also, Rs 2400/- cheque has been returned default sign, the cheque has been given by tenant, but the tenant is vacated the villa, so for this issue i have asked to N.Raj kumar he says i dont know accountant navneetha has not informed to me about the cheque return.

Cheque No 022582 deposit date 04.08.2014 and bank statement details enclosed.

Regards,

Sanjay
KNM.

19-12-2015

Cancelled file No.

REMARKS

☐ SOB ☐ VSC ☐ BNC ☐ VOC ☐ VISTA ☐ GWE ☐ MNM ☐ SERENE ☐ OTHERS NE

Villa no. 72

Date: 19-12-15

Name: VASUDHA S.

Remarks: CUSTOMER WANTS TO CHIFT ⁽⁷²⁾ TO ⁽⁷⁸⁾ FROM VILLA NO (78)
KINDLY ACCEPT.



Save Size!

By: ~~G. B. Rambaru~~

PRAYEEN PATHAK



Work Completed

Nilgiri Estates

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

27-01-2016 10:14:49 AM

1 Of 1

Flat History Document

Block No A

Flat No 72

Buyer Name And Address

Gangula Namratha Reddy

Flat No:-113,Block-C,Shanthi Gardens,Raghavendra Nagar,Nacharam,Hyd-500076

Phone : 8332871426

Occupation : Student

Flat Owner : Owner

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	175	31-12-15	Praveen Pathak	No	No	No	HL	0
HL Req	HL Sanctioned	HL Release	HL Balance	From			Sale Completed	
Yes	0	0	0	-			No	
NOC / OCR	Doc Complete	Reg Done	Agr Executed		Agr Date		Flat Type	
No	Yes	No	No		01-01-1601		Deluxe	
Sale Amount		Other Amount		Total Amount		Total Receipts		Balance
3250000				3250000		25000		3225000
Net Sale Consideration		Value of Sale Deed		Val Agr Const		Oth Taxabl Receipts		
3250000.00		3250000.00		0.00		0.00		
VAT, Reg Charges		Oth Non Taxable Rcpts		Excess / Check				
0.00		0.00		0.00				
VAT Return Month		VAT Return Year		VAT Paid		VAT Cheque No		VAT Cheque Date
1		0		0.00		0		0
Sale Deed Date		Date Of Possession		Maintainence From		Booking after OC		OC Date
01-01-1601		01-01-1601		1 0		No		01-01-1601

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
31-12-2015	Booking amount	25,000	645677	Yes
15-01-2016	Ist installment	200,000	.	No
15-02-2016	IIInd Installment	400,000	.	No
15-04-2016	On Completion Of Footings&Plinth Beam	700,000	.	No
15-06-2016	On Completion of RCC Structure	600,000	.	No
15-08-2016	on Completion of Brick work and plastering	575,000	.	No
15-10-2016	On Completion of Flooring Bathroom Tiles,Etc	550,000	.	No
30-11-2016	On Completion	200,000	.	No

* * * * *

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
05-01-2016	Rec No : 1164 / Booking amount	25,000	645677	Yes

* * * * *

Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
06-01-2016	1.Booked under PPT No.112, 2.Delux villa 3. Registration +Serice Tax+ Vat As Applicabe 4.Curpusfund additional 5.Discount in Rs.124/- per sft 5.On time payment discount in Rs.41/- per sft 6.The Customer may also shift to36 villa, yet to confirm	0	Praveen Pathak	Yes

* * * * *

Nilgiri Estates

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

27-01-2016 10:14:49 AM

1 Of 1

Flat History Document

Block No A

Flat No 72

Buyer Name And Address

Gangula Namratha Reddy

Flat No:-113,Block-C,Shanthi Gardens,Raghavendra Nagar,Nacharam,Hyd-500076

Phone : 8332871426

Occupation : Student

Flat Owner : Owner

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	175	31-12-15	Praveen Pathak	No	No	No	HL	0
HL Req	HL Sanctioned	HL Release	HL Balance	From			Sale Completed	
Yes	0	0	0	-			No	
NOC / OCR	Doc Complete	Reg Done	Agr Executed		Agr Date		Flat Type	
No	Yes	No	No		01-01-1601		Deluxe	
Sale Amount		Other Amount		Total Amount		Total Receipts		Balance
3250000				3250000		25000		3225000
Net Sale Consideration		Value of Sale Deed		Val Agr Const		Oth Taxabl Receipts		
3250000.00		3250000.00		0.00		0.00		
VAT, Reg Charges		Oth Non Taxable Rcpts		Excess / Check				
0.00		0.00		0.00				
VAT Return Month		VAT Return Year		VAT Paid		VAT Cheque No		VAT Cheque Date
1		0		0.00		0		0
Sale Deed Date		Date Of Possession		Maintainence From		Booking after OC		OC Date
01-01-1601		01-01-1601		1 0		No		01-01-1601

