

Check list of project documents

Company	Modi Reality Pocharam LLP	Project	Nilgiri Heights
Sy No.	27	Location	Pocharam
Prepared by	Srujana	Date	29/02/24
Previous update	NA	Scan Id:	

Sl no.	Document description	Scan Id
1.	Title documents – legal team	
2.	List of registered documents – excel sheet	170589
3.	List of pahanis - excel sheet -	170589
4.	List of patta passbooks – excel sheet	NA
5.	List of proceedings – excel sheet	170589
6.	Dharani details – excel sheet	NA
7.	List of court cases	169062
8.	Family tree	NA
9.	Death certificate, legal heir & succession certificate	NA
10.	ECs	176480
11.	Family settlement agreements	NA
12.	SRO valuation certificate	176481
13.	Notes on title	176479
14.	Legal opinion	NA
15.	Miscellaneous revenue plans & sketches	NA
16.	Miscellaneous orders	170590
17.	Village map	176484
18.	Topo plan	NA
19.	Tonch plan	176482
20.	Zoning plan	NA
21.	Dharani cadastral maps	NA
22.	Tippans	NA
23.	Title documents – registered deed	176475,176476,
24.	Link documents – registered deeds	176478,13688,13689,14022,14021,14020,14019,14018,14017,14016,14015,14027,14026,14086,14085,14074,14073,14072,14071,14070,14084,14083,14082,14081,14080,14079,14178,14177,14179,14176,14180,14181,14546
25.	Pahanis	170592,170593,170594
26.	Patta passbooks	NA
27.	Revenue proceedings	170596,14066
28.	Dharani passbook/screen shorts	NA
29.	Court case orders/judgments	153467
30.	Court case affidavits, counters, etc.	153466,183282,183283
31.	Court case – list of exhibits with scan ids	153466
32.	Public notice	NA

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33.	Site photos	176207
34.	Miscellaneous docs related to due-diligence	14545
35.	Permits – Admin division	
36.	Approved schematic plans for permits	5082,50835084,5701,5702,5815
37.	Building permit plan	2518 TO 2522
38.	Building permit proceeding	74412
39.	Fire NOC plan	2558,2562
40.	Provisional fire NOC proceedings	174092
41.	Final fire NOC	NA
42.	CFE	85562
43.	CFO	NA
44.	Irrigation NOC	NA
45.	Structural stability certificate	174095
46.	Revenue NOC	NA
47.	Revenue sketch	NA
48.	NALA conversion order	174083
49.	Environment NOC	174079
50.	AAI NOC	174078
51.	Soil test certificate	174094
52.	Water test certificate	NA
53.	Water feasibility report	120517
54.	Electricity supply permit	183233
55.	Water supply permit	NA
56.	CEIG & Dy. CEIG orders	NA
57.	GOs	NA
58.	Land use certificate	174082
59.	Change of land use order	NA
60.	Road width certificate	NA
61.	Other proceedings	NA
62.	Third party proof check of structural design	174086
63.	M-codex plan Ids of permit plans, fire plans, structural plans	2558,2562
64.	Occupancy certificate	NA
65.	Miscellaneous documents related to permits	NA
66.	Secretarial documents – Accounts team	
67.	MOM & BOA of private Ltd., companies	NA
68.	Firm/company registration certificates	34530
69.	Partnership firm/LLP agreements	176292
70.	Information from ROC	NA
71.	Charges	NA
72.	Miscellaneous documents related to ROC	NA
73.	Accounts related documents – accounts team	
74.	IT returns (last 5 years)	88528,51785,19797,19795,172305,123958

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75.	GST returns (last 6 months)	NA
76.	GST registration certificate	132842
77.	GSTR9 & 9C (latest)	169501
78.	PAN card	176487
79.	TAN card	181565
80.	List of bank accounts	176484
81.	Project cost submitted for loan	NA
82.	List of loans	183164
83.	Loan term sheet	79685
84.	Loan repayment schedule	183164
85.	Loan SOA	183169
86.	Valuation by registered valuer	176480
87.	Legal opinion from banks/finance companies	NA
88.	RERA registration certificate	91919
89.	RERA quarterly filing (latest)	NA
90.	Status of work completion (latest)	95057
91.	Miscellaneous documents related to accounts	106102,117807,120788
92.	Plans – E&D team	
93.	Views	5971
94.	Site plan	2388
95.	Presentation plans	5968,5969
96.	Area statement + plans	5970
97.	Site survey plan	1356
98.	Corelation plans between tippans and site survey	NA
99.	Miscellaneous plans related to E&D	NA
100.	Estimates – QS team	
101.	Total project cost	NA
102.	Estimate of RCC structure	NA
103.	Estimate of civil works	NA
104.	Estimate of finishing works	NA
105.	Estimate of MEP equipment	NA
106.	Status of work completion (latest)	NA
107.	Purchase related documents – purchase team	
108.	Lift ACS + commissioning report	NA
109.	Generator ACS + commissioning report	NA
110.	Transformer + panels ACS	NA
111.	Chiller + pump + panel ACS + commissioning report	NA
112.	Vacuum + air compressor ACS + commissioning report	NA
113.	Fire pumps ACS + commissioning report	NA
114.	HSD equipment ACS + commissioning report	NA
115.	ETP/STP ACS + commissioning report	NA
116.	Other major equipment ACS +	NA

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	commissioning report	
117.	Sales, CR & promotions related documents	
118.	Project brochure	169309
119.	Project flyers	169290
120.	Project writeup	169309
121.	Project plans	169207
122.	Latest price list	175989
123.	Booking form, AOS & sale deed formats	168930,91933,91934
124.	Photographs (Pdf 4 photographs per page)	169364
125.	APF letters from banks/finance companies	176490
126.	List of possessions handed over	NA
127.	Letter head	169086
128.	Surrounding development details (PPT)	169300
129.	Owners association registration and bye-laws + rules	NA
130.	Other sales, CR & promotion related documents	NA
131.	Admin related documents – Admin team	
132.	Lease deeds	NA
133.	Property tax assessment and payment details	NA
134.	Latest electricity bill	176494
135.	Latest water bill	NA
136.	PF details	NA
137.	ESI details	NA
138.	Trade license details	NA
139.	Labour license details	NA
140.	Labour cess details	NA
141.	Professional tax details	NA
142.	Common area maintenance details	NA
143.	List of vehicles owned and sold	NA
144.	Current list of employees	169957
145.	Other admin related documents	NA
146.	MEP related documents – MEP team	
147.	Water supply + Borewell schematic plan	NA
148.	Electricity supply schematic plan /SLD	NA
149.	Sub-surface drainage schematic plan	NA
150.	Drainage schematic plan	NA
151.	Fire system schematic plan	NA
152.	Power back-up schematic plan	NA
153.	Other schematic plans	NA

Note: In case of title documents a pdf with html link can be prepared.