

MEMO

DATE & FROM:	TO & REMARKS.
08/07 KRD	KRD Remind price list. loft approved old price list. attached for your approval along with approved drawing tender by August, we need to submit the PO to KRD of MCL.

Fwd: Our telecom regarding revised prices./price increase.

From: Christopher Hartnett (chris25oct@gmail.com)

To: sohammodi@modiproperties.com

Cc: prabhakar@modiproperties.com; murthy@modiproperties.com; accounts@kitchen-by-design.com

Date: Tuesday, June 2, 2020, 12:14 PM GMT+5:30

Dear Soham,

Please refer to my trailing mail regarding price increase.(our last price decision was in 2017)
Please find herewith revised prices for new orders

-open cabinet
Old price -468/-
Revised price-525/-

Closed cabinet
-old price-937/-
-revised price-1050/-

Sft remains the same.

Gst @18% as usual

Thanking you

Regards

Chris

Christopher Hartnett
Linus Consultants Pvt Ltd
Hyderabad
India

Revise to

kitchen { Open cabinet — 500/- + 18% GST
Closed cabinet — 1000/- + 18% GST
Wardrobe — 800/- + 18% GST



Begin forwarded message:

From: Christopher Hartnett <chris25oct@gmail.com>
Subject: Our telecom regarding revised prices.
Date: 17 March 2020 at 12:13:35 PM IST
To: Soham Modi <sohammodi@modiproperties.com>

Dear Soham,

Ref our telecom last week regarding prices of kitchens .

A brief look into the history for your reference .

-the last time we quoted to you was for orders dated mid 2017 and these supplies went into 2018.
-we did not receive any order from you in 2019.

We are now in march 2020 almost 2.5 years since we last quoted .

We have had price hikes in the following

-hettich hinges 100deg "0" crank- increase 14%
-hettich innotech soft close drawer slides -16%
-10 cm plinth system with 4" Upvc legs from INOX-14%
-18 mm pre lam engineered board-12%

There has been an overall cost increase of approx 12 % and we request you to please look into a revision .

We will supply components for the existing kitchens at a price agreed by you .
I await your response

Regards
Chris

Christopher Hartnett
Linus Consultants Pvt Ltd
Hyderabad
India

15/12/17

Not for Approval

Kitchen (Modular) of Linus
pricing after GST Amendment

1) Closed - 937 + 18% Per sqft

2) Open - 468 + 18% Per sqft

3) Wardrobe - 750 + 18% Per sqft

Poojaskar P
Purchase



updated 16/5/17

Kitchen Mesurments of all sites						
Prepared by: Prabhakar						
Date: 3-5-17.						
Sl	Site	Type	Units	Open SFT	Closed SFT	Total SFT
1	BNC Estates	A	SFT	3.00	46.00	49.00
2	BNC Estates	A(A)	SFT	-	44.00	44.00
3	BNC Estates	B	SFT	2.00	46.00	48.00
4	BNC Estates	C	SFT	2.00	56.00	58.00
5	BNC Estates	D(A)	SFT	-	61.00	61.00
6	BNC Estates	D(B)	SFT	2.00	53.00	55.00
7	BNC Estates	E	SFT	4.00	40.00	44.00
8	BNC Estates	F	SFT	2.00	46.00	48.00
9	BNC Estates	G	SFT	-	38.00	38.00
10	BNC Estates	H(A)	SFT	5.00	60.00	65.00
11	BNC Estates	H(B)	SFT	3.00	57.00	60.00
12	BNC Estates	I	SFT	3.00	37.00	40.00
13	MNM	SOUTH	SFT	3.00	39.00	42.00
14	MNM	WEST 1&2	SFT	-	32.00	32.00
15	MNM	EAST	SFT	-	42.00	42.00
16	PMR-II	A	SFT	5.00	35.00	40.00
17	PMR-II	B	SFT	4.00	36.00	40.00
18	PMR-II	C	SFT	4.00	42.00	46.00
19	PMR-II	D	SFT	4.00	38.00	42.00
20	PMR-II	E	SFT	4.00	29.00	33.00
21	PMR-II	F	SFT	4.00	38.00	42.00
22	PMR-II	G1&G2	SFT	2.00	38.00	40.00
23	VISTA	A	SFT	2.50	40.00	42.50
24	VISTA	B	SFT	2.50	36.00	38.50
25	VISTA	C	SFT	4.50	23.50	28.00
26	VISTA	D	SFT	4.00	42.00	46.00

