

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

Company:	Vista Homes	Date of site visit:	02.08.19(Friday)
Site:	Vista Homes	From / To time:	09:30 to 18:00
Visited by:	Praveen. B	Prepared by:	Praveen. B
Previous date of audit:	11.07.19	Sign:	
Sl No	Description	Remarks	
1.	Material shifting authorization forms issued in last 30 days.	Sl. No. 191141 to Sl. 191900 & Sl No. 18700 to 180774	
2.	Material issue authorization forms issued in last 30 days	Sl. No. 302701 to Sl. No. 302759	
3.	Total value of stock maintained at site as per stock register. Exclude steel, cement, building material, lifts, etc.	Rs. 12.20 lakhs.	
4.	Admin/sales to certifying that Site office, Clubhouse and Model Flats are properly maintained and cleaned on a daily basis in writing.	Letter date: 02.08.19	
5.	Admin to provide explanation for material lying outside storerooms.	Letter date: 02.08.19	
6.	Last scrap sold	Date 25.07.19 & value Rs 20,160	
7.	Admin to provide list of vacant /possession given units.	Certified list date: 02.08.19	
8.	Admin to provide list of additions & alterations given by customers.	Certified list date: - 02.08.19	
9.	Admin to provide list of MMC arrears from db.	Certified list date: 02.08.19	
10.	Admin to provide list of keys and qualitative rating of labeling.	Average	
11.	Admin to prepare list of utility bills paid during preceding month.	Certified list date: 02.08.19	
12.	Are material shifting forms serial nos mentioned in the Hire charges register?	Yes	
13.	If above stock value exceeds Rs. 5 lakhs – has letter of explanation been collect from Admin at site?	Letter date: Yes	
14.	Is Security properly dressed?	Yes	
15.	Is scrap properly arranged?	Yes	
16.	Is the online payments details/register updated by Admin Officer regularly?	Yes	
17.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
18.	No. of weekly reports of labour/hire charges/ material received not tallying with registers.	Yes	
19.	Inward no. & dates for receipts of building material before 9 am and after 6 pm. Collect letter of explanation from Admin in case of default.	Yes	
20.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes Yes	
21.	Are Bills & Dc's Inward\outward register being properly maintained	Yes	
22.	Stores and stock statement are properly arranged / maintained?	Yes	
23.	Is the construction circular spiral bound in good condition? Is file for	Yes	

	latest circulars and internal memos properly maintained?	
24.	Are hire charges and building material photographs being printed from database within one working day?	Yes
25.	Stock report quantity tallies with physical quantity?	Yes
26.	Is turnkey contractors material exchange logbook maintaining properly?	Yes
27.	a) No. of security sanctioned?	07 No's
	b) No. of security regularly present?	07 No's
	c) No. of sticks provided?	05 No's
	d) No. of torch lights provided?	02 No's
28.	a) No. of children attending Crech	12 No's
	b) Creche teacher and Ayya timing?	9.30am to 5pm
	c) Average no. of meals provided per day	15 No's
	d) Quality of crèche	Average
29.	a) No. of helmets maintained with security.	06 No's
	b) Quality & cleanliness of helmets (G/A/P)	Average
30.	a) No. of labour quarters?	51 No's
	b) Occupied labour quarters?	51 No's
	c) No. of labour quarters in poor condition?	Nil
	d) No. of toilets?	05 No's
	e) No. of washrooms?	05 No's
31.	a) No. of quarters in violation of electric supply rules.	Nil
	b) Provision of water for labour quarters?	Yes
	c) Quality of toilets/washroom, cleanliness.	Average
32.	a) No. of pending requisitions in file?	36 No's
	b) No. of pending requisitions in weekly report?	21 No's
	c) No. of requisitions not signed by project manager	Nil
	d) No of weekly reports not signed by project manager	Nil
	e) No. of PO/WOs not attached	02 no's
	f) No. of requisitions where material received are not updated.	Nil
33.	a) No. of job work sheets issued in last 30 days.	23 No's
	b) No. of sheets not in compliance with rules	Nil
	c) No. of sheets scanned and send within specified time.	23 No's
34.	a) No. of vacant flats/villas where stage – III/IV is completed.	03 No's
	b) No. of such units not locked.	Nil
35.	a) No. of units with arrears of more than 2 months MMC.	77 No's
	b) No. of active pages in MMC collection log book.	40No's
36.	a) Gate passes issued in last 30 days.	01 No's
	b) No. of gate passes not properly filled.	Nil
37.	a) No. of bills/DCs that were not sent to HO within 2 working days, during the last 30 days.	15 No's
38.	a) No. of storerooms.	01 No's
	b) No. of rooms within stores.	06 No's
	c) No. of rooms not properly secured.	Nil

List of stores checked	Stores checked(Yes/No)	Qualitative rating(G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Good
Sanitary	Yes	Average
CP fittings Tiles	Yes	Average
Lift	Yes	Good
General Material	Yes	Average
Tools	Yes	Average
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. The following rates codes are not updated in stock report. 2373,2376,2379,2391,4638,4652,4669,4697,10230 & 7172. 2. 2 CC cameras was not working at site (under repair) 3. Water tankers are received before 9am and after 9pm at site. 4. Tiles are lying in C- block cellar.		
Suggestions :Nil		