

sohammodi@modiproperties.com

From: "Krishna Prasad" <kprasad@modiproperties.com>
Date: 20 June 2016 13:48
To: <sohammodi@modiproperties.com>
Subject: Re: Nilgiri Estate - Villa no 33

Sir,

The due date of v.no 33 is 20-05-2016(as per agreement of sale date) and grace period is 30-01-2017.

Regards,
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: sohammodi@modiproperties.com
Sent: Monday, June 20, 2016 1:31 PM
To: [Krishna Prasad CR](#)
Subject: Fw: Nilgiri Estate - Villa no 33

what is his possession date.

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: T Raja Vijay Kumar
Sent: Monday, June 20, 2016 11:49 AM
To: cr@modiproperties.com ; sohammodi@modiproperties.com
Subject: Nilgiri Estate - Villa no 33

Hello,

I am going through a series of bad experiences as a customer of Modi Properties.
I have purchased Nilgiri Estate - Villa no 33 almost at the initial stage of the project. Now When I visit the site to see the progress, I am surprised to see that all the villas are almost completed and in good progress.

My Villa is being used as Store room and is locked because of which there is no progress for many months. I have complained multiple times but I don't see any result.

Moreover, my loan is also getting deducted regularly and there is no delay in any kind of payment.

20-06-2016

I do not understand the reason behind the delay.

Awaiting an early reply.

T. Raja Vijay Kumar
Project Manager
Infosys, Hyderabad
Ph: +91-9885063350

sohammodi@modiproperties.com

From: "Krishna Prasad" <kprasad@modiproperties.com>
Date: 22 June 2016 12:21
To: <sohammodi@modiproperties.com>
Subject: To upgrade v.no 6 in NE works.

Sir,

Villa no. 6 customer (NE) complaining that his villa works has stopped after completion of RCC works as such please advise to engineer to upgrade the works.

Regards,
K Krishna Prasad

Manager Customer Relations | +91 99896 99536 | kprasad@modiproperties.com
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Abhilash - Site Visit Report

Prepared by	M. Abhilash	Sign.		Date	21/06/2016
Site	MNM	Sign of project manager		Date	21/06/16
Works recently completed.					
Sl no.	Unit no.	Description of work	Qualitative rating	Pending works/Remarks/Observations	
1.	Villa no :5	Model Villa	Good	Soft furnishings is pending	
2.	Villa no :21	Model Villa	Good	Soft furnishings is pending	
3.					
Works under progress					
Sl no.	Unit no.	Description of work	Work completed - percentage	Material received - percentage	Pending works/Remarks/Observations
1.					
2.					
3.					
Work yet to be started					
Sl no.	Unit no.	Description of work	Plans / Specs issued?	WO issued?	Contractor name
1.					
2.					
3.					
Remarks					
Decorations of model villas has to be done.					

Note: 1. Report to be prepared and submitted on the same day during site visit by email. 2. Report to be signed by project manager, scanned and sent to project manager, MD and purchase. 3. Photographs may be attached with the email (800 x 600 approx.). 4. Keep the report to the point and report should be actionable.


sohammodi@modiproperties.com

From: <mnmm@modiproperties.com>
Date: 25 June 2016 11:11
To: "Soham Sir" <sohammodi@modiproperties.com>; "Admin" <admin@modiproperties.com>; "Suneel Kumar" <sys_admin@modiproperties.com>; "Mnm Modi" <mnmm@modiproperties.com>
Subject: NE- Internet problem - reg

Dear sir,

As we are facing many problems with existing internet connection at MNM/NE site i.e (Hybrid internet) , due to huge power cut problem at Rampally village we are unable to complete our weekly vouchers time to time on Fridays.

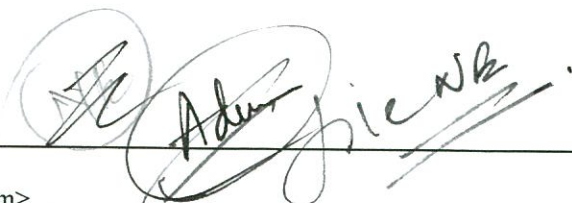
Hence we are requesting you to arrange stand by modem to complete vouchers on Fridays. Please do the needful for the above request ASAP

Note : TATA and Reliance signal is very poor at Rampally village better to go for Airtel services.

CC to Admin
CC to Sys-Admin

regards
J.Rambabu
Admin - Nilgiri Estates

sohammodi@modiproperties.com


From: "MNM" <mnm@modiproperties.com>
Date: 27 June 2016 13:46
To: "soham sir" <sohammodi@modiproperties.com>; "Admin" <admin@modiproperties.com>
Cc: "MNM" <mnm@modiproperties.com>
Subject: NE- Sudden visit of Enforcement officer from PF office - reg

Dear sir,

Today around 12:30 hrs Enforcement officer from PF office suddenly visited Nilgiri Estates site and asking about all the workers record, after half-an-hour of site visit and dicussion made with Anand sir supervisor Mr.Nazeer and they have taken all the contractors and workers details of Anand sir.Immediately intimation given to HR Manager, Praveen - Audit and Anand sir.

This is for your information only.

regards
J.Rambabu
Admin - Nilgiri Estates

27-06-2016

QC Audit Report

Date	06.07.16.	Prepared by	S.Sunil Kumar.
Project	NILGIRI HOMES-II	Company	NILGIRI ESTATES
For month beginning date	05.06.16	Ending date	05.07.16
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?	No	
6.	Is power connection in labour quarters secured and safe?	Yes	
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	No	
8.	Is proportion box being used (check availability and enquire with workers)?	Yes	
9.	No. of recron packets consumed during the month?	55	
10.	Are safety belts and helmets regularly used?	NA	
11.	Are CC cubes being sent for testing regularly?	Yes	
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: Cubes casting should be properly done and should be sent in regular basis.			
Complaints: : DB Boxes are not locked around total site, Curing not happening at regular intervals, as we observed in Clubhouse at brickwork time.(photos copies attached).			

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.

QC - Concrete Cube Testing Report.															
Company:		Nigiri Estates													
Project:		Nigiri Homes-II													
Report for Month:		May & June-16													
Prepared By:		S.Sunil Kumar.													
Date		08-07-2016													
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 in Kilo newtons	Tested Strength in N per sq. mm	Avg. of three tests	Remarks
5493	30-03-2016	Site Mix	M20	Anand		6	slab	2	6-4-16	(7)	14.0	315.0	14.0	14.2	✓
5493	30-03-2016	Site Mix	M20	Anand		6	slab	2	25-4-16	(26)	20.0	485.0	21.6	21.8	✓
5494	30-03-2016	Site Mix	M20	Anand		45	Plinthbeam		6-4-16	(7)	14.0	330.0	14.7	14.5	✓
5494	30-03-2016	Site Mix	M20	Anand		45	Plinthbeam		25-4-16	(26)	20.0	465.0	20.7	21.5	✓
5495	04-04-2016	Site Mix	M20	Anand		14	footings		11-4-16	(7)	14.0	305.0	13.6	14.1	✓
5495	04-04-2016	Site Mix	M20	Anand		14	footings		3-5-16	(29)	20.0	465.0	20.7	21.0	✓
5496	04-04-2016	Site Mix	M20	Anand		19	footings		11-4-16	(7)	14.0	325.0	14.4	14.4	✓
5496	04-04-2016	Site Mix	M20	Anand		19	footings		3-5-16	(29)	20.0	470.0	20.9	21.6	✓
5497	04-04-2016	Site Mix	M20	Anand		6	slab	2	11-4-16	(7)	14.0	315.0	14.0	14.6	✓
5497	04-04-2016	Site Mix	M20	Anand		6	slab	2	3-5-16	(29)	20.0	455.0	20.2	21.0	✓
5498	04-04-2016	Site Mix	M20	Anand		34	slab	2	11-4-16	(7)	14.0	325.0	14.4	14.4	✓

5498	04-04-2016	Site Mix	M20	Anand			34	slab	2	3-5-16	(29)	14.0	330.0	14.7			✓
												20.0	485.0	21.6			
												20.0	475.0	21.1			21.3
												20.0	480.0	21.3			
5499	05-04-2016	Site Mix	M20	srinivas			clubhouse	plinthbeam		11-4-16	(6)	14.0	325.0	14.4			✓
												14.0	320.0	14.2			14.7
												14.0	350.0	15.6			
5499	05-04-2016	Site Mix	M20	srinivas			clubhouse	plinthbeam		3-5-16	(28)	20.0	495.0	22.0			✓
												20.0	475.0	21.1			21.7
												20.0	495.0	22.0			
5500	07-04-2016	Site Mix	M20	Anand			47	plinthbeam		15-4-16	(8)	14.0	310.0	13.8			✓
												14.0	320.0	14.2			14.4
												14.0	340.0	15.1			
5500	07-04-2016	Site Mix	M20	Anand			47	plinthbeam		5-5-16	(28)	20.0	470.0	20.9			✓
												20.0	485.0	21.6			21.5
												20.0	495.0	22.0			
5501	07-04-2016	Site Mix	M20	Anand			74	slab	1	15-4-16	(8)	14.0	330.0	14.7			✓
												14.0	320.0	14.2			14.3
												14.0	315.0	14.0			
5501	07-04-2016	Site Mix	M20	Anand			74	slab	1	5-5-16	(28)	20.0	455.0	20.2			✓
												20.0	485.0	21.6			20.8
												20.0	465.0	20.7			
5502	18-04-2016	Site Mix	M20	Anand			8	footings		25-4-16	(7)	14.0	325.0	14.4			✓
												14.0	320.0	14.2			14.6
												14.0	340.0	15.1			
5502	18-04-2016	Site Mix	M20	Anand			8	footings		10-5-16	(28)	20.0	470.0	20.9			✓
												20.0	485.0	21.6			21.5
												20.0	495.0	22.0			
5503	19-04-2016	Site Mix	M20	Anand			26	slab	1	25-4-16	(6)	14.0	310.0	13.8			✓
												14.0	320.0	14.2			14.4
												14.0	340.0	15.1			
5503	19-04-2016	Site Mix	M20	Anand			26	slab	1	16-5-16	(27)	20.0	470.0	20.9			✓
												20.0	495.0	22.0			21.6
												20.0	495.0	22.0			
5504	19-04-2016	Site Mix	M25	Anand			53	col	1	25-4-16	(6)	17.5	395.0	17.6			✓
												17.5	420.0	18.7			18.4
												17.5	430.0	19.1			
5504	19-04-2016	Site Mix	M25	Anand			53	col	1	16-5-16	(27)	25.0	565.0	25.1			✓
												25.0	585.0	26.0			25.6
												25.0	580.0	25.8			
5505	19-04-2016	Site Mix	M20	Anand			49	footings		25-4-16	(6)	14.0	315.0	14.0			

[illegible]

5512	26-04-2016	Site Mix	M20	Anand		46	Plinthbeam	3-5-16	(7)	14.0	325.0	14.4	14.4	✓
										14.0	320.0	14.2	14.6	
										14.0	340.0	15.1		
5512	26-04-2016	Site Mix	M20	Anand		46	Plinthbeam	25-5-16	(29)	20.0	485.0	21.6	21.5	✓
										20.0	485.0	21.6		
										20.0	480.0	21.3		
5513	26-04-2016	Site Mix	M20	Anand		47	Plinthbeam	3-5-16	(7)	14.0	335.0	14.9	14.7	✓
										14.0	320.0	14.2		
										14.0	340.0	15.1		
5513	26-04-2016	Site Mix	M20	Anand		47	Plinthbeam	25-5-16	(29)	20.0	480.0	21.3	21.7	✓
										20.0	490.0	21.8		
										20.0	495.0	22.0		
5514	26-04-2016	Site Mix	M25	Anand		79	col	1 3-5-16	(7)	17.5	395.0	17.6	18.2	✓
										17.5	410.0	18.2		
										17.5	425.0	18.9		
5514	26-04-2016	Site Mix	M25	Anand		79	col	1 25-5-16	(29)	25.0	570.0	25.3	25.7	✓
										25.0	585.0	26.0		
										25.0	580.0	25.8		
5515	29-04-2016	Site Mix	M20	Anand		25	slab	1 6-5-16	(7)	14.0	325.0	14.4	14.8	✓
										14.0	335.0	14.9		
										14.0	340.0	15.1		
5515	29-04-2016	Site Mix	M20	Anand		25	slab	1 25-5-16	(26)	20.0	475.0	21.1	21.0	✓
										20.0	480.0	21.3		
										20.0	465.0	20.7		
5516	05-05-2016	Site Mix	M20	Anand		77	Plinthbeam	12-5-16	(7)	14.0	335.0	14.9	15.0	✓
										14.0	335.0	14.9		
										14.0	340.0	15.1		
5516	05-05-2016	Site Mix	M20	Anand		77	Plinthbeam	2-6-16	(28)	20.0	485.0	21.6	21.8	✓
										20.0	490.0	21.8		
										20.0	495.0	22.0		
5517	05-05-2016	Site Mix	M20	Anand		67	slab	1 12-5-16	(7)	14.0	335.0	14.9	14.4	✓
										14.0	320.0	14.2		
										14.0	315.0	14.0		
5517	05-05-2016	Site Mix	M20	Anand		67	slab	1 2-6-16	(28)	20.0	475.0	21.1	21.6	✓
										20.0	490.0	21.8		
										20.0	490.0	21.8		
5518	07-05-2016	Site Mix	M25	Anand		26	col	1 15-5-16	(8)	17.5	390.0	17.3	18.0	✓
										17.5	395.0	17.6		
										17.5	430.0	19.1		
5518	07-05-2016	Site Mix	M25	Anand		26	col	1 3-6-16	(27)	25.0	570.0	25.3	25.7	✓
										25.0	585.0	26.0		