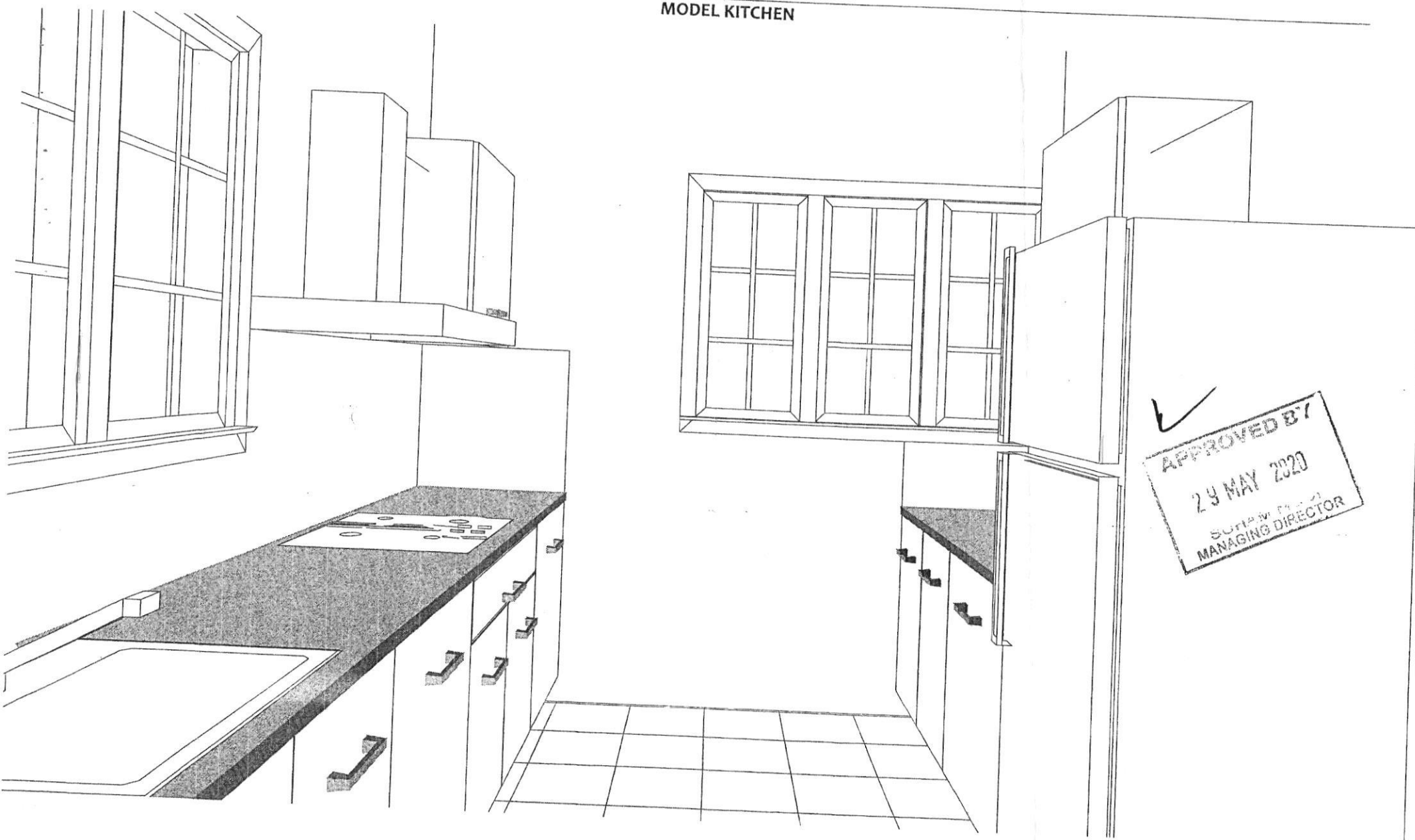
APPROVED BY
12 MAY 2017
SMT
MAR-2017

16/5/2017

KITCHEN BY DESIGN
Linus Consultants Pvt Ltd
Road 5, Jubilee Hills
Hyderabad - Telangana
India

