aruna@modiproperties.com

From: "Soham Modi" <sohammodi@modiproperties.com>
Date: 11-01-2019 12:01 PM
To: "aruna" <aruna@modiproperties.com>
Subject: Fw: Payments pending from KSR BUILDERS - reg. Kindly help.(request from SAI LAKSHMI ENTERPRISES)

Print

Regards,
Soham Modi

From: srinathgeebu@gmail.com
Sent: 10 January 2019 8:50 pm
To: soham@modiproperties.com
Subject: Payments pending from KSR BUILDERS - reg. Kindly help.(request from SAI LAKSHMI ENTERPRISES)

Dear Sir

This is to bring to your kind notice that one of our contractors KSR Builders is not releasing payments to me. There is an outstanding of Rs.1.79 lac from this contractor against supply of building material to our Silver Oak Villas and Villa Orchids sites.

The last payment he made was on 18th December 2018. Even then payments are pending since November month.

In spite of repeated requests and followups he is not making the payment.
He simply keeps on postponing the payments saying that he is not having sufficient funds.

Recently he has even stopped receiving may calls.

I would request you to kindly look into this and help me in this regard.

thank you Sir.

srinath

sohammodi@modiproperties.com

56

From: QC <qc@modiproperties.com>
Sent: 08 01 2019 11.20 AM
To: aruna
Cc: QC; SOV; soham modi; Ashaiya
Subject: Cancel the ID no-32590 raised for Villa no-17 (After Brickwork) at SOV Site. reg-

To,

Aruna Madam.

Please Cancel the ID no-32590 raised for Villa no-17 (After Brickwork) at SOV Site. Pending Works are as follows.

a) Set-backs FFI marking not done with Blue-Oxide.

b) Brick jointing not done properly in Kitchen,Common toilet and in Master Bedroom above Loft.

c) At couple of places Hacking not done for Beams and Slab in Portico.

d) Electrical Metal boxes not fixed properly.

e) Curing log-sheet board not fixed to Villa.

Note: Site-Engineer (Chandrakanth) without making Self-Check simply raised QC Request. Send Self-Check Report to QC Team after Completion of all Pending Works.

Regards,
QC Team.

sohammodi@modiproperties.com

From:	QC <qc@modiproperties.com>
Sent:	08 01 2019 11.52 AM
To:	soham modi
Cc:	QC; SOV
Subject:	Curing Photos not sent at SOV Site. reg-

To,

MD Sir.

As per Internal memo-912/89/a.

Curing Photos not sent till this date at SOV Site.

1) Villa no-70 Col-02 Casted on 25-12-18

a) 13 days X Rs.5000 /- = Rs.65,000 /- (Contractor) Vedik Infra.

b) 13days X Rs.2000 /- = Rs.26000 /-(Project Manager)

NOTE:-

1) Sir, We are Regularly making follow ups with the Concern Engineers and Project Managers regarding above issue.

Thanking You.

Regards,
QC Team.

sohammodi@modiproperties.com

SOV

From:	QC <qc@modiproperties.com>
Sent:	09 01 2019 11.26 AM
To:	soham modi
Cc:	QC
Subject:	Curing Photos not Sending Regularly at SOV Site. reg-

To,

MD Sir.

<u>As per Internal memo-912/89/a-</u>

Curing Photos not sending Regularly after Completion of Casting Slabs and Columns within One Working day at SOV Site, At the time of Column Checkings they are Sending Photos.

Example: a) Villa no-47 col-01 Casted on **<u>27-12-18</u>** but Curing photos sent on **<u>07-01-19.</u>**

b) Villa no-49 Col-01 Casted on **<u>03-01-19</u>** but Curing photos sent on **<u>07-01-19.</u>**

c) Villa no-50 Col-01 Casted on **<u>02-01-19</u>** but Curing photos sent on **<u>07-01-19</u>**

NOTE:-

1) Sir, We are Regularly making follow ups with the Concern Engineer(Veerabramam) and Project Manager, then only they are sending photographs.

2) Curing Log Sheet boards are not fitted for Some of the Villas and not updating the dates properly.

3) In some of the Villas Staircase Waist Slab Honey Combs are not packing properly and rods are exposing out, Until QC Team pointing out none of the Engineers not Seeing.

Thanking You.

Regards,
QC Team.

Annexure - E - Circular no. 807(b)

Estimate of work done

Name of contractor: KSR Builders

Company name: Silveroak Villas

Project name: Silveroak Villas LLP

Date: 09.01.19

Const. Contract Rate: 815

S No	Villa no.	Type (2, 3, 4BHK)	SBUA	Work start date	Earth work, footing, plinth, column1	RRC, slabs + head room	Brick work, compound wall & site levelling	2 coats plastering	Final finishing and handover	Total percentage of work done	Construction contract value	Value of work done	Advance Paid	Advance adjusted	Balance payable
		Rate			20	25	25	20	10	100	815				
1	69	A1-2Bhk	1,100	28/Jul/18	1	1	0.8			65	896,500	582,725	100,000	65,000	517,725
2	70	A1-3Bhk	1,780	28/Jul/18	1	1	0.65			61	1,450,700	888,554	100,000	61,250	827,304
3	71	A1-2Bhk	1,100	28/Jul/18	1	1	0.3			53	896,500	470,663	100,000	52,500	418,163
4	72	A1-2Bhk	1,100	28/Jul/18	1	0.75				39	896,500	347,394	100,000	38,750	308,644
5	73	A1-4Bhk	1,780	8/Aug/18	1	0.75				39	1,450,700	562,146	100,000	38,750	523,396
6	74	A1-3Bhk	1,780	8/Aug/18	1	0.75				39	1,450,700	562,146	100,000	38,750	523,396
7	75	A1-2Bhk	1,100	18/Aug/18	1	0.35				29	896,500	257,744	100,000	28,750	228,994
8	76	A1-3Bhk	1,780	18/Aug/18	1	0.35				29	1,450,700	417,076	100,000	28,750	388,326
9	77	A2 -3Bhk	1,780	11/Jun/18	1	1	0.6			60	1,450,700	870,420	100,000	60,000	810,420
10	78	A2 -2Bhk	1,100	8/Jun/18	1	1	0.6			60	896,500	537,900	100,000	60,000	477,900
11	79	A2 -2Bhk	1,100	8/Jun/18	1	1	0.75			64	896,500	571,519	100,000	63,750	507,769
12	80	A2 -3Bhk	1,780	8/Jun/18	1	1	0.6			60	1,450,700	870,420	100,000	60,000	810,420
13	81	A2 -3Bhk	1,780	7/Jun/18	1	1	0.95			69	1,450,700	997,356	100,000	68,750	928,606
14	82	Mort-3Bhk	1,780	7/Jun/18	1	1	1			70	1,450,700	1,015,490	100,000	70,000	945,490
		Total	20,840		14	12	6	-	-	735	16,984,600	8,951,553	1,400,000	735,000	8,216,553
													18% GST for work completed		1,478,979
													Total Amount with GST		9,695,532
										A	Amount paid to contractor				12,346,636
										B	Less: Advance paid				1,400,000
										C	Balance payable to contractor				4,051,104

Note: Send report every Thursday.