[illegible]

5519	13-05-2016	Site Mix	M20	Anand	47	Plinthbeam	20-5-16	(7)	14.0	325.0	14.4	15.0	✓
									14.0	335.0	14.9	15.8	
									14.0	355.0	15.8		
5519	13-05-2016	Site Mix	M20	Anand	47	Plinthbeam	10-6-16	(28)	20.0	485.0	21.6	21.8	✓
									20.0	490.0	21.8	22.0	
									20.0	495.0	22.0		
5520	13-05-2016	Site Mix	M20	Anand	44	slab	1	(7)	14.0	325.0	14.4	15.0	✓
									14.0	335.0	14.9	15.8	
									14.0	355.0	15.8		
5520	13-05-2016	Site Mix	M20	Anand	44	slab	1	(28)	20.0	485.0	21.6	21.8	✓
									20.0	490.0	21.8	22.0	
									20.0	495.0	22.0		
5521	16-05-2016	Site Mix	M20	Anand	77	plinth beam	1	(9)	14.0	325.0	14.4	15.0	✓
									14.0	335.0	14.9	15.8	
									14.0	355.0	15.8		
5521	16-05-2016	Site Mix	M20	Anand	77	plinth beam	1	(28)	20.0	485.0	21.6	22.1	✓
									20.0	510.0	22.7	22.1	
									20.0	495.0	22.0		
5522	16-05-2016	Site Mix	M20	Anand	78	Plinthbeam	23-5-16	(7)	14.0	325.0	14.4	14.5	✓
									14.0	335.0	14.9	14.2	
									14.0	320.0	14.2		
5522	16-05-2016	Site Mix	M20	Anand	78	Plinthbeam	14-6-16	(29)	20.0	475.0	21.1	21.4	✓
									20.0	490.0	21.8	21.3	
									20.0	480.0	21.3		
5523	16-05-2016	Site Mix	M20	Anand	54	slab	1	(7)	14.0	325.0	14.4	14.4	✓
									14.0	325.0	14.4	14.2	
									14.0	320.0	14.2		
5523	16-05-2016	Site Mix	M20	Anand	54	slab	1	(29)	20.0	490.0	21.8	21.6	✓
									20.0	485.0	21.6	21.3	
									20.0	480.0	21.3		
5524	16-05-2016	Site Mix	M20	Anand	21	slab	2	(7)	14.0	325.0	14.4	14.5	✓
									14.0	335.0	14.9	14.2	
									14.0	320.0	14.2		
5524	16-05-2016	Site Mix	M20	Anand	21	slab	2	(29)	20.0	490.0	21.8	21.7	✓
									20.0	495.0	22.0	21.3	
									20.0	480.0	21.3		
5525	16-05-2016	Site Mix	M20	Anand	26	slab	2	(7)	14.0	330.0	14.7	14.8	✓
									14.0	350.0	15.6	14.2	
									14.0	320.0	14.2		
5525	16-05-2016	Site Mix	M20	Anand	26	slab	2	(29)	20.0	490.0	21.8	21.5	✓
									20.0	480.0	21.3	21.3	
									20.0	480.0	21.3		

5526	17-05-2016	Site Mix	M20	Anand		13	footings		23-5-16	(6)	14.0	340.0	15.1	✓
											14.0	325.0	14.4	
											14.0	320.0	14.2	
5526	17-05-2016	Site Mix	M20	Anand		13	footings		14-6-16	(28)	20.0	480.0	21.3	✓
											20.0	485.0	21.6	
											20.0	480.0	21.3	
5527	17-05-2016	Site Mix	M20	Anand		50	footings		23-5-16	(6)	14.0	345.0	15.3	✓
											14.0	350.0	15.6	
											14.0	355.0	15.8	
5527	17-05-2016	Site Mix	M20	Anand		50	footings		14-6-16	(28)	20.0	495.0	22.0	✓
											20.0	475.0	21.1	
											20.0	480.0	21.3	
5528	18-05-2016	Site Mix	M20	Anand		4	Plinthbeam		25-5-16	(7)	14.0	325.0	14.4	✓
											14.0	335.0	14.9	
											14.0	320.0	14.2	
5528	18-05-2016	Site Mix	M20	Anand		4	Plinthbeam		14-6-16	(27)	20.0	475.0	21.1	✓
											20.0	490.0	21.8	
											20.0	480.0	21.3	
5529	18-05-2016	Site Mix	M20	Anand		19	Plinthbeam		25-5-16	(7)	14.0	330.0	14.7	✓
											14.0	335.0	14.9	
											14.0	335.0	14.9	
5529	18-05-2016	Site Mix	M20	Anand		19	Plinthbeam		14-6-16	(27)	20.0	490.0	21.8	✓
											20.0	490.0	21.8	
											20.0	480.0	21.3	
5530	18-05-2016	Site Mix	M20	Anand		5	Plinthbeam		23-5-16	(5)	14.0	340.0	15.1	✓
											14.0	335.0	14.9	
											14.0	335.0	14.9	
5530	18-05-2016	Site Mix	M20	Anand		5	Plinthbeam		14-6-16	(27)	20.0	475.0	21.1	✓
											20.0	490.0	21.8	
											20.0	480.0	21.3	
5531	20-05-2016	RMC	M20	SL Infra	club house	1	slab		28-5-16	(8)	14.0	355.0	15.8	✓
											14.0	345.0	15.3	
											14.0	335.0	14.9	
5531	20-05-2016	RMC	M20	SL Infra	club house	1	slab		18-6-16	(29)	20.0	495.0	22.0	✓
											20.0	490.0	21.8	
											20.0	490.0	21.8	
5532	26-05-2016	Site Mix	M20	Anand		15	slab		2-6-16	(7)	14.0	325.0	14.4	✓
											14.0	335.0	14.9	
											14.0	320.0	14.2	
5532	26-05-2016	Site Mix	M20	Anand		15	slab		24-6-16	(29)	20.0	475.0	21.1	✓
											20.0	480.0	21.3	

[illegible]

									20.0	490.0	21.8	21.3	✓
									20.0	475.0	21.1		
5540	01-06-2016	Site Mix	M20	Anand	36	footing	8-6-16	(7)	14.0	340.0	15.1	14.9	✓
									14.0	335.0	14.9		
									14.0	330.0	14.7		
5540	01-06-2016	Site Mix	M20	Anand	36	footing	28-6-16	(27)	20.0	480.0	21.3	21.3	✓
									20.0	475.0	21.1		
									20.0	480.0	21.3		
5541	03-06-2016	Site Mix	M20	Anand	53	slab	1	10-6-16	(7)	14.0	340.0	15.1	✓
									14.0	335.0	14.9	14.7	
									14.0	320.0	14.2		
5541	03-06-2016	Site Mix	M20	Anand	53	slab	1	2-7-16	(29)	20.0	465.0	20.7	✓
									20.0	485.0	21.6	21.1	
									20.0	475.0	21.1		
5542	06-06-2016	Site Mix	M20	Anand	14	plinthbeam	14-6-16	(8)	14.0	340.0	15.1	15.0	✓
									14.0	330.0	14.7		
									14.0	340.0	15.1		
5542	06-06-2016	Site Mix	M20	Anand	14	plinthbeam	5-7-16	(29)	20.0	490.0	21.8	21.5	✓
									20.0	485.0	21.6		
									20.0	475.0	21.1		
5543	06-06-2016	Site Mix	M20	Anand	66	slab	1	14-6-16	(8)	14.0	340.0	15.1	✓
									14.0	335.0	14.9	15.2	
									14.0	350.0	15.6		
5543	06-06-2016	Site Mix	M20	Anand	66	slab	1	5-7-16	(29)	20.0	480.0	21.3	✓
									20.0	485.0	21.6	21.3	
									20.0	475.0	21.1		

Company:	Nilgiri Estates
Project & Phase:	Nilgiri homes-II
Prepared by:	Sunil.
Report Date:	#####
Sign:	
Check list for QC at each stage.	
Notes:	
1. Report should be send once a quarter on or before 15th of the succeeding month.	
2. Where QC was done write the QC report number if available or mark a 'tick'.	
3. Mark 'X' if QC check was missed and can be taken up now. Project Manager to send request immediately.	
4. Mark 'XX' if QC check was missed and cannot be undertaken now.	
5. Mark 'NA' if QC check was not applicable (work done before QC was introduced).	
6. Leave blank if work has not taken up.	
Remarks:	

RCC Works - Villas									
S No	Block / Villa No.	Before footings	Plinth	Col 1	Slab 1	Col 2	Slab 2	Col 3	Slab 3
1	B.No-01	24834	25135	25279					
2	B.No-02	24433	24639	25250					
3	B.No-03	25110	25224	25335					
4	B.No-04	24851	25087	25336					
5	B.No-05	24434	24655	25223					
6	B.No-06	24090	24332	24636	24707	24816	24830	XX	24892
7	B.No-07	24091	24296	24563	24573	24946	24729		
8	B.No-08	24911	25129	25280					
9	B.No-09	23539	23860	XX	24214	24326	24323		
10	B.No-10	23691	24119	24835	24856	24978	25003		
11	B.No-11	23999	24120	24947	24448	24808	24805		
12	B.No-12	24475	24667						
13	B.No-13	25065	25137	25298					
14	B.No-14	24877	25171	25310					
15	B.No-15	24365	24668	24828	25127	25231	25264		
16	B.No-16	23651	23754	24035	24137	24204	24333	24948	24671
17	B.No-17	23581	23725	24051	24138	24205	24574		
18	B.No-18	23652	23726	24052	24261	24949	24747		
19	B.No-19	24878	25139	25316					
20	B.No-20	24502	24803	25220					
21	B.No-21	23751	24118	24638	24768	24827	25068		
22	B.No-22	23660	23733	24170	24277	24452	24474		
23	B.No-23	23692	23861	24121	24179	24559	24298		
24	B.No-24	23544	23673	23760	23878	23939	23982	24070	24072
25	B.No-25	24207	24640	24826	25001	25302	25338		
26	B.No-26	23849	24227	24643	24928	25048	25058		
27	B.No-27	23552	23674	23761	24016	24128			

S No	Block / Villa No.	Before footings	Plinth	Col 1	Slab 1	Col 2	Slab 2	Col 3	Slab 3
28	B.No-28	23553	23675	23762	23981	24129	24375		
29	B.No-29	24037	24167	24328	24376	24454	24538		
30	B.No-30	23711	24162	24329	24447	24950	24673		
31	B.No-31	23545	23832	24107	24218	24453	24557		
32	B.No-32	23599	23735	23937	24092	24330	24442		
33	B.No-33	23600	23704	23938	24093	24331	24443		
34	B.No-34	24026	24583	24583	24756	24866	24893		
35	B.No-35	24357	24682	25099	25169/2519	25270	25327		
36	B.No-36	25167	25276						
37	B.No-37	24575	25168	25326					
38	B.No-38	24832	25265						
39	B.No-39	24833	25269						
40	B.No-40	24439	24615	24865					
41	B.No-41	24440	24614						
42	B.No-42	24737	25102						
43	B.No-43	24441	24605	24843					
44	B.No-44	24344	24634	24829	25057	25141	25225		
45	B.No-45	24228	24860	25133					
46	B.No-46	24472	24861	25170					
47	B.No-47	24738	24867	25177					
48	B.No-48	24473	25197						
49	B.No-49	24912/24925	25237						
50	B.No-50	25066	25238						
51	B.No-51	24321	24818	25049	25101	25134	25138		
52	B.No-52	23540	23740	24006	24038	24181			
53	B.No-53	24466	24604	24956	25140	25196	25271		
54	B.No-54	24358	24757	XX	25060	25311	25337		
55	B.No-55	23605	23727	24004	24130	24560	24233		

S No	Block / Villa No.	Before footings	Plinth	Col 1	Slab 1	Col 2	Slab 2	Col 3	Slab 3
56	B.No-56	23541	23709	23901	23940	24071	24165		
57	B.No-57	24262	24669	24844	24991	25329			
58	B.No-58	23661	23833	24122	24219	24297			
59	B.No-59	23606	23710	23877	24530	24951	24675		
60	B.No-60	23980	24278	24952	24641	24807	24804		
61	B.No-61	23513	23649	23755	23834	23983	24000		
62	B.No-62	23514	23650	23756	23835	23986	24001		
63	B.No-63	23516	23659	23757	23862	23984	24002		
64	B.No-64	24027	24247	24531	24857	XX	25027		
65	B.No-65	23554	23702	23758	23900	23985	24003		
66	B.No-66	24322	24705	24809	25176	25266			
67	B.No-67	24457	24706	24810	25028	25267			
68	B.No-68	24133	24681	24811	24962	25253			
69	B.No-69	24256	24603	24953	24766	25254			
70	B.No-70	24135	24582	24954	24767	25255	25299		
71	B.No-71	24136	24319	24532	24556	24814	25300		
72	B.No-72	24200	24320	24533	24558	24815	25301		
73	B.No-73	23555	23776	23902	23941	24005	24108		
74	B.No-74	24188	24633	24845	24879	24979	25323		
75	B.No-75	24050	24206	24398	24584	24842	24846		
76	B.No-76	24189	24378	24955	24769	24980	25312		
77	B.No-77	24501	25002	25194	25249				
78	B.No-78	24730	24961	25195	25260				
79	B.No-79	24036	24201	24399	24599	25018	24802	25067	25100
80	Club house	24683	24890	25025	25108	25178	25313		