Mayflower Platinum A-6
Revised: 28-05-2020
Model Kitchen

28-05-2020
MODEL KITCHEN



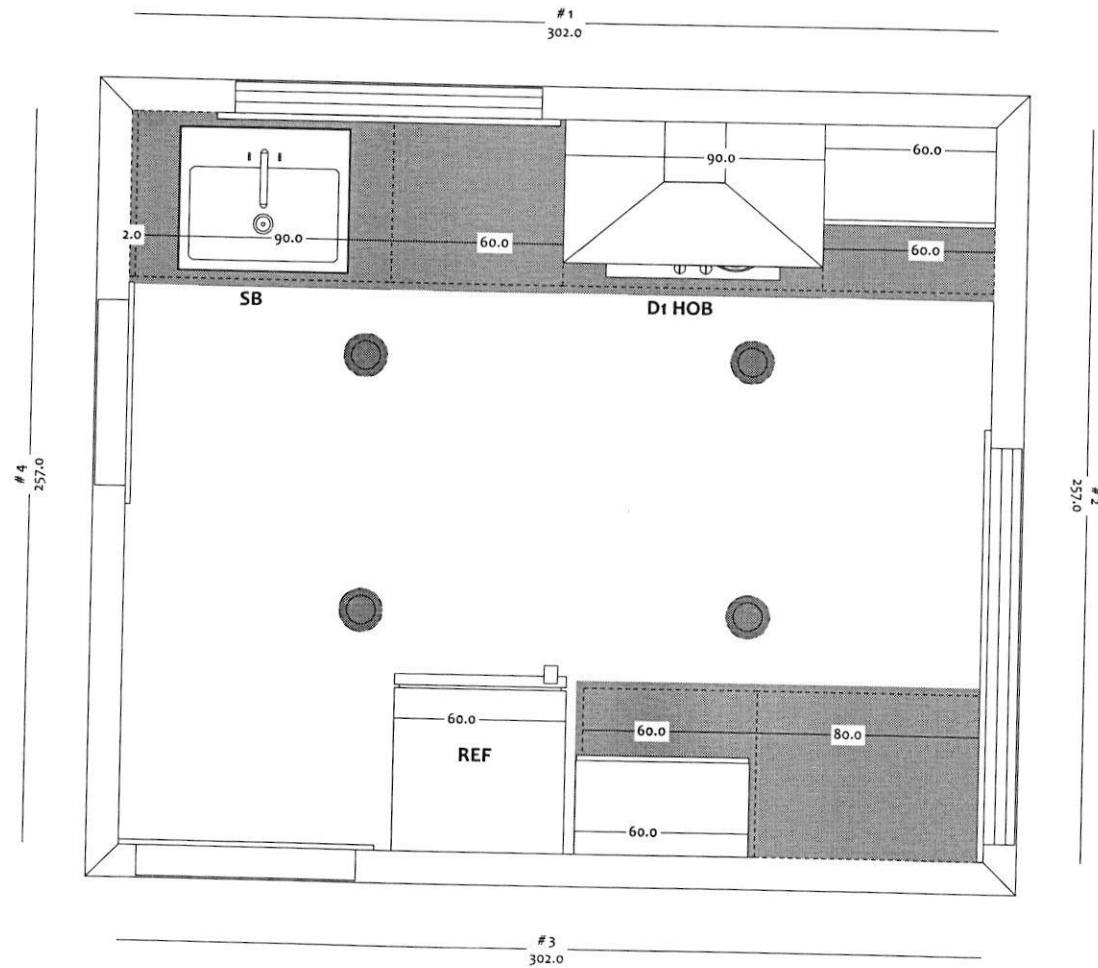
✓
APPROVED BY
29 MAY 2020
SUNIL K. RAO
MANAGING DIRECTOR

KITCHEN BY DESIGN
Linus Consultants Pvt Ltd
Road 5, Jubilee Hills
Hyderabad - Telangana
India