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
31-12-2015	Booking amount	25,000	645677	Yes
15-01-2016	Ist installment	200,000	.	No
15-02-2016	IInd Installment	400,000	.	No
15-04-2016	On Completion Of Footings&Plinth Beam	700,000	.	No
15-06-2016	On Completion of RCC Structure	600,000	.	No
15-08-2016	on Completion of Brick work and plastering	575,000	.	No
15-10-2016	On Completion of Flooring Bathroom Tiles,Etc	550,000	.	No
30-11-2016	On Completion	200,000	.	No

* * * * *

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
05-01-2016	Rec No : 1164 / Booking amount	25,000	645677	Yes

* * * * *

Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
06-01-2016	1.Booked under PPT No.112, 2.Delux villa 3. Registration +Serice Tax+ Vat As Applicabe 4.Curpusfund additional 5.Discount in Rs.124/- per sft 5.On time payment discount in Rs.41/- per sft 6.The Customer may also shift to36 villa, yet to confirm		0 Praveen Pathak	Yes

* * * * *

9885063350

REMARKS☐ SOB ☐ VSC ☐ BNC ☐ VOC ☐ VISTA ☐ GWE ☐ MNM ☐ SERENE ☐ OTHERS NE

Villa no. 30 & 33.

Date: 19-12-15.

Name: RAJA VIJAY KUMAR & RAJA SUMAN KUMAR.

Remarks: MY. INDRAJENA OF PMR ① A-206, HAD REFFERED
THESE CUSTOMERS, WHEN THE REFERRAL TAB WAS NOT
WORKING. I REQUEST YOU ACCEPT THIS REFERRAL AS
THE CUSTOMER IS NOT AT FAULT.

By: G. B. Rambhadr PRAYEEN PATHAK.

☐

Work Completed

Subject: Referral scheme
From: raja vijay (vrajaji@yahoo.com)
To: praveenpathak@modiproperties.com;
Date: Saturday, 19 December 2015 3:37 PM

CR
Pending
file
HB

Hi Praveen

This is Inderasena owning a flat at Paramount. I have referred mr Vijay and Suman who purchased villa 33 and 30 in Nilgiri estates. The referral is not acknowledged till date. Can you please do the needful.

Thanks,
M Inderasena

sohammodi@modiproperties.com

From: <prabhakar@modiproperties.com>
Date: 21 December 2015 12:07
To: "Stephen Modi" <stephen@modiproperties.com>; "Mmm Modi" <mnm@modiproperties.com>;
<nilgirieatate@modiproperties.com>
Cc: "Soham Sir" <sohammodi@modiproperties.com>
Subject: Requisition numbers repeating

Dear Stephen,

This is to inform you that the requisitions which you are sending some times they are repeating for ex: Req-70110, Dated-18-12-15 the same requisition number has repeated on 19-12-15 with different material and Req-70111, dated-18-12-15 the same material and villa repeated in Req-70115, dated-19-12-15, give explanation for above, check the requisition numbers and series which allotted for you then send it.

Regards,

P Prabhakar

Manager Purchase | +91 95022 77299 | prabhakar@modiproperties.com
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22-12-2015

sohammodi@modiproperties.com

From: <stephen@modiproperties.com>
Date: 21 December 2015 13:21
To: <sohammodi@modiproperties.com>
Subject: Re: Work at BW. No=73. NE. reg-

Sir,

this is to bring to your kind consideration that I have started vetrified tiles flooring, where electrical & plumbing lines does not run below. when men and materials are available, I thought of proceeding with the work, nothing more than that. If it comes to toilets tiles, I must ensure that QC check is done, I do agree with it.

Regarding fixing of temporary doors, I admit that it is delayed. Flooring work started at 9.00 AM, doors were fixed by 11.50 AM.

I assure you this type of mistakes does not happen again. Hence I request you to kindly way off the fine imposed on me and Srinu.

Regards,
 Stephen.

From: "sohammodi@modiproperties.com" <sohammodi@modiproperties.com>
To: qc@modiproperties.com; Stephen Engg <stephen@modiproperties.com>; Admin <admin@modiproperties.com>; MNM <mnm@modiproperties.com>
Sent: Friday, 18 December 2015 12:21 PM
t: Re: Work at BW. No=73. NE. reg-

Stephan: Explain why Qc was not dome?

Jai Kumar: Impose a fine of Rs. 2,000/- on Stephan and Rs. 1,000/- on Srinu for default.