S No.	Block /Flat No	After brick work	After Plastering	Plumbing & electrical	After finishing	Remarks
1	B.No-01					
2	B.No-02					
3	B.No-03					
4	B.No-04					
5	B.No-05					
6	B.No-06					
7	B.No-07					
8	B.No-08					
9	B.No-09					
10	B.No-10					
11	B.No-11					
12	B.No-12					
13	B.No-13					
14	B.No-14					
15	B.No-15					
16	B.No-16					
17	B.No-17	25215				
18	B.No-18	25063				
19	B.No-19					
20	B.No-20					
21	B.No-21					
22	B.No-22					
23	B.No-23	25263				
24	B.No-24	25228				
25	B.No-25					
26	B.No-26					
27	B.No-27	24973	25226	25272		
28	B.No-28	24974	25181	25247		
29	B.No-29	24919	25182	25248		
30	B.No-30	24920	25183	25216		
31	B.No-31	24731	24819	24858		
32	B.No-32	25050	25193	25256		
33	B.No-33					
34	B.No-34					
35	B.No-35					
36	B.No-36					
37	B.No-37					
38	B.No-38					
39	B.No-39					
40	B.No-40					
41	B.No-41					
42	B.No-42					
43	B.No-43					
44	B.No-44					
45	B.No-45					
46	B.No-46					
47	B.No-47					
48	B.No-48					
49	B.No-49					
50	B.No-50					
51	B.No-51					
52	B.No-52					
53	B.No-53					

S No.	Block /Flat No	After brick work	After Plastering	Plumbing & electrical	After finishing	Remarks
54	B.No-54					
55	B.No-55	25051	25235	25333		
56	B.No-56	25059	25236	25334		
57	B.No-57					
58	B.No-58	24880	25175	25192		
59	B.No-59					
60	B.No-60	25064				
61	B.No-61	25088				
62	B.No-62	25089				
63	B.No-63	25128				
64	B.No-64					
65	B.No-65	25214				
66	B.No-66					
67	B.No-67					
68	B.No-68					
69	B.No-69					
70	B.No-70					
71	B.No-71					
72	B.No-72					
73	B.No-73	24225	24302	24335		
74	B.No-74					
75	B.No-75					
76	B.No-76					
77	B.No-77					
78	B.No-78					
79	B.No-79					

Abhilash – Site Visit Report

Prepared by		M. Abhilash		Sign.		Date	
Site		NE		Sign of project manager		Date	
						12/07/16	
						12/07/16	
Works recently completed.							
SI no.,	Unit no.,	Description of work	Qualitative rating	Pending works/Remarks/(Observations)			
1.	Villa no :09	Model villa	Good	Soft furnishing pending			
2.	Villa no :73	Model villa	Good	Soft furnishing pending			
3.							
Works under progress							
SI no.,	Unit no.,	Description of work	Work completed - percentage	Material received - percentage	Pending works/Remarks/(Observations)		
1.	Villa no : 81	Renovation work			Work starts in couple of days		
2.							
3.							
Work yet to be started							
SI no.,	Unit no.,	Description of work	Plans / Specs issued?	WO issued?	Contractor name	Material received - percentage	Site ready for starting work
1.	Villa no : 81	Renovation work	no	NO	-	-	No
2.							
3.							
Remarks							
Soft furnishings are pending							

Note: 1. Report to be prepared and submitted on the same day during site visit by email. 2. Report to be signed by project manager, scanned and sent to project manager, MD and purchase. 3. Photographs may be attached with the email (800 x 600 approx.). 4. Keep the report to the point and report should be actionable.

REMARKS

☐ SOB ☐ VSC ☐ BNC ☐ VOC ☐ MFH ☐ GWE ☐ MNM ☐ KNM ☐ OTHERS NE

Flat No. **49** Date: **04.07.2016**

Name: **Anwar Akhtar**

Remarks: **Sir,**

Villa no:49 in Nilgiri Estaes customer Installment chq returned from bank

- due to drawer signature difference an amount of Rs.8,50,000/- Vide Chq No:-037064 dt:-29.06.2016

Pls advise me sir.

By: Lavanya ☐ Work Completed ☐

Lavanya
Amount is
Rs. 8,50,000/-

lavanya@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 04-08-2016 4:15 PM
To: "Lavayana Accounts" <lavanya@modiproperties.com>
Subject: Fw: Block some villas in NE-

Block the flats in favour of b anand.

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.

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

From: Anand Bhashtakarla
Sent: Thursday, August 4, 2016 9:29 AM
To: soham@modiproperties.com ; Soham Modi
Subject: Block some villas in NE-

Good morning,
Block villa no.80-c in my phase-1 and villa nos. NE phase 2; 89, 127, 161.
I am suffering with high fever. Once I am back I will give u advance cheque.
Make 80-c for 40 lakhs please.

Regards.

Anand

Sent from my iPhone

aruna@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 20-07-2016 8:45 AM
To: "Aruna" <aruna@modiproperties.com>
Attach: NE - Genset PO.jpg
Subject: Fw: NE - Genset po - reg

file

print

Regards,

Soham Modi

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

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

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

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

We build affordable flats & villas in gated communities.

From: mm@modiproperties.com

Sent: Tuesday, July 19, 2016 3:34 PM

To: Soham Sir ; Purchase ; Haribabu Asst Manager-purchase

Subject: NE - Genset po - reg

Dear sir,

At the time of site visit dated 19.07.16 you have discussed about new Genset 20 kva at Nilgiri estates and purchase order is clearly showing that we have not ordered Genset with AMF Panel i.e. (Auto start) and Genset contains only manual starter.

This is for information only

CC to Haribabu

(Please check the attachment for PO)

regards

J.Rambabu

Admin - NE

Abhilash – Site Visit Report

Prepared by	M. Abhilash	Sign.	26/07/16
Site	NE	Sign of project manager	
Works recently completed.			
Sl no.,	Unit no.,	Qualitative rating	Pending works/Remarks/Observations
1.	Villa no 09	Good	Decoration is pending
2.	Villa no 73	Good	Decoration is pending
3.			
Works under progress			
Sl no.,	Unit no.,	Work completed - percentage	Pending works/Remarks/Observations
1.			
2.			
3.			
Work yet to be started			
Sl no.,	Unit no.,	Description of work	Plans / Specs issued? Yes/No
1.			Yes/No
2.			
3.			
Remarks	Villa decoration is pending		

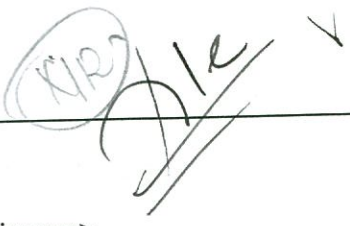
Note: 1. Report to be prepared and submitted on the same day during site visit by email. 2. Report to be signed by project manager, scanned and sent to project manager, MD and purchase. 3. Photographs may be attached with the email (800 x 600 approx.). 4. Keep the report to the point and report should be actionable.

Abhilash – Site Visit Report

Prepared by	M. Abhilash	Sign.	19/07/16
Site	NE	Sign of project manager	19/07/16
Works recently completed.			
Sl no.	Unit no.	Description of work	Qualitative rating
1.	Villa no : 09	Model villa decoration	Good
2.	Villa no : 73	Model villa decoration	Good
3.			
Works under progress			
Sl no.	Unit no.	Description of work	Work completed - percentage
1.			
2.			
3.			
Work yet to be started			
Sl no.	Unit no.	Description of work	Plans / Specs issued?
1.			
2.			
3.			
Remarks			

Note: 1. Report to be prepared and submitted on the same day during site visit by email. 2. Report to be signed by project manager, scanned and sent to project manager, MD and purchase. 3. Photographs may be attached with the email (800 x 600 approx.). 4. Keep the report to the point and report should be actionable.

sohammodi@modiproperties.com



From: <stephen@modiproperties.com>
Date: 27 July 2016 14:58
To: "Soham Modi" <sohammodi@modiproperties.com>
Subject: QC missing list-reg-

Sir,
the following is the list of QC missing, in latest quarterly report.

- 1.V.No.09 col-1
- 2.V.No.54 col-1
- 3.V.No.64 col-2
- 4.V.No.06 col-3

item No.s 2,3&4 QC check is done last week.

Regards
Stephen.

29-07-2016

	BILL OF .B.ANAND KUMAR- NILGIRI ESTATES - 28.7.16			
S.NO	PARTY NAME/MATERIAL	BILL/INVOICE NO/DATE	AMOUNT	
1	SUN AGENCY	085/20.7.16	34201.15	
2	SRI PADMA FLY-ASH & CEMENTHALLOW BRICK INDUSTRIES	18/18.7.16	154430	
3				
4				
5				
6				
		TOTAL	188631.15	

REMARKS

☐ SOB ☐ VSC ☐ BNC ☐ VOC ☐ MFH ☐ GWE ☐ MNM ☐ KNM ☐ OTHERS NE

Flat No. 6559 Date: 16.07.2016

Name: Nagam Devi Varaprasad

Remarks: Sir,

Villa no:05 in Nilgiri Estates customer Installment chq returned from bank

- due to drawer signature difference an amount of Rs.3,50,000/- Vide Chq No:-873867 dt:-14.07.2016

Pls advise me sir.

By: Lavanya

Work Completed ☐

Lavanya
have received the amount
17/7/16

Sir,

received the amount

Lavanya
28/2/16

sohammodi@modiproperties.com

NR
[Signature]

From: <stephen@modiproperties.com>
Date: 28 July 2016 15:56
To: "Soham Modi" <sohammodi@modiproperties.com>
Subject: NE Drainage line work-reg-

Sir,
Musthafah met me at site, I explained him drainage work along with approved drawings, he told me, work may be started after receiving required material.

We need the following materials
1.6" eco drain pipes-1110 Rmts
2.18" dia PVC manholes with covers.-90 No.s

Hence I request you to kindly approve the same in order to rise the requisition.

Regards,
Stephen.

29-07-2016

sohammodi@modiproperties.com

~~XXX~~ Sale

From: "Anand Bhashtakarla" <anandhomeline@gmail.com>
Date: 04 August 2016 09:29
To: <soham@modiproperties.com>; "Soham Modi" <sohammodi@modiproperties.com>
Subject: Block some villas in NE-

Good morning,

Block villa no.80-c in my phase-1 and villa nos. NE phase 2; 89, 127, 161.

I am suffering with high fever. Once I am back I will give u advance cheque.

Make 80-c for 40 lakhs please.

Regards.

Anand

best price 41.50 lac
n
30/8/16

Sent from my iPhone



Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

Owned & Developed by: NILGIRI ESTATES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M G Road,
Secunderabad - 500 003.
Ph.: +91-40-66 33 5551,
Email: info@modiproperties.com
Visit us at: www.modiproperties.com

PRICING & PAYMENT TERMS
SPECIAL INAUGURAL OFFER

Type	Land area in sq. yds	Built-up area in sft	Sale consideration in Rs. Lakhs	Amenity charges in Rs. Lakhs	Water & electricity & generator backup charges in Rs. Lakhs	Total sale consideration In Rs. Lakhs	Special inaugural offer in Rs. Lakhs
AA1 single	150	1,175	33.50	2.50	0.50	36.50	34.50
AA2 single	150	1,175	32.50	2.50	0.50	35.50	33.50
BB1 single	125	915	25.50	2.50	0.50	28.50	27.00
BB2 single	125	915	24.50	2.50	0.50	27.50	26.00

Scheduled date of completion

80A to 80D	81 to 99	100 to 135	136 to 185
12 months from signing the agreement	15 months from signing the agreement	18 months from signing the agreement	24 months from signing the agreement

Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment* - 30% of balance amount	Within 7 days of completing plinth beam.
IV installment* - 30% of balance amount	Within 7 days of completing RCC structure.
V installment* - 20% of balance amount	Within 7 days of completing brick work and internal plastering
VI installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - Rs. 2,00,000/-

Terms & Conditions

- Offer valid upto 31st August, 2016.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- * Installments III to VI shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed, then the installment shall fall due within 45 days from date of booking.
- Rs. 2 lakhs extra for plots of larger sizes i.e., plot nos. 81, 83 to 88, 111 to 116, 160, 175, 183 to 185. Rs. 1 lakh extra for larger plot sizes i.e., plot nos. 119, 126 & 145.
- Prices for plot nos. 80A, 80B, 80C & 80D of type A1 & A2 shall be Rs. 40 lakhs, Rs. 35.50 lakhs, Rs. 42.50 lakhs & Rs. 36.50 lakhs respectively, inclusive of amenities, water electricity and generator backup charges for single floor villas.
- Additional charge for duplex villas of type A1, A2, AA1 & AA2 shall be Rs. 15 lakhs. Similarly additional charges for duplex villas of type BB1 & BB2 shall be Rs. 11 lakhs.