Mayflower Platinum A-6
Revised: 28-05-2020
Model Kitchen

28-05-2020
MODEL KITCHEN

Not To Scale



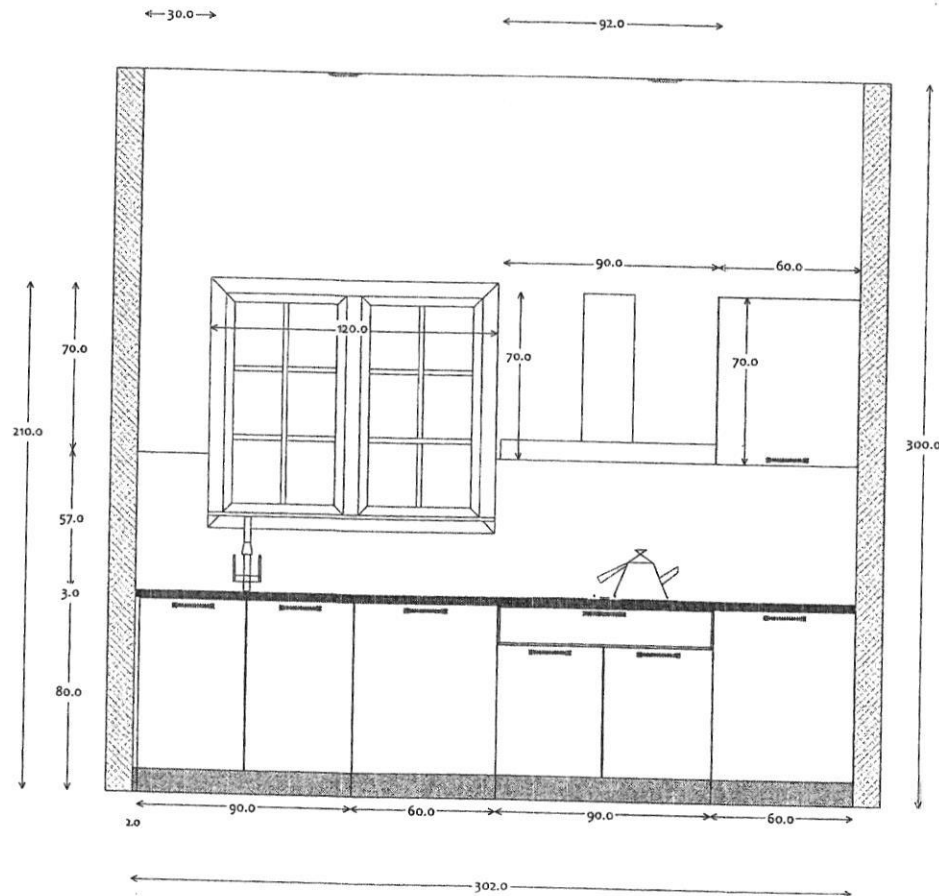
KITCHEN BY DESIGN

Linus Consultants Pvt Ltd
Road 5, Jubilee Hills
Hyderabad - Telangana
India

Mayflower Platinum A-6
Revised: 28-05-2020
Model Kitchen

28-05-2020
MODEL KITCHEN - Wall 1

Not To Scale



APPROVED
29 MAY 2020
SUDHAKAR
MANAGING DIRECTOR