Regards,

Soham Modi
 Managing Director | +91 40 27537458 | sohammodi@modiproperties.com
 Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com
 5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
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From: qc@modiproperties.com
Sent: Wednesday, December 16, 2015 1:59 PM
To: Soham Modi
Subject: Fw: Work at BW. No=73. NE. reg-

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

From: "qc@modiproperties.com" <qc@modiproperties.com>
To: Soham Modi <sohammodi@modiproperties.com>
Sent: Wednesday, 16 December 2015 1:57 PM
Subject: Work at BW. No=73. reg-

Sir,

24-12-2015

1) Today we went for Qc check for Electrical and Plumbing of Bungalow no 73, already Flooring was done in Bedrooms, Yesterday only they keep request for checking so today we came for checking. 2) And without fixing of Maindoor and Balcony or Kitchen Door Shutters Flooring was started.

This is kind information to you.

Thanking You.

Regards,
QC Team.

Nilgiri Estates

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

1 Of 1

2015 1:26:49 PM

Buyer Name And Address

Flat History Document

Block No A

Flat No 1

Nadimpalli Yamuna

35-79/3/2, Brindavan Colony, Sainikpui, Sec-bad 500094 RR. Dist.

Phone : 9000112346

Occupation :

Flat Owner : Owner

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	125	20-04-15	Praveen Pathak	No	No	Yes	HL	0
HL Req	HL Sanctioned	HL Release	HL Balance	From			Sale Completed	
No	0	0	0	HDFC/AXIS			No	
NOC / OCR	Doc Complete	Reg Done	Agr Executed	Agr Date			Flat Type	
No	No	No	Yes	01-01-1601			Deluxe	
Sale Amount	Other Amount	Total Amount	Total Receipts	Balance				
3300000	10863	3310863	494690	2816173				
Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts					
3300000.00	3300000.00	0.00	0.00					
VAT, Reg Charges	Oth Non Taxable Rcpts	Excess / Check						
0.00	3863.00	0.00						
VAT Return Month	VAT Return Year	VAT Paid	VAT Cheque No	VAT Cheque Date				
1	0	0.00	0	0				
Sale Deed Date	Date Of Possession	Maintainence From						
01-01-1601	01-01-1601	1 0						

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
15-04-2015	Booking Amount	25,000	338689	Yes
30-04-2015	Ist Installment	200,000	.	Yes
30-05-2015	IInd Installment	500,000	Rec.1Lakh	No
29-07-2015	On Completion Of Footings&Plinth Beam	593,750	.	No
29-09-2015	On Completion of RCC Structure	593,750	.	No
29-11-2015	on Completion of Brick work and plastering	593,750	.	No
29-12-2015	On Completion of Flooring Bathroom Tiles,Etc	593,750	.	No
28-02-2016	On Completion	200,000	.	No

* * * * *

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
11-07-2015	Service Tax	3,863	.	No
06-10-2015	Service Tax	7,000	.	No

* * * * *

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
27-05-2015	Rec No : 1133 / Booking Amount	25,000	338689	Yes
27-05-2015	Rec No : 1026 / payment received	100,000	000043	Yes
09-07-2015	Rec No : 1074 / Payment Received	200,000	000044	Yes
23-10-2015	Rec No : 1253 / Incentives amount adjusted to Flat A/c	169,690	JV	Yes

* * * * *

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

Company:	Modi & Modi Constructions	Date of site visit:	28.01.16 (Thursday)
Site:	Nilgiri Estates / Nilgiri Homes	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes	
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes	
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes	
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	No	
5.	Is scrap properly arranged and sold as and when required?	Yes	
6.	Is the Creche running properly with midday meals?	Yes	
7.	Keys are properly labeled and numbered?	No	
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Yes	
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes	
10.	Is the condition of labour quarters, water and sanitation facility in order? There is no misuse of electric power.	Yes	
11.	Are requisitions properly filed and signed by project manager?	No	
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	No	
13.	Do weekly reports tally with registers?	Yes	
14.	There are no receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work book being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes	
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes	
18.	Are gate passes being properly maintained and correctly filled?	Yes	
19.	Are Bills & Dc's Inward/outward register being properly maintained	No	
20.	Stores and stock registers are properly arranged / maintained?	Yes	
21.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes	
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes	
23.	Are store rooms properly secured?	Yes	
24.	There is no material lying out side the storerooms?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	-	-
CP fittings	-	-
Tiles	Yes	Good
Lift	Yes	Good
General Material	Yes	Average
Tools	Yes	Good
Doors & hardware	Yes	Average
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
1) Visitors register not signed by sales executive/manager. 2) Keys are not properly labeled and numbered. 3) Security persons are not in full uniform. 4) Utility bills and payments details record is not updated. 5) Requisitions are not signed by engineer, Req No are 47251, 47250. 6) Database registers are not signed by engineer from 09.01.16 (Hire charges and building material). 7) Bills and Dc's register not updated from 06.01.16 (Dc's are not entered in register) and delay in sending bills to ho within two days. 8) Bore sub-meter is not working from 14.01.16(register not updated). 9) Stores database is not updated (with opening balances)		
Suggestions: Yes		
1. Housekeeping and gardening schedule to be update.		

Sand ATR
by 20/2/16
h