[PPT 120]

For further details or site visit contact:

Mr. Raj Kumar, Sr. Sales Manager
Mr. Anil kumar, Asst. Sales Manager
Mr. Venkata Ramana, Sales Executive

+ 91 70327 26321
+ 91 77022 26063
+ 91 78931 57999

QC Audit Report

Date	05.08.16.	Prepared by	S.Sunil Kumar.
Project	NILGIRI HOMES-II	Company	NILGIRI ESTATES
For month beginning date	06.07.16	Ending date	05.08.16
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?	No	
6.	Is power connection in labour quarters secured and safe?	Yes	
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	No	
8.	Is proportion box being used (check availability and enquire with workers)?	Yes	
9.	No. of recron packets consumed during the month?	50	
10.	Are safety belts and helmets regularly used?	NA	
11.	Are CC cubes being sent for testing regularly?	Yes	
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: Honey comb packing with cement mortar is not done in most of the RCC works.			
Suggestions: Cubes casting should be properly done and should be sent in regular basis.			
Complaints: : DB Boxes are not locked around total site.			

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 has to be send by email to M.D. and project manager in PDF format. 4. Confidential comments may be sent to M.D. by separate mail. 5. Include photographs whenever necessary.

Handwritten:
 Sent
 photos
 on 9/8/16
 9/8/16
 m

sohammodi@modiproperties.com

From: <qc@modiproperties.com>
Date: 08 August 2016 13:03
To: "MNM" <mnm@modiproperties.com>; "Serene Farms" <serene@modiproperties.com>
Cc: "Stephen Engg" <stephen@modiproperties.com>; <ramakrishna@modiproperties.com>; "Soham Modi" <sohammodi@modiproperties.com>
Subject: Fw: Cubes not sending for Testing purpose. reg-

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

From: "qc@modiproperties.com" <qc@modiproperties.com>
To: MNM <mnm@modiproperties.com>; Serene Farms <serene@modiproperties.com>
Cc: Soham Modi <sohammodi@modiproperties.com>; Stephen Engg <stephen@modiproperties.com>;
"ramakrishna@modiproperties.com" <ramakrishna@modiproperties.com>; Qc . <qc@modiproperties.com>
Sent: Monday, 8 August 2016 12:57 PM
Subject: Cubes not sending for Testing purpose. reg-

Sir,

From last month onwards Cubes are not sending to QC Dept for Testing purpose.(NE and Serene Farms sites). Please send Cubes regularly.

Thanking You.

Regards,
QC Team.

10-08-2016

Accounts

From: aruna@modiproperties.com
Sent: 09-08-2016 4:39 PM
To: accounts@modiproperties.com
Subject: incentives

Incentives:

Incentives for the quarter April to June, 2016. Team incentives are deemed to be achieved for BNC, NE, PMR II, GWE, MNM, Vista, VOC, SOB & PMR I.

Individual targets deemed to be met by Praveen, Ravi, Naveena, Rani, Suresh, Anand, Ashok, Nitin, Mustaq, Anil, Vasundara, Gopal, Sanjeet, V. Swetha, Mahesh, Gopi, Shruthi, Satish, .

Payments for other individuals to be made according to proportion of target achieved. Incentive for discounts not given shall be sent to Sambasiva Rao and MD by 6th August.

Suresh to be penalised an amount of Rs. 10,000/- for giving additional discount for GWE B 503. Similarly Anand to be penalised Rs. 10,000/- for giving additional discount for PMR II 806.

aruna@modiproperties.com

Ar
de

From: <sohammodi@modiproperties.com>
Date: 10-08-2016 8:07 AM
To: "Aruna" <aruna@modiproperties.com>
Attach: CPVC Material standard.pdf; PVC Material standard.pdf
Subject: Fw: Reg: CPVC and PVC Material requirement

print

Regards,

Soham Modi
Managing Director | +91 40 27537458 | sohammodi@modiproperties.com
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5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
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-----Original Message-----

From: mallikarjun@modiproperties.com
Sent: Monday, August 8, 2016 2:54 PM
To: sohammodi@modiproperties.com
Cc: Stephen Modi
Subject: Reg: CPVC and PVC Material requirement

Sir,

Please find the attachment of CPVC and PVC Material required as per site conditions for A1,A2 & B type of villas at Nilgiri Estates-II.

Regards,
Mallikarjun Engineer | +91 9441 114139 | mallikarjun@modiproperties.com
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	A	B	C	D	E	F
1	Company Name:		Nilgiri Estates			
2	Site Name:		Nilgiri Estates			
3	Prepared by:		Mallikarjun			
4	Date:		08.08.16			
5				Quantity Required for		
6	S.NO	Item Head	Units	A1 Type	A2 Type	B Type
7						
8	1	CPVC pipe(3/4")	Nos	15.0	13.0	13.0
9	2	CPVC plain elbow(3/4")	Nos	37.0	32.0	35.0
10	3	CPVC 45* Elbow(3/4")	Nos	3.0	4.0	3.0
11	4	CPVC plain Tee(3/4")	Nos	10.0	11.0	10.0
12	5	CPVC coupling(3/4")	Nos	6.0	6.0	6.0
13	6	CPVC Brass elbow(3/4"X1/2")	Nos	22.0	22.0	20.0
14	7	CPVC Brass Tee(3/4"X1/2")	Nos	1.0	1.0	1.0
15	8	CPVC FABT(3/4"X1/2")	Nos	1.0	2.0	3.0
16	9	CPVC dummy Plug(1/2")	Nos	23.0	23.0	23.0
17	10	CPVC clamp(3/4")	Nos	14.0	10.0	12.0
18	11	CPVC pipe(1")	Nos	6.0	5.0	8.0
19	12	CPVC plain elbow(1")	Nos	15.0	12.0	18.0
20	13	CPVC Coupling(1")	Nos	6.0	6.0	6.0
21	14	CPVC Ball valve(1")	Nos	1.0	1.0	3.0
22	15	CPVC reducer Tee(1"X3/4")	Nos	2.0	0.0	1.0
23	16	CPVC reducer (1"X3/4")	Nos	2.0	2.0	2.0
24	17	CPVC 45* elbow(1")	Nos	4.0	0.0	12.0
25	18	CPVC clamp(1")	Nos	15.0	10.0	24.0
26	19	CPVC Endcap(1")	Nos	2.0	0.0	1.0
27	20	CPVC pipe(1 1/4")	Nos	6.0	6.0	1.0
28	21	CPVC 45* elbow(1 1/4")	Nos	12.0	4.0	0.0
29	22	CPVC plain Tee(1 1/4")	Nos	4.0	4.0	3.0
30	23	CPVC Coupling (1 1/4")	Nos	6.0	6.0	0.0
31	24	CPVC FAPT(1 1/4")	Nos	8.0	8.0	8.0
32	25	CPVC plain elbow(1 1/4")	Nos	8.0	6.0	2.0
33	26	CPVC tank nipple(1 1/4")	Nos	8.0	8.0	8.0
34	27	CPVC Ball valve(1 1/4")	Nos	1.0	1.0	0.0
35	28	CPVC Reducer(1 1/4"X1")	Nos	2.0	2.0	2.0
36	29	CPVC Reducer Tee(1 1/4"X1")	Nos	1.0	0.0	0.0
37	30	CPVC reducer Tee(1 1/4"X3/4")	Nos	1.0	2.0	0.0
38	31	CPVC clamp(1 1/4")	Nos	15.0	18.0	0.0
39	32	CPVC Solution (250ml)	Nos	4.0	4.0	4.0
40	33	PVC water Tanks(500ml)	Nos	4.0	4.0	4.0
41	34	HDPE Pipe(3/4")	Mts	5.0	3.0	6.0
42	35	HDPE pipe(1/2")	Mts	5.0	13.0	13.0
43	36	ECO drain pipe(4")	ft	40.0	40.0	40.0
44	37	Chamber Right hand junction(4")	Nos	1.0	0.0	1.0
45	38	Chamber Left hand junction(4")	Nos	1.0	1.0	1.0
46	39	Chamber Left or Right 90* bend(4")	Nos	1.0	1.0	1.0
47	40	Riser(4")	Nos	9.0	6.0	9.0
48	41	Frame and Cover(1'X1')	Nos	3.0	2.0	3.0
49	42	Teflon Tape	Pkt	1.5	1.5	1.5

CPVC
Done
JVC

	A	B	C	D	E	F
1	Company Name:		Nilgiri Estates			
2	Site Name:		Nilgiri Estates			
3	Prepared by:		Mallikarjun			
4	Date:		08.08.16			
5				Quantity Required for		
6	S.NO	Item Head	Units	A1 Type	A2 Type	B Type
7						
8	1	PVC pipe(4")	Nos	4.0	3.0	5.0
9	2	PVC plain bend(4")	Nos	5.0	5.0	5.0
10	3	PVC door bend(4")	Nos	2.0	2.0	2.0
11	4	PVC 45* bend(4")	Nos	4.0	4.0	4.0
12	5	PVC Plain tee(4")	Nos	0.0	2.0	0.0
13	6	PVC door tee(5")	Nos	5.0	3.0	5.0
14	7	PVC coupling(4")	Nos	4.0	4.0	4.0
15	8	PVC Vent cover(4")	Nos	2.0	1.0	2.0
16	9	PVC Reducer(4"X3")	Nos	5.0	4.0	3.0
17	10	PVC Clamp(4")	Nos	10.0	6.0	10.0
18	11	PVC nanhi trap(4"X3")	Nos	2.0	2.0	2.0
19	12	PVC floor trap(4"X3")	Nos	2.0	2.0	2.0
20	13	PVC pipe(3")	Nos	4.0	4.0	4.0
21	14	PVC plain bend(3")	Nos	3.0	3.0	3.0
22	15	PVC door bend(3")	Nos	6.0	6.0	6.0
23	16	PVC Vent cover(3")	Nos	1.0	1.0	1.0
24	17	PVC 45* bend(3")	Nos	6.0	6.0	7.0
25	18	PVC door tee(3")	Nos	1.0	1.0	1.0
26	19	PVC plain Tee(3")	Nos	1.0	1.0	1.0
27	20	PVC coupling(3")	Nos	3.0	4.0	4.0
28	21	PVC Rigid pipe(3")	ft	30.0	30.0	30.0
29	22	PVC clamp(3")	Nos	12.0	12.0	12.0
30	23	PVC rigid pipe(50mm)	ft	20.0	20.0	20.0
31	24	PVC rigid elbow(50mm)	Nos	10.0	10.0	10.0
32	25	PVC solution(250ml)	Nos	2.0	2.0	2.0
33	26	Hack-saw Blade	Nos	6.0	6.0	6.0
34	27	L:ubricant Paste(1/2 kg)	Nos	1.0	1.0	1.0

sohammodi@modiproperties.com

From: <mallikarjun@modiproperties.com>
Date: 11 August 2016 14:48
To: <sohammodi@modiproperties.com>
Attach: Revised Standard Req for CPVC material.zip; Revised standard Req for PVC material.zip
Subject: Req: revised standard requisition's for CPVC and PVC material

Sir,

Please find the attached revised standard requisition's for CPVC and PVC material for villas at NE-II site. Kindly check and give me approval to send requisition as per this revised quantities.

For your Approval,

Regards,

Mallikarjun

Engineer | +91 94411 14139 | mallikarjun@modiproperties.com

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12-08-2016

sohammodi@modiproperties.com

TR
file

From: <stephen@modiproperties.com>
Date: 16 August 2016 15:58
To: "Soham Modi" <sohammodi@modiproperties.com>
Subject: NE civilworks-reg-

Sir,
this is to inform you that civilworks running slow, no. of Masons decreased to 11 no.s.
please advice.

Regards
Stephen

16-08-2016

sohammodi@modiproperties.com

NE, 7/12

From: <nilgriestate@modiproperties.com>
Date: 20 August 2016 11:54
To: "Soham Modi" <sohammodi@modiproperties.com>; "Admin" <admin@modiproperties.com>; "Stephen Modi" <stephen@modiproperties.com>
Subject: NE - Attendance details of site supervisor - reg

Dear sir,

Please check the details of leaves taken by site supervisor Mr.G.Vijay kumar from 03 months

07.05.16 - Saturday
13.05.16 - Friday
30.05.16 - Monday
10.06.16 - Friday
29.07.16 - Friday
08.08.16 - Monday
09.08.16 - Tuesday

} 3
- 1
- 1
} 2
✓

CC to HR Manager
CC to Stephen

Regards
J.Rambabu
Admin - NE

sohammodi@modiproperties.com

From: <nilgiriestate@modiproperties.com>
Date: 24 August 2016 11:53
To: "Soham Modi" <sohammodi@modiproperties.com>
Subject: NE - Reminder mail - reg

Dear sir,

Reminder mail for removing of electrical poles from Nilgiri Estates site.

CC to Stephen

regards
J.Rambabu
Admin - NE

24-08-2016

aruna@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 26-08-2016 3:14 PM
To: "Aruna" <aruna@modiproperties.com>
Attach: Estimate for pipes.et
Subject: Fw: Reg: estimate for material required for External pipelines

print

Régards,

Soham Modi

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

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From: nilgiriestate@modiproperties.com

Sent: Wednesday, August 24, 2016 12:49 PM

To: [Soham Modi](#)

Cc: [Stephen Modi](#)

Subject: Reg: estimate for material required for External pipelines

Sir,

Please find the attached estimate for material required for laying of External pipelines at Nilgiri Estates-II

Regards,
Mallikarjun.