Mayflower Platinum A-6
Revised: 28-05-2020
Model Kitchen

Not To Scale



KITCHEN BY DESIGN

Linus Consultants Pvt Ltd
Road 5, Jubilee Hills
Hyderabad - Telangana
India

MAYFLOWER PLATINUM A-5
MODEL KITCHEN PLAN

23-05-2020
MODEL KITCHEN

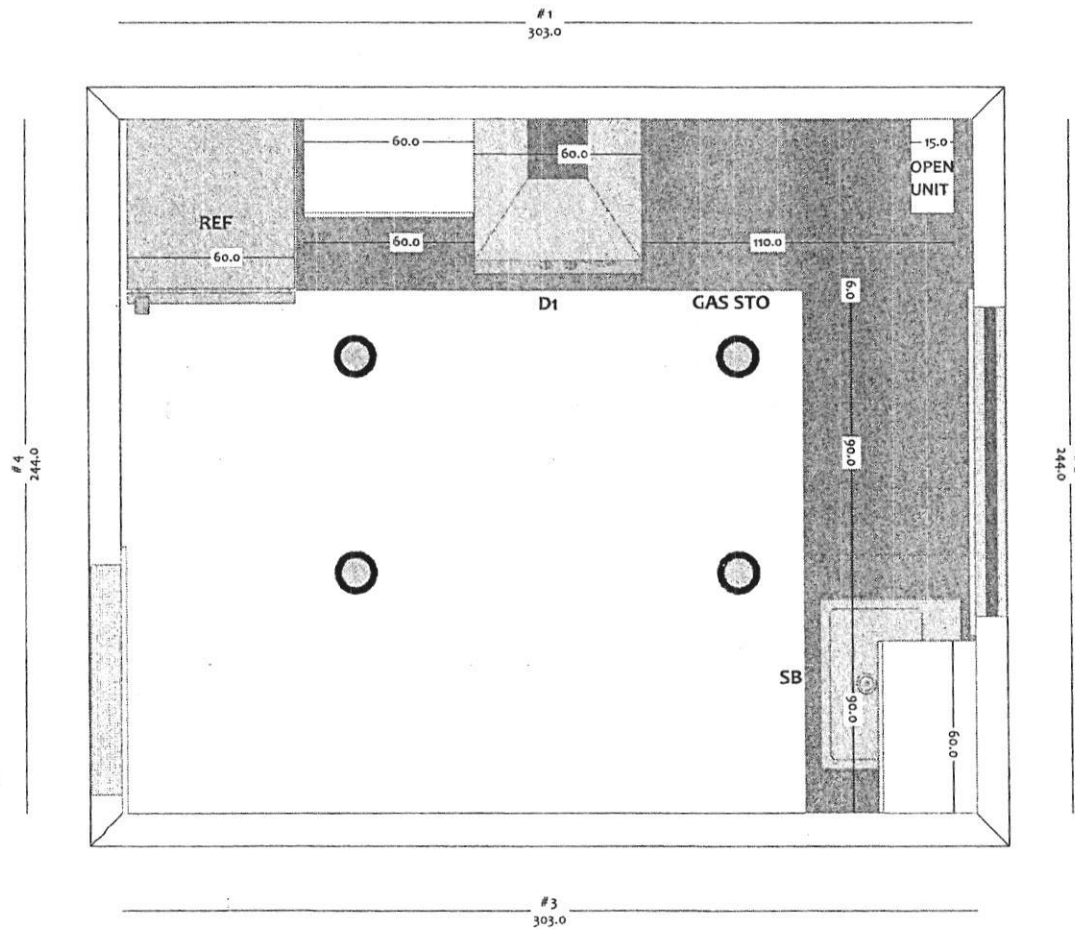


KITCHEN BY DESIGN
Linus Consultants Pvt Ltd
Road 5, Jubilee Hills
Hyderabad - Telangana
India

