

Sent: Tuesday, May 9, 2017 2:47 PM

To: Soham Modi

Cc: sunil@modiproperties.com ; Sirish ; andrews@modiproperties.com

Subject: Audit report of Paramount Avenue

Dear Sir,

The audit of QC files & electric power supply/ sub-meters is completed on 9/5/17 and following are the observations.

1. QC files of block - A&B:

a) Additions&Alterations: An effective signature procedure is not noticed and signature of neither buyer's nor

engineer's is found in the files of B-112,B-212,B-414,A-705,A-801,A-404,A-502,A-207,A-401,A-602,A-601,A-606.

b) QC files: The following files do not have either one of the reports or more than one reports of after finishing,after plumbing & electrical,after plastering (A-104,A-205,A-203,A-201,A-306,A-507,A-707,A-705,A-704,A-703,A-701,A-807,A-806,A-804,A-802. 2.Electric Power supply/ sub-meters:

a) All dept meters& distribution boards must be in lock &key: All the meters with lock & key provision except one distribution box at the labour quarters area(new). This needs proper positioning and provision of lock.

b) Labour quarter's(4 to 6) electrical connection with one MCB,6 amps: The input power supply is taken from the construction service number and no sub-meter is provided. The norm of 4to 6 quarters connection with one MCB, 6 amps does not exists.

c) Installation of sub-meters as per circular 130(a): The CT meter main(040115180) is connected with sub-meters separately viz; RO plant, bore/swimming pool, street lighting(total three). This is connected with all the utilities of association and paid by association.

The entire load of construction activity & labour quarters is connected to the construction meter(22025309). A separate service connection exists to the model house.

d) Electricity register: It is satisfactorily maintained for construction meter,model flat and CT meter with sub-meters of RO plant,bore/swimming & street lighting(total six). It is suggested to have a record/data of reasons for high consumption on particular days during the month, which shall be helpful for analysis(example: construction meter high consumption was 94 units and min consumption was 33 units/day on a particular day in the month of April'17)It is also suggested that the meter number should be written in the respective page(in some pages meter number is not noticed).

e) Security lighting: It is connected with the association meter and with alternative supply of gen.set.

f) Incandescent lamps in quarters: Used LED illumination.

g) Service wire: Used only aluminium cable.

The above observations are discussed with Mr.Sirish,Mr.Andrews, & Mr.Rahul.

Regards,
Padmanabh