ESTIMATE SHEET				
Company Name:	Nilgiri Estates			
Project:	Nilgiri Estates II			
Work Description:	Material required for laying of External mainlines			
Prepared By	Malikarjun			
Date:	24.08.16			
S No.	Item Head	Item Description	Quantity	Units
1	6" PVC Pipes		5566.00/139	Rt/No's
2	4" PVC Pipes		5566.00/139	Rt/No's
3	6" Eco drain Pipes		2783.00/70	Rt/No's
4	6" PVC Couplings		50.00	No's
5	4" PVC Couplings		50.00	No's
6	6" Eco drain Couplings		30.00	No's
7	Chamber righthand junction 4" for 6" pipeline		31.00	No's
8	Chamber lefthand junction 4" for 6" pipeline		52.00	No's
9	PVC manhole/chamber cover with frame		83.00	No's
10	4" PVC Raisers		249.00	No's
11	PVC solution		5.00	litres
12	6" PVC Dummies		5.00	No's

$32.5 \times 81 + 125 + 60 = 2777.5$
 $+ 25 \times 22 + 60 =$
2225

sohammodi@modiproperties.com

From: "Rajkumar Chagala" <rajkumar@modiproperties.com>

Date: 01 September 2016 11:54

To: <sohammodi@modiproperties.com>

Subject: price NE-old ppt 121-req

Good morning sir,

I have some customers interested in NE , Find the details 1. Mr. Naresh, 2. Mr. Vijaykumar. 3. Mr. Sastry 4. Vishnu . 5. Ravinder. 6. Varun. 7. Vijayrao. 8. G. Danjeev.

Requesting you to kindly permit me take booking on old PPT I.e 121 till 5thSeptember

Regards,

Chagal Raj Kumar Sr. Sales Manager | +91 70327 26321 | rajkumar@modiproperties.com Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com 5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551 Don't just buy a flat or villa! Buy a great lifestyle! We build affordable flats & villas in gated communities

Com
Munhy
✓
7/9/16

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K H V RAMANA MURTHY

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈000037⑈ 110240006⑈ 072710⑈ 31

K.H.V. Ramana Murthy
9618345673

Nilairi Estate Villano 99

Subject: Re: price NE-old ppt 121-req

From: sohammodi@modiproperties.com (sohammodi@modiproperties.com)

To: rajkumar@modiproperties.com;

Date: Thursday, 1 September 2016 2:28 PM

approved

Regards,

Soham Modi

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

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From: Rajkumar Chagala

Sent: Thursday, September 1, 2016 11:54 AM

To: sohammodi@modiproperties.com

Subject: price NE-old ppt 121-req

Good morning sir,

I have some customers interested in NE, Find the details 1. Mr. Naresh, 2. Mr. Vijaykumar. 3. Mr. Sastry 4. Vishnu . 5. 5. Ravinder. 6. Varun. 7. Vijayrao. 8. G. Danjeev.

Requesting you to kindly permit me take booking on old PPT I.e 121 till 5th September

Regards,

Chagal Raj Kumar Sr. Sales Manager | +91 70327 26321 | rajkumar@modiproperties.com Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com 5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551 Don't just buy a flat or villa! Buy a great lifestyle! We build affordable flats & villas in gated communities

aruna@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 02-09-2016 4:07 PM
To: "Aruna" <aruna@modiproperties.com>
Attach: Cir_116_h_Site Audit Report MNM & NE 30_08_16.pdf; 01-0-02-01-3b20c451f34eaad756bd5dfc4d9584ae9dcb44523dbb9b296559b37783f3af46_full.jpg; 02-0-02-01-9fa2d5e83b9754524eb5b71321f18f3a625fe05568d479a320807837d19e35d1_full.jpg; 03-0-02-01-513428d9a103b24cc009d92e2eb9a0ba9b240783896a1e74e61e577e376a8b09_full.jpg; 05-0-02-01-4aa826f402abcecb1fedc98df32766d1eabae170e4e5e8a578e336099e902_full.jpg; 06-0-02-01-a84d0217bebb61ca1ca1afbc5458191fbc7ca0a6c5f512fc2e3a93a1f5f6b9b9_full.jpg; 07-0-02-01-0921b1da08381e6699ff91e5c8f5cb477cb48f13ccf6280ab6c36d7322d15e18_full.jpg; 08-0-02-01-d4aaaf7a5fb8679e468d906ad9dbe6a4a8267df76f6f46f29c987b3b9ad8aa1f_full.jpg; 09-0-02-01-7542d2cb5c91f6d0a40d9f41c19f731778e08ed579c54fd992ae4ebeb0a57ed2_full.jpg; 10-0-02-01-099d5b3577d20d5075b00be035bbe16e2152df0df41911a5ec25466a97c5449b_full.jpg; 11-0-02-01-45f956efb5fb3a0db3d3519763a06e1e3c3e23fb59b06c2487b0c6e349f52be0_full.jpg; 12-0-02-01-766dad75da687a138908c2293cf2f6a93b107c6e1b03216c19ce25bdfa6f214f_full.jpg; 13-0-02-01-12370b5d794b322d140c5bc9846570c59cfed7828b355803b67bcaca05866a0_full.jpg; 14-0-02-01-be0ca3256660b8b7f18453fc64a109ac9ce4f41a6ee5a2bb2ea39b6042be6dd6_full.jpg; 15-0-02-01-0597d98d606a4003e5ea8baf27f97ef18538daddac55745e4e20df355fb113d7_full.jpg; 16-0-02-01-33539fd6682afd0e50200553e79ba913e8da25df137b24dd52ebddcbe349d56e_full.jpg; 17-0-02-01-1a507ceefd564bbe93d03322262514dd7fc5bf5ed9cfa085e8f32888e26ed6e_full.jpg; 18-0-02-01-b5cb1ca49168d885949156bede80fc598fd6c9415e858ec5961a72e53ea3eea2_full.jpg
Subject: Fw: Audit report of MNM & NE

print

Regards,

Soham Modi

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

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From: Praveen

Sent: Thursday, September 1, 2016 3:26 PM

To: sohammodi@modiproperties.com

Cc: 'admin' ; rambabu@modiproperties.com ; stephen@modiproperties.com ; narender@modiproperties.com ; praveen@modiproperties.com

Subject: Audit report of MNM & NE

Sir,

Please find enclosed audit report of MNM & NE.

Regards,

B Praveen

Manager Admin | +91 9989 330044 | praveen@modiproperties.com

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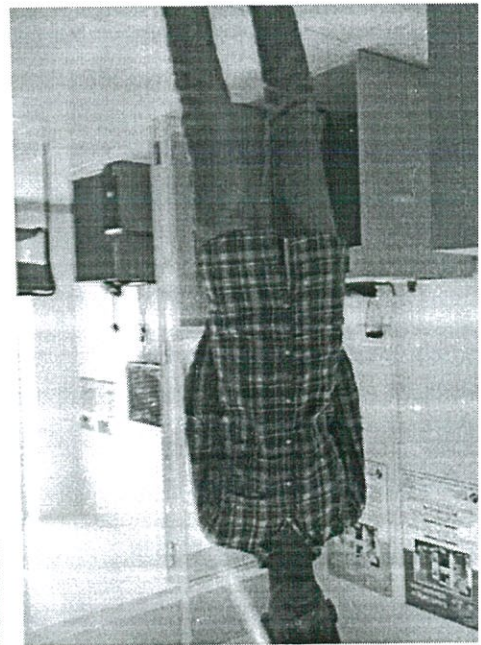
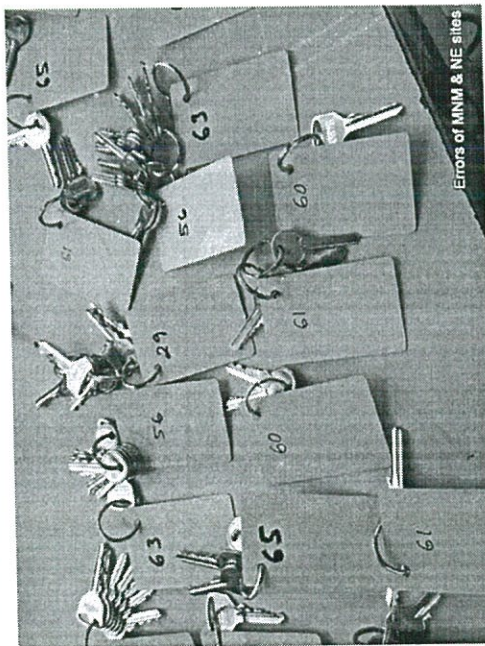
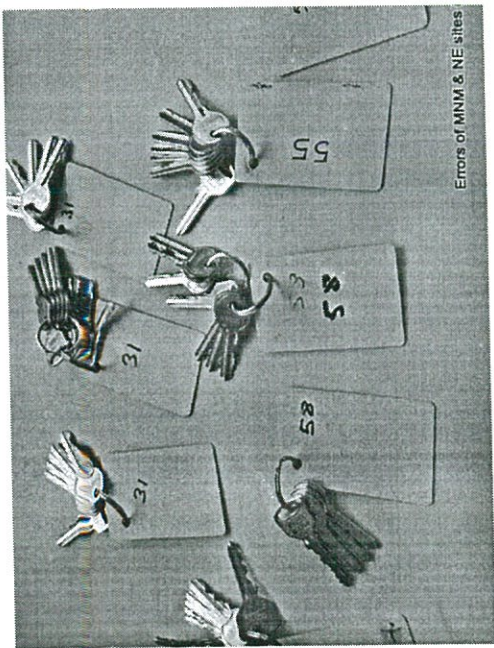
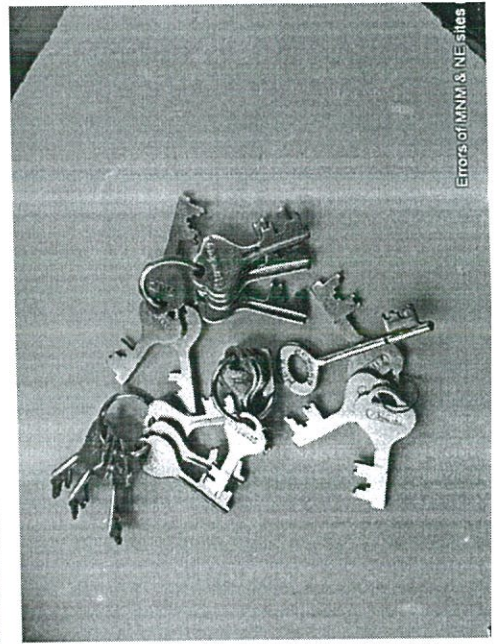
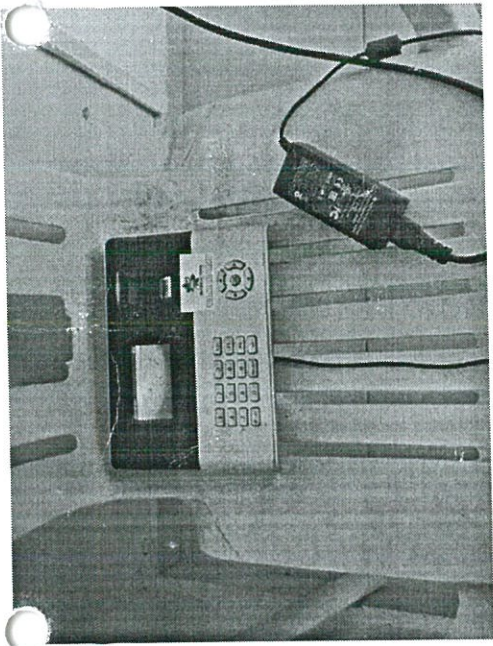
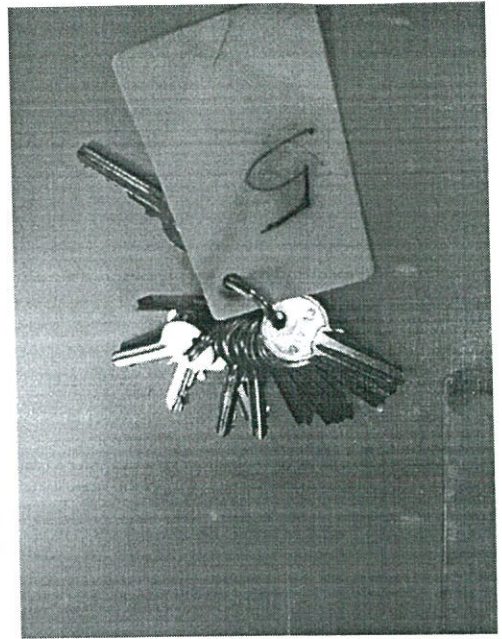
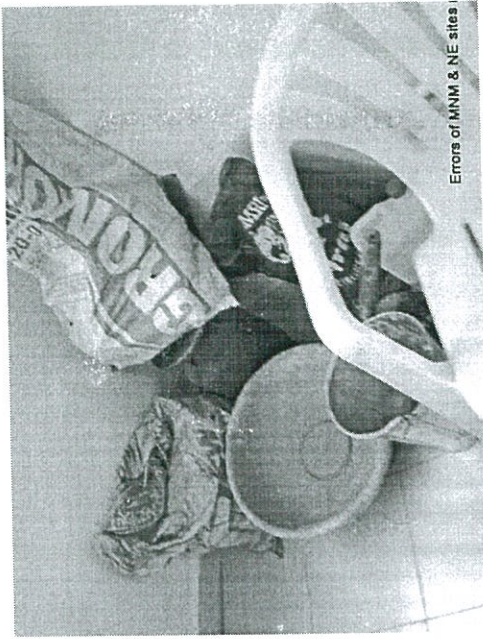
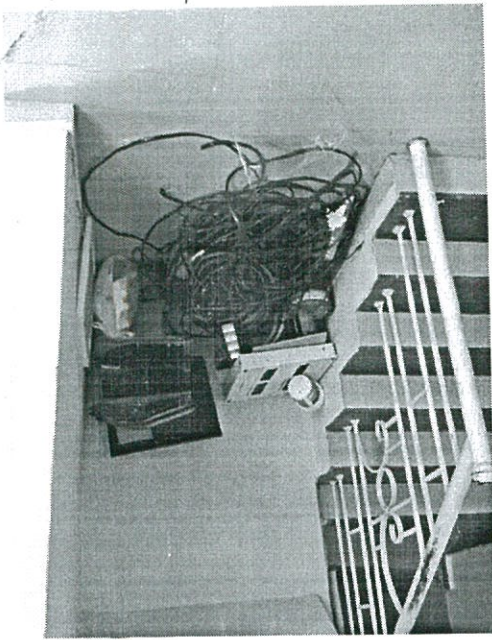
Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