MAYFLOWER PLATINUM A-5
MODEL KITCHEN PLAN

23-05-2020
MODEL KITCHEN

Not To Scale



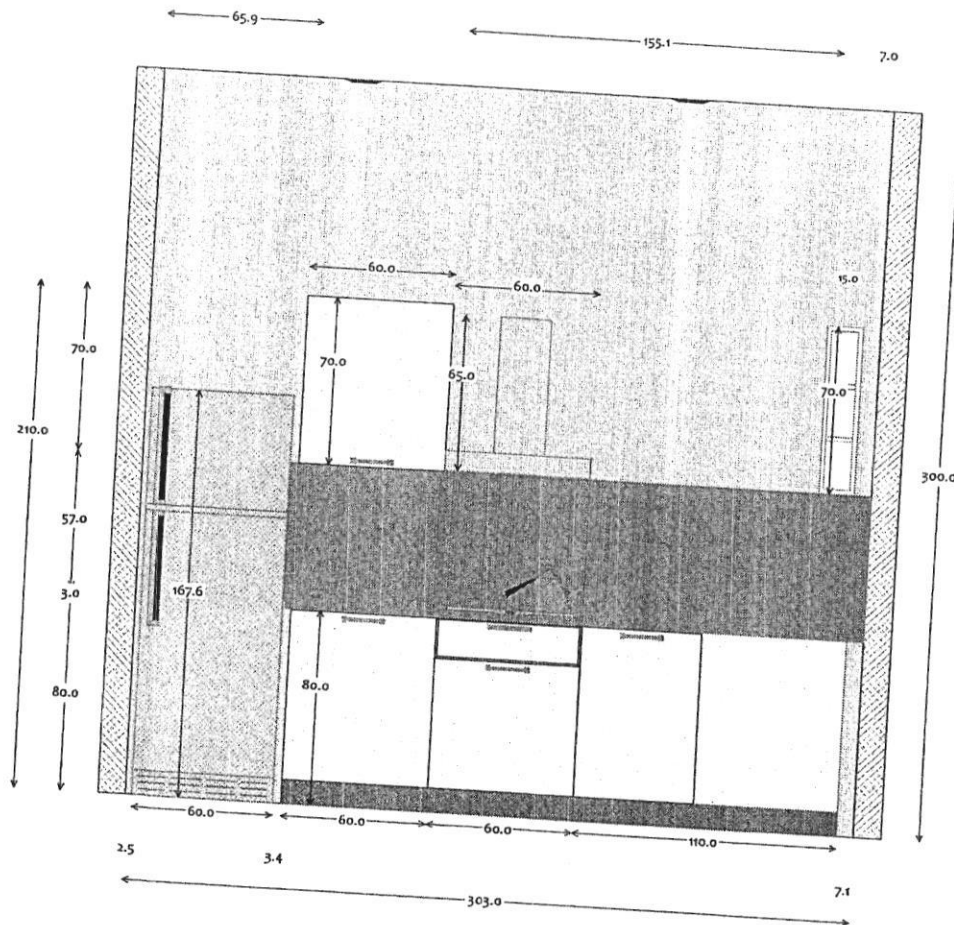
✓
APPROVED BY
27 MAY 2020
SUHAM MODI
MANAGING DIRECTOR

KITCHEN BY DESIGN
Linus Consultants Pvt Ltd
Road 5, Jubilee Hills
Hyderabad - Telangana
India