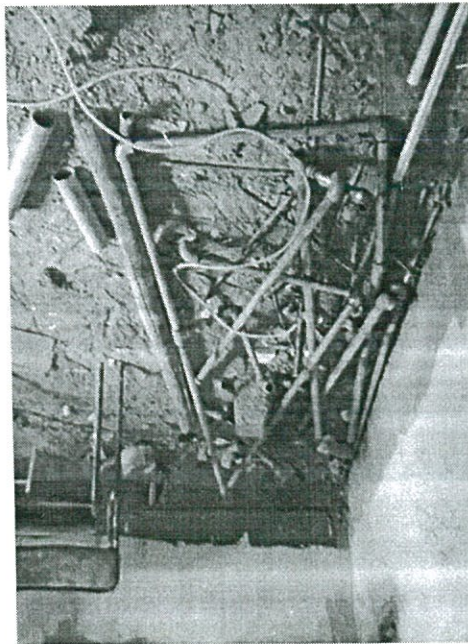
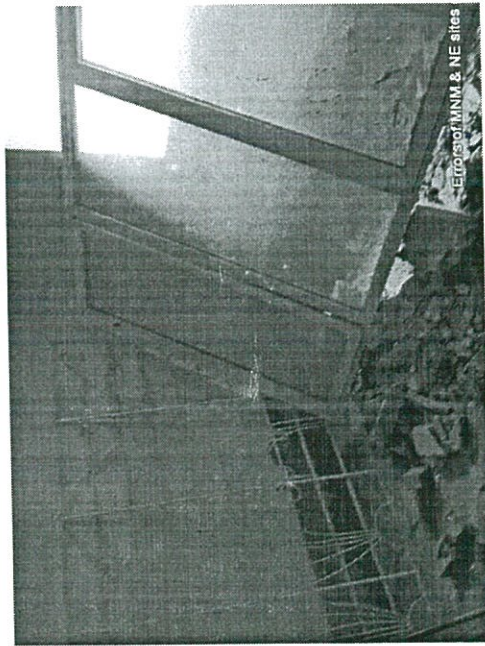
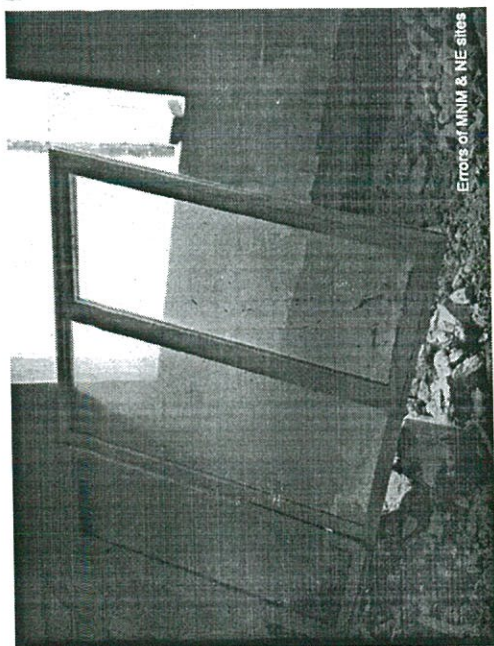
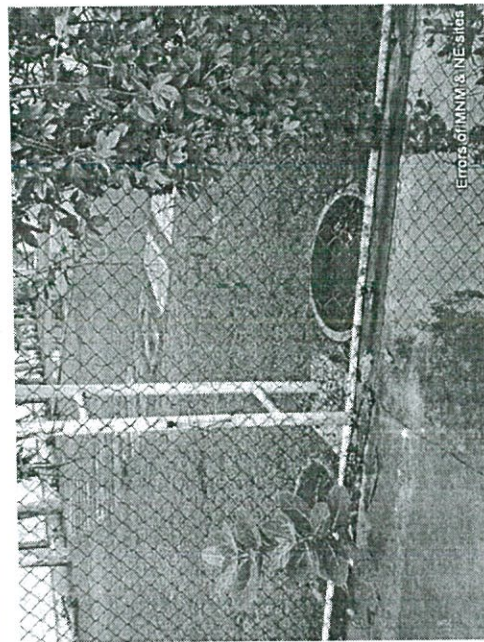
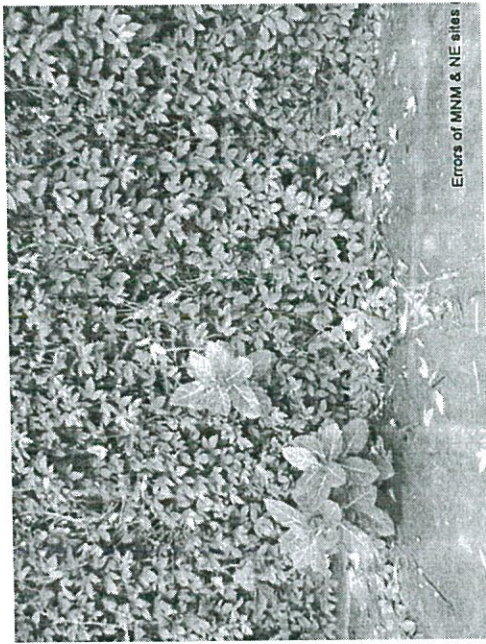
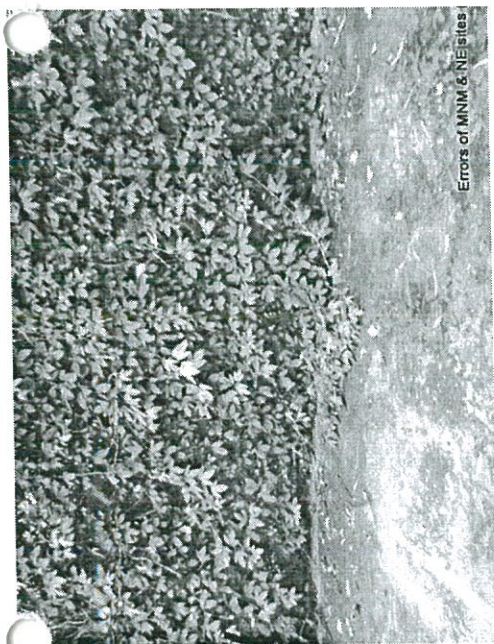
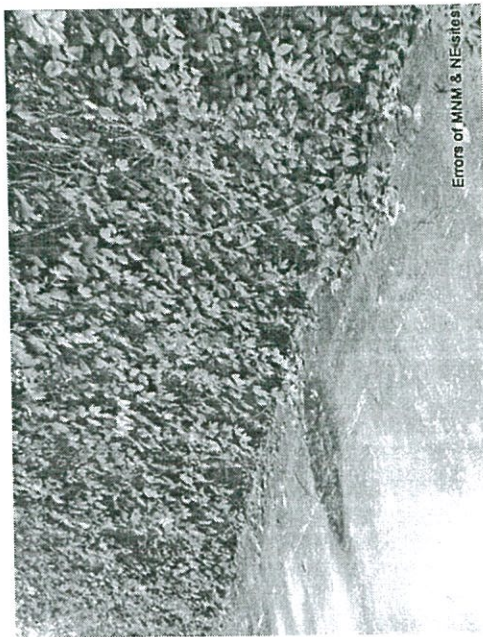
Company:	Nilgiri Estates & MNM	Date of site visit:	30.08.16 (Tuesday)
Site:	NE & MNM	From / To time:	10 :00 to 18:00
Visited by:	Praveen B	Prepared by:	Praveen B
Other:		Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned 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?	Yes	
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?	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?	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?	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?	No	
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	

[Signature]

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	-	-
CP fittings	-	-
Tiles	Yes	Good
Lift	-	Good
General Material	Yes	Good
Tools	-	-
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. Phase – I a. Utility bills and payments details are not updated. b. There is no proper uniform for office boy. c. There is water dispenser in sales office (club house). d. Gardening and landscapes are not maintaining properly. e. Electrical material lying in site office phase I under the stare case. f. Phase I stores to be re-arrange properly. 2. Phase – II a. Keys are not labeled properly (photographs enclosed). b. Requisitions are not signed by engineer, req no are: 70342,70341,70340,70339,70338,70324,70319. c. Registers are not signed by engineer. Hire chargers registers from 24.08.16, General Inward register 26.08.16. d. There is no back up for biometric device (battery problem, need to replace with new battery).		
Suggestions: Nil		

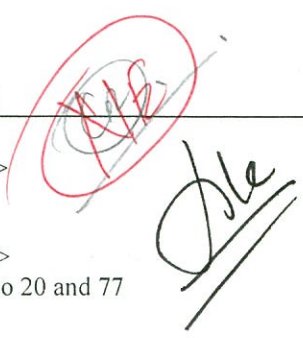
ATX to
be sent by 12/9/16





sohammodi@modiproperties.com

From: <mallikarjun@modiproperties.com>
Date: 02 September 2016 19:16
To: <kprasad@modiproperties.com>
Cc: <sohammodi@modiproperties.com>
Subject: pending extra specifications for V.no 20 and 77

A handwritten signature in black ink is written over a red circular stamp. The stamp contains some illegible text and a checkmark-like symbol.

Sir,
Till now we have not received extra specifications for V.no 20 and 77

A blue checkmark is drawn next to the text.

For information.

Regards,
Mallikarjun Engineer | +91 94411 14139|mallikarjun@modiproperties.com
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5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 40 6633 5551

05-09-2016

sohammodi@modiproperties.com

From: "anand kumar bhashyakarla" <anandhomeline@gmail.com>
Date: 04 September 2016 21:33
To: "stephen modi" <stephen@modiproperties.com>
Cc: "Soham Modi" <sohammodi@modiproperties.com>
Subject: Re: NE civilwork-reg-

Good Evening,

The villas 78 & 51 what we started that is not in schedule because we given for new batch of Masons .

What villas you are mentioning like 6,26 etc that villa works is already started by the old group of masons . Now they are not in station. They all are coming back by 10th of this month. Once they come back all the works in the above said villas will resume. New masons can not start in middle .

V.No.s 6,26,34,57,79,25,54&33 in these 40% to 70% of the works already completed by the old mason groups. Remaining works has to do by them only. I will start after 10th of this month this works.

Regards.

Anand

On 3 September 2016 at 03:16, <stephen@modiproperties.com> wrote:

Sir,

this is to inform you that schedule is not being followed by your people,while executing civil works.

V.No.s 78 &51 brickwork is in progress,which are not given in the schedule.

V.No.s 6,26,34,57,79,25,54&33 there is no progress of work which are given in schedule, due date is 6th sep.Inspite 14 Masons are working,no one is being deployed in these villas.

Hence I request you to kindly ensure that schedule is strictly followed.

Regards,
Stephen

--
ANAND KUMAR BHASHYAKARLA

M/S. HOME-LINE INFRA,
301,Nagarjuna Arcade, Sree Colony,
Neredmet X Road, Secunderabad.-500056.
Mobile: 9246548074

05-09-2016

sohammodi@modiproperties.com

From: "Sowjanya harish" <sowjim24@gmail.com>
Date: 15 September 2016 13:53
To: <sohammodi@modiproperties.com>
Subject: From sowjanya harish

Sir

I want your appointment .please give me your appointment at 11 30 am.

With regards

Sowjanya harish

X

sohammodi@modiproperties.com

From: "Sowjanya harish" <sowjim24@gmail.com>
Date: 15 September 2016 12:37
To: <sohammodi@modiproperties.com>
Cc: "Krishna Prasad" <kprasad@modiproperties.com>
Subject: From sowjanyaharish

Sir,

I am Mrs sowjanya harish, w/o Harish Naidu. as u know the issue about villa no 26, i and my child are suffering a lot, it's my personal request pl understand i can't stay with my child at nilgiri estates because it will take another 4 years to complete the work, my child is only 3 years old, i request u to transfer as to nilgiri homes villa no 95. if u want me to pay 1 or 2 lakhs extra then also i'm ready my only request is i will pay the registration charges. And u pl handover the house occupancy after we clear the balance due. sir we already got the loan sanction for 22 lakhs more than 1 month month back. pl don't take the previous issue personally. i personally apologise if u're hurt. waiting for ur reply sir.

With regards
Sowjanya harish

16-09-2016

aruna@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 19-09-2016 8:39 AM
To: "Aruna" <aruna@modiproperties.com>
Attach: mnm.xlsx
Subject: Fw: Fwd: Old pending payments reg- srinath

print

Regards,

Soham Modi

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

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

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

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

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From: srinath geebu

Sent: Friday, September 16, 2016 8:26 PM

To: soham@modiproperties.com

Cc: accounts@modiproperties.com ; mnmaccounts@modiproperties.com ; rambabu@modiproperties.com

Subject: Fwd: Old pending payments reg- srinath

Dear Sir

I would like to bring to your kind notice that a couple of payments are pending from Nilgiri Estates from last year. I am enclosing the details for your kind perusal.

I would request you to kindly look into this and do the needful.

regards

srinath

9848796151

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

From: **srinath geebu** <srinathgeebu@gmail.com>

Date: Fri, Aug 26, 2016 at 12:09 PM

Subject: Old pending payments reg- srinath

To: rambabu@modiproperties.com, mnmaccounts@modiproperties.com, mnm@modiproperties.com

Dear Sir

Please find enclosed the details of the old pending payments which are one year old .

I would request you to kindly process the same and do the needful.

thanks and regards

srinath

9848796151

19-09-2016

Pending Payments for approval

	material	date	qty	rate	amount	account name	YC/UR INWARD NO.
1	Nilgiri Estates	28/7/2015	196	8.4	1646	Sai Lakshmi Enterprises	10260
2	Nilgiri Estates	27/8/2015	700	7.2	5040	Viswakarma Enterprises	10495

sohammodi@modiproperties.com

From: "Mnm Modi" <mnm@modiproperties.com>
Date: 24 September 2016 17:57
To: "Soham Modi" <soham@modiproperties.com>
Cc: "GM Admin" <gk Rao@modiproperties.com>
Subject: Nilgiri Estates current poles -reg

Sir,

this is inform to you that we are discussed with TSSPDCL Lineman Mr venu/umesh for Nilgiri Estates at 3 Nos of current poles removing purpose they are asked Rs 12000/- After negotiation they are agreed for Rs 9000/ including Labour charges and crane charges.same issue formed to kanakarao sir.
this is for your information

Regards,
N.Narender
MNM
CC To Kankarao.GM



24-09-2016

sohammodi@modiproperties.com

From: <nilgriestate@modiproperties.com>
Date: 26 September 2016 12:14
To: "Soham Modi" <sohammodi@modiproperties.com>; "Stephen Modi" <stephen@modiproperties.com>
Cc: <gkrao@modiproperties.com>
Subject: NE - Old Electrical poles - reg

Dear sir,

This is to inform you that removing of old electrical poles 03 nos with crane by Electricity dept people from Nilgiri Estates site work is completed on Sunday i.e 25.09.16 afternoon and poles taken away from site.

This is for your information

CC to GM sir

regards
J.Raambaabu
Admin - NE

26-09-2016

aruna@modiproperties.com



From: <sohammodi@modiproperties.com>
Date: 26-09-2016 7:37 AM
To: "Aruna" <aruna@modiproperties.com>
Attach: Revised Estimate for Ecodrain pipes.xls; Revised Estimate for PVC pipes.et
Subject: Fw: revised estimates for Eco drain and PVC pipelines

print

Regards,

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

From: nilgiriestate@modiproperties.com
Sent: Wednesday, September 21, 2016 6:23 PM
To: [Soham Modi](#)
Cc: [Stephen Modi](#)
Subject: revised estimates for Eco drain and PVC pipelines

Sir,

Please find the revised estimates for Eco drain and PVC pipelines for NE - I site.

Regards,
Mallikarjun.

[illegible]

S No.	Item Head	Size	Part No/Item code	Quantity Required	Rate	Amount	Total
1	Eco Drain pipe with coupler	160 mm dia	SN 4	70.00	2,292.79	160,495.30	
2	Eco Drain pipe without coupler	160 mm dia	SN 4	70.00	2,138.44	149,690.80	
3	RH 90D Junction	355 x 160 x 110	RUOCBR360G	31.00	1,742.71	54,024.01	
4	LH 90D Junction	355 x 160 x 110	RUOCBR361G	52.00	1,742.71	90,620.92	
5	Frame and Cover	355 L W	RUOUCCL355B	83.00	991.89	82,326.87	
6	Riser	355	MUCHRI355G	166.00	1,180.84	196,019.44	
7	Coupler	160 mm dia	FUOCPL160G	30.00	220.25	6,607.50	
8	Eco Drain pipe with coupler	200 mm dia	SN 4	10.00	3,444.00	34,440.00	
9	Eco Drain pipe without coupler	200 mm dia	SN 4	10.00	3,224.00	32,240.00	
10	LH 90D Junction	450 x 200 x 160	RUOCBR453B	4.00	2,107.00	8,428.00	
11	Left or Right hand 90D Bend	450 x 200 x 200	RUOCBR451B	6.00	1,805.67	10,834.02	
12	Frame and Cover	450 L W	RUOUCCL450B	10.00	1,053.00	10,530.00	
13	Riser	450	MUCHRI451G	30.00	986.00	29,580.00	
14	Coupler	200 mm dia	FUOCPL200G	5.00	467.00	2,335.00	

868,171.86

ESTIMATE SHEET										
Company Name:		Nilgiri Estates								
Project:		Nilgiri Estates I								
Work Description:		PVC Material required for laying of External mainlines								
Prepared By		Mallikarjun								
Date:		21.09.16								
S No.	Item Head	Part No/Item code	For Elec Main	For Distribution	For Cable etc	For Water	Quantity Required in Rft	Quantity in No's	Rate	Amount
1	6" PVC rigid Pipes	6 kg/sq.cm	0	1192.50	0	3100.00	4,292.50	215	2,800.00	600,950.00
2	4" PVC rigid Pipes	6 kg/sq.cm	2145.00	670.00	3150.00	0	5,965.00	298	1400.00	417,550.00
3	3" PVC rigid Pipes	6 kg/sq.cm	0	670.00	0	0	670.00	34	935.00	31,322.50
4	6" PVC Coupler						0.00	30	176.00	5,280.00
5	4" PVC Coupler						0.00	30	66.00	1,980.00
6	3" PVC Coupler						0.00	10	41.00	410.00
7	PVC solution						5.00	5	250.00	1,250.00
Total:										1,058,742.50

Total:

NR
212

SURVEY REPORT ON 26.04.16 of NILGIRI HOMES

VILLA NO: 05

- Ground floor bedroom handles are loosely fixed
- For Ground floor bedroom window Grill is not installed
- Proper cleaning measures to be taken
- 1st floor toilet paint/luppum has dropped down on tiles
- Final coat of painting is remained
- Electric switch boards are reviewed once again
- Cleaning of wardrobes shall be done
- Covering of laminates shall be removed

VILLA NO: 21

- cleaning shall be done
- electric switches shall be reviewed once again

Note: As per directions of Shri Soham sir kitchen designs are going to be changed in both the villas

26/4/16
30/4/16.

SURVEY REPORT ON 26.04.16 of BNC ESTATES

'B' BLOCK FLAT - 101

- False ceiling paneling shall be cleaned
- Switch boards are reviewed once again
- Balcony glass granite framing around it was cleaned

Handwritten signature
30/4/16

SURVEY REPORT ON 28.04.16 of PMR -II

203

- Kitchen cabinet works are in progress

201

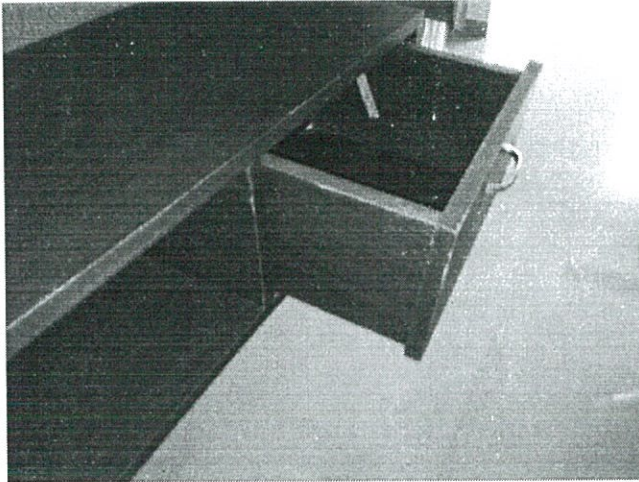
- Bedroom wardrobe handles are not fixed

Handwritten signature
3/4/16

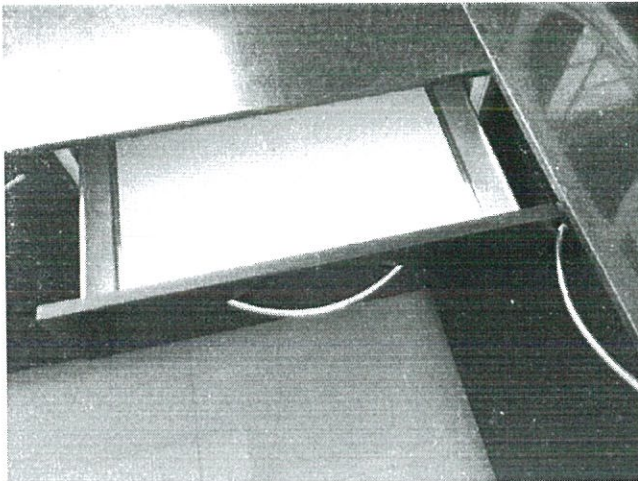
SURVEY REPORT ON 28.04.16 of VISTA HOMES

B - 105

- Channels are missing

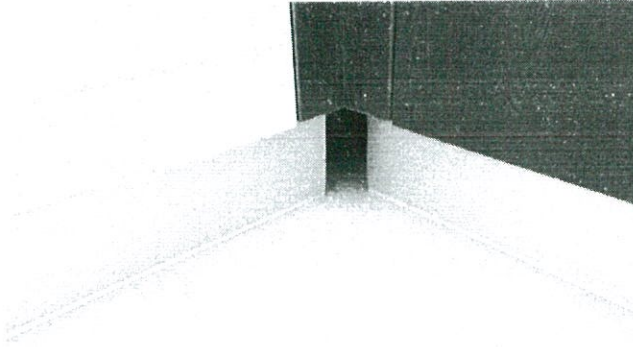


- Drawer is hitting to the shutter handel

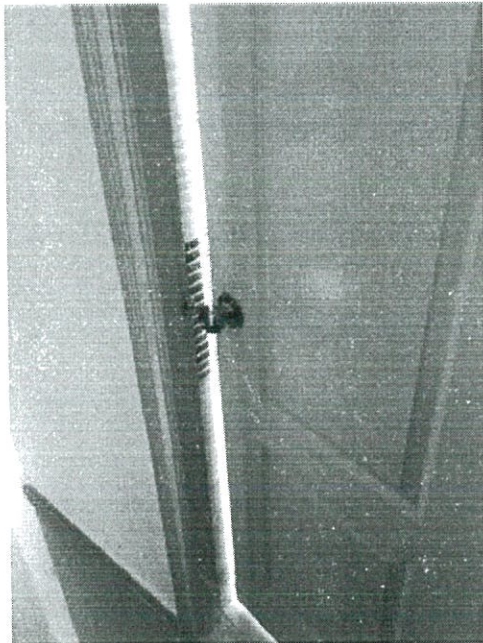


e. J. Kelly
30/4/16.

- Skirting problem

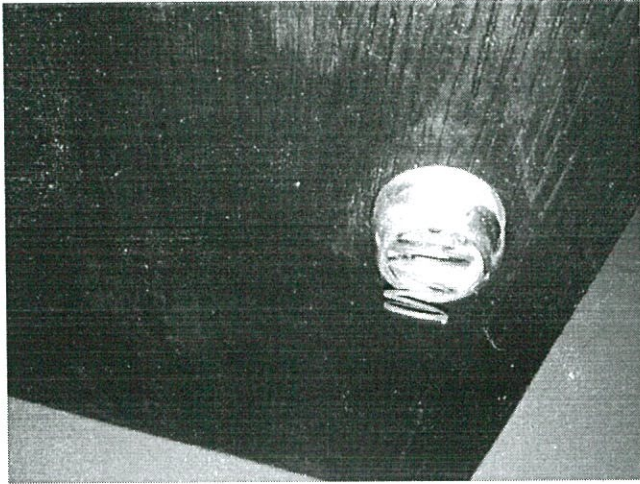


- Washroom door is not closing properly

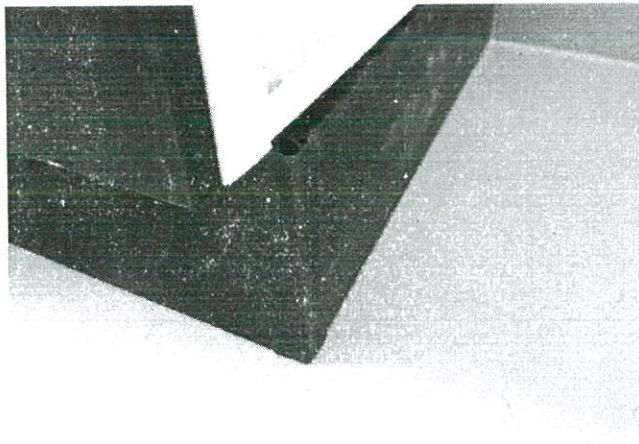


B - 101

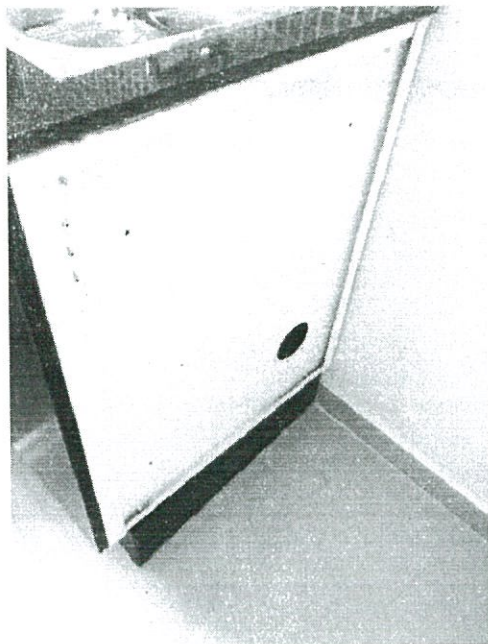
- Door stopper damaged



- Skirting problem



➤ Left un covered



SURVEY REPORT ON 29.04.16 of SERENE FARMS

COTTAGE no: 34

- Tiles are completed in all rooms except toilet
- False ceiling framing has completed

VILLA no: 35

- False ceiling framing has completed
- Tiles in one bedroom has completed
- In master bedroom tiling works is in progress

Handwritten signature
30/4/16

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

Company:	Nilgiri Estates	Date of site visit:	04.10.16 (Tuesday)
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?		Yes
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?		Na
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?		No
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	Average
Lift	-	-
General Material	Yes	Good
Tools	-	-
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes Building material received before 9 am at site without due authorization? 1. Inward no 11376, dt 22.09.16, time 8:12 am, Robo sand. ✓ 2. Inward no 11378, dt 27.09.16, time 8: 29 am, Robo sand. ✓ 3. Uniform not provided to office boy.		
Suggestions: Nil		

sohammodi@modiproperties.com

From: <gk Rao@modiproperties.com>
Date: 04 October 2016 18:31
To: "Sohammodi" <sohammodi@modiproperties.com>
Subject: Sub: Nilgiri Estates Sanction

Nilgiri Estates sanction file is ready for signatures on APO Suresh table. Before signing he has gone through the mortgage deed and pointed out that built up area is not mentioned in the mortgage deed. He has objected the same. I have explained to him as on today there is no building existing on the plot where is the question of incorporation of built up area in the mortgage deed.

I told him we never mentioned built up area in any mortgage deed in every mortgage deed we have mentioned plot areas only. Even in Nilgiri Estates we have executed two mortgage deeds in those deeds also we have not mentioned built up area. I showed him those deeds also even then he has not convinced.

Previous officers might have accepted but I will not agree this you will have to execute two rectification deeds for two mortgage deeds of Nilgiri Estates.

Now he is insisting for execution of rectification deeds. I informed the same to Mr. B. Anand he said that he is going to meet the Director tomorrow. He will give a call before starting he asked me to come to HMDA tomorrow so that we will discuss the matter with the Director.

This is for your information.

Regards,

G Kanaka Rao

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

05-10-2016

sohammodi@modiproperties.com

From: <mnm@modiproperties.com>
Date: 04 October 2016 15:55
To: "Soham Sir" <sohammodi@modiproperties.com>
Cc: "Mnm Modi" <mnm@modiproperties.com>; "Nagalaxmi M." <nagalaxmi@modiproperties.com>
Subject: villa no 81 repainting work-reg

sir,

As per your advice at site visit I have done one coat of extra painting work in villa no. 81. I have submitted the bill for the same to Mrs. Nagalaxmi. She is requesting for your approval.

Pls advice.

with regards.

K. Narender Reddy

05-10-2016

QC Audit Report

Date	05.10.16	Prepared by	P.Sai Kumar.
Project	Nilgiri homes-II	Company	Nilgiri Estates.
For month beginning date	05.09.16.	Ending date	04.10.16.
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?	No	
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	No	
8.	Is proportion box being used (check availability and enquire with workers)?	Yes	
9.	No. of recron packets consumed during the month?	90	
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: Raise the QC request after total completion of work and make a Self Check also before calling QC peoples.			
Suggestions: Civil works in Villa's not happening very well as per Civil Standards and not using Recron also at 1 st coat of Plastering. Curing also not happening at Civil Works.			
Complaints: Supervision of works not happening at Site. At Labour Quarters Electricity Power supply is not so Secured and Safe, As well as cleaning not happening around the Labour Quarter Areas. Using of Recron is not satisfy.			

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.

aruna@modiproperties.com

AR

From: <sohammodi@modiproperties.com>
Date: 05-10-2016 7:50 AM
To: "Aruna" <aruna@modiproperties.com>
Attach: Building Material Inward.xlsx
Subject: Fw: NE Building materials-reg-

print

Regards,

Soham Modi

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

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

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

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

We build affordable flats & villas in gated communities.

From: stephen@modiproperties.com
Sent: Tuesday, October 4, 2016 4:18 PM
To: Soham Modi
Cc: Rambabu Admin GWE
Subject: NE Building materials-reg-

Sir,

please find the attachment, I have checked inward register of the materials for clubhouse and

prepared the following statement accordingly, photos not available.

Regards,
Stephen.

06-10-2016

S No	Inward No	Date	Time	Supplier	Material Type	Quantity	Vehicle No	Delivered By	Received By
1	10260	28-07-2015	10:14	Sri Sri Laxmi Enterprises	Morrum ✓	300 cft	AP 29 T 7744 ✓	Party	Santosh
2	10495	27-08-2015	9:50	Vishvakarma Enterprises	Granite ✓	720 Nos	Ap 9 W 0891 ✓	Party	Santosh

~~PMR~~ NR ✓
 sohammodi@modiproperties.com

From: "Mnm Modi" <mnm@modiproperties.com>
Date: 06 October 2016 13:51
To: "Soham Modi" <soham@modiproperties.com>
Cc: <pma@modiproperties.com>; <shirish@modiproperties.com>
Subject: Fw: Requirement of MDF Sheets at PMR - I

yes sir we require, no extra.

Regards,
 N.Narender,
 MNM.

On Thu, 6 Oct, 2016 at 12:47 pm, sohammodi@modiproperties.com
 <sohammodi@modiproperties.com> wrote:

Narender,

Can we transfer the sheets to PMR II. Do you require them?

Regards,

Soham Modi

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

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

We build affordable flats & villas in gated communities.

From: PMR

Sent: Thursday, October 6, 2016 10:37 AM

To: sohammodi@modiproperties.com

Cc: mnm@modiproperties.com ; 'shirish modi'

Subject: FW: Requirement of MDF Sheets at PMR - I

Sir,

Upon checking with Rambabu at MNM, he has confirmed some excess MDF sheets available at site.

Kindly approve for the transfer to PMR.

Regards

Andrews

From: PMR [mailto:pmr@modiproperties.com]

Sent: 28-09-2016 3:41 PM

To: 'sohammodi@modiproperties.com'

Cc: 'shirish modi'; 'mnm@modiproperties.com'

Subject: FW: Requirement of MDF Sheets at PMR - I

Sir,

06-10-2016

✓

file.

REMARKS ☐ SOB ☐ VSC ☐ BNC ☐ VOC ☐ MFH ☐ GWE ☒ MNM ☐ KNM ☐ OTHERS <u>NE</u>	
Flat No. 93	Date: 07.10.2016
Name: P.Ravi	
Remarks: Sir,	
Villa no:93 in Nilgiri Estates customer 1st Installment chq returned from bank	
- due to Signature deference an amount of Rs.2,00,000/- Vide Chq No:-664276 dt:-05.10.2016	
Pls advise me sir.	
By: Lavanya	Work Completed ☐

Lavanya,
have your
amount.

Sir,

Amount's Received.

Lavanya D
12/10/16

12/10/16

QC Audit Report

Date	08.11.16	Prepared by	S.Sunil Kumar.
Project	Nilgiri homes	Company	MNM
For month beginning date	05.10.16	Ending date	05.11.16
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?	15	
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.

QC Audit Report

Date	08.11.16.	Prepared by	S.Sunil Kumar.
Project	NILGIRI HOMES-II	Company	NILGIRI ESTATES
For month beginning date	05.10.16	Ending date	05.11.16
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?	No	
6.	Is power connection in labour quarters secured and safe?	Yes	
7.	Is curing being done for 21 days (check procedure and enquire with workers)?	No	
8.	Is proportion box being used (check availability and enquire with workers)?	Yes	
9.	No. of recron packets consumed during the month?	105	
10.	Are safety belts and helmets regularly used?	NA	
11.	Are CC cubes being sent for testing regularly?	Yes	
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: Site Engineers should make a self check before making a QC Request.			
Suggestions: Cubes casting should be properly done and should be sent in regular basis.			
Complaints: DB Boxes are not locked around total site, Curing also not happening in regular basis (RCC and Civil Works).			

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.

lavanya@modiproperties.com

From: "Rambabu Modi" <rambabu@modiproperties.com>
Date: 14-11-2016 2:06 PM
To: <lavanya@modiproperties.com>

3-4-16/13 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.
E-Mail : info@modiproperties.com

Bank Payment Voucher

No. : Bp/7

Dated : 14-Nov-2016

Particulars	Amount
Account : Viswakarma Enterprises	5,040.00

Through :

Hdfc Bank A/c No: 01268630000041

On Account of :

Ch. No. : Being cheque issued to Viswakarma enterprises for Supply of Granite
700 Nos for site use purpose dated on 27.8.2015.

Amount (in words) :

Indian Rupees Five Thousand Forty Only

₹ 5,040.00

Prepared by: Mnm@modiproperties.Com

Approved by

Receiver's Signature

14-11-2016

MATERIAL				INWARD REGISTER			
No.	Date	Particulars	Quantity	Particulars	Quantity	Particulars	Quantity
10492	23/8/15	2' 10" S.S. 10	2' 10"	10493	23/8/15	2' 10"	2' 10"
10493	23/8/15	2' 10" S.S. 10	2' 10"	10494	23/8/15	2' 10"	2' 10"
10494	23/8/15	2' 10" S.S. 10	2' 10"	10495	23/8/15	2' 10"	2' 10"
10495	23/8/15	2' 10" S.S. 10	2' 10"	10496	23/8/15	2' 10"	2' 10"
10496	23/8/15	2' 10" S.S. 10	2' 10"	10497	23/8/15	2' 10"	2' 10"
10497	23/8/15	2' 10" S.S. 10	2' 10"	10498	23/8/15	2' 10"	2' 10"
10498	23/8/15	2' 10" S.S. 10	2' 10"	10499	23/8/15	2' 10"	2' 10"
10499	23/8/15	2' 10" S.S. 10	2' 10"	10500	23/8/15	2' 10"	2' 10"
10500	23/8/15	2' 10" S.S. 10	2' 10"				

BUILDING MATERIAL					WARD REGISTER	
Sl. No.	Date	Time	Name	Material	Quantity	Remarks
10257	28/7/15	9:58	Pat Reddy	Mosium	300 cft	AP 287 9864
10258	28/7/15	10:04	Sai Vanyaaka shre	Mosium	300 cft	AP 287 9864
10259	28/7/15	10:55	Pat Reddy	Mosium	300 cft	AP 287 9864
10262	28/7/15	10:57	Pat Reddy	Mosium	300 cft	AP 287 9864
10263	28/7/15	11:17	Sai Vanyaaka shre	Mosium	300 cft	AP 287 9864
10264	28/7/15	13:15	Pat Reddy	Mosium	300 cft	AP 287 9864
10265	28/7/15	13:28	— do —	Mosium	300 cft	AP 287 9864
10266	28/7/15	13:35	— do —	Mosium	300 cft	AP 287 9864
10267	28/7/15	14:26	— do —	Mosium	300 cft	AP 287 9864
10268	28/7/15	15:56	— do —	Mosium	300 cft	AP 287 9864
10269	28/7/15	17:09	— do —	Mosium	300 cft	AP 287 9864

Nilgiri Estates (16-17)
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003

E-Mail: info@modiproperties.com

Bank Payment Voucher

No. : Bp/5

Dated : 14-Nov-2016

Particulars	Amount
Account : Sai Lakshmi Enterprises	1,646.00

Through :

Hd/c Bank A/c No. 01268630000041

On Account of :

Ch. No. : Being cheque issued to Sai lakshmi enterprises for supply of morrum dated on 28.7.2015 for site use purpose.

Amount (in words) :

Indian Rupees One Thousand Six Hundred Forty Six Only

₹ 1,646.00

Prepared by: Minm@modiproperties.com

Approved by

Receiver's Signature

Pag

Pending Payments for approval

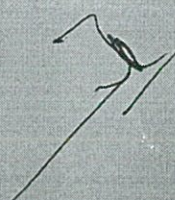
		material	date	qty	rate	amount	account name	YOUR INWARD NO.
1	Nilgiri Estates	Morram	28/7/2015	196	8.4	1646	Sai Lakshmi Enterprises	10260
2	Nilgiri Estates	Granite	27/8/2015	700	7.2	5040	Viswakarma Enterprises	10495

① Morram $196 \text{ cft} \times 8.40/- = 1646-00$ ✓

② Granite $700 \text{ lbs} \times 7.20/- = 5040-00$ ✓

total = 6,686-00

Towards: Six thousand Six Eighty Six Only.

 NAK