MAYFLOWER PLATINUM A-5
MODEL KITCHEN PLAN

23-05-2020
MODEL KITCHEN - Wall 1

Not To Scale



✓
APPROVED BY
27 MAY 2020
SOPHAM REDDI
MANAGING DIRECTOR

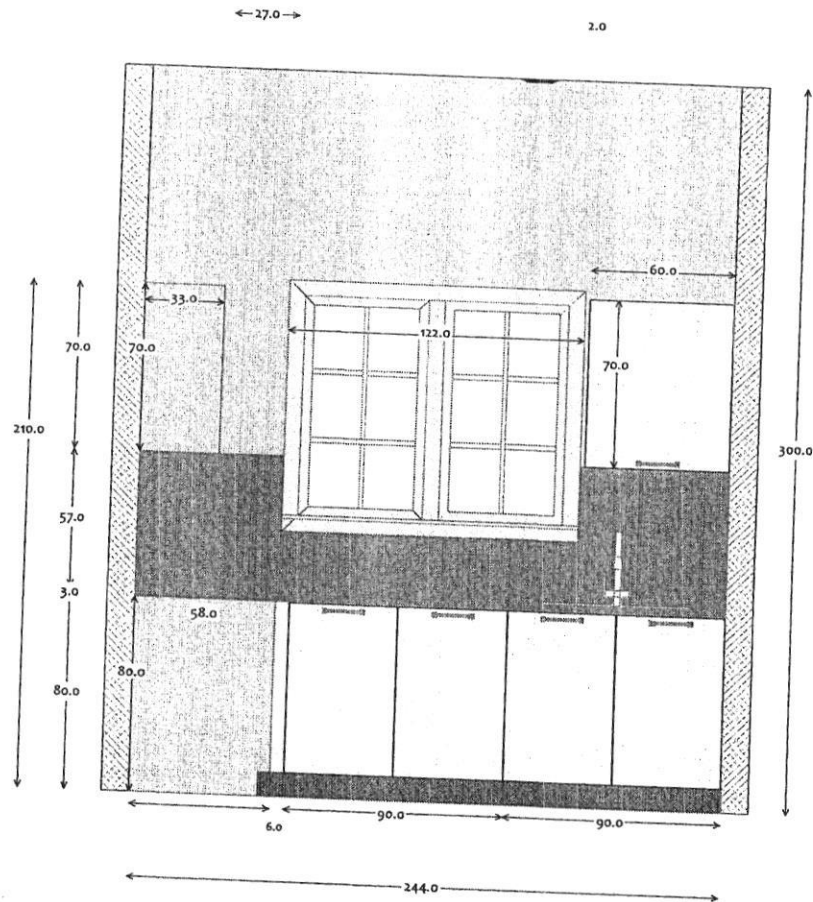
KITCHEN BY DESIGN

Linus Consultants Pvt Ltd
Road 5, Jubilee Hills
Hyderabad - Telangana
India

**MAYFLOWER PLATINUM A-5
MODEL KITCHEN PLAN**

23-05-2020
MODEL KITCHEN - Wall 2

Not To Scale



✓
APPROVED BY
27 MAY 2020
SOHAM BODI
MANAGING DIRECTOR

$$A = \underline{\underline{105}} \text{ Bottom}$$

waal ① $\Rightarrow 303 - 60 = \frac{243 \times 95^{\frac{80}{100}}}{929.03} = 24.84 = 25$

2) $\frac{\text{TOP } 60 \times 70}{929.03} = 4.51$

closed = 30

$\Rightarrow \text{OPEN } 15+15 = \frac{30 \times 70}{929.03} = 2.26 = 3$

$\frac{244 \times 95}{929.03} = 24.95 = 25$

2) $\frac{\text{TOP } 60 \times 70}{929.03} = 4.51$

25

30

open

open = $\frac{33 \times 70}{929.03} = 2.45 = 3$

6.

Closed = $\frac{60 \text{ str}}{6 \text{ str}}$
open = $\frac{6 \text{ str}}{6 \text{ str}}$

A-106

- Closed

waq = 1

① $\frac{302 \times 95}{929.03} = 30.88$

② Top $\frac{60 \times 77}{929.03} = 4.52$

36

③ Wall - 3

Bottom = $\frac{80 + 60 = 140 \times 95}{929.03} = 14.31$

Top = $\frac{60 \times 77}{929.03} = 4.52$

20

Total =

56.87

A-102

All closed cabinet

2)

Bottom

$$\frac{260 \times 95}{929.03} = 26.56 \approx 27$$

2)

$$\frac{60 \times 70}{929.02} = 6.51 \approx 5$$

49

Wall - ③

$$\textcircled{1} \frac{90 \times 70}{929.02} = 6.78 \approx 7$$

$$\textcircled{2} \frac{90 \times 95}{929.03} = 9.20 \approx 10$$

Total 249 sq ft (closed cabinet)

Requisition Form

Company Name:		Modi Properties Pvt Ltd		Date:		27-05-2020	
Site & Phase :		May Flower Platinum		Time:		16.15	
Supplier				Req.No.		11700	
Material required before date:			29-05-2020		ID No.		57262

No	Description	Size	Quantity	Units	Inward No	Date
1	Kitchen unit	10' x 2'6"	46	sft		
2	Kitchen unit	2'9" x 2'6"				
3	Wall Unit	4'0" x 2'4"				
4	Wall Unit	2'0" x 2'4"				
5						
6						
7						

Remarks : Towards A -106 model flat kitchen use purpose

Prepared By	K. Narender Reddy	Approved by	SV.subbareddy
Sign.& Date	27-05-2020	Sign. & Date	

2 nos are
required - one for
each model flat!



estimate!

Estimate/Draft PO

Page(s) 1 Of 1

08-06-2020 17:39:49

Original / Office Copy / Purchase Div.Copy

From Company : **Modi Properties Pvt.Ltd.**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AABCM4761E1ZM

Draft PO for Approval**Supplier Details**

Linus Consultants Pvt.Ltd.
Plot 38,Rd,#5,,Jubilee Hills, Hyd - 500033.

GSTIN 0 23550861
23551855/23553929/23550781 7680022677/76

Doc No	67847	11700
Doc Date	08-06-2020	
Quote No	Nil	
Quote Date	01-08-2017	
SupplyType	Supply	

Kind Attn : Mr. Srikant

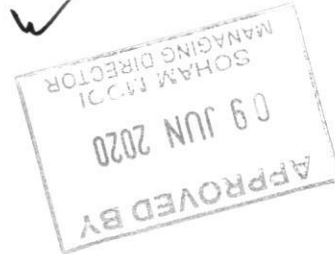
Estimate/Draft PO for the Supply of following Items.

Item Name	Qty	Rate	Dis%	IGST	Amount
1 5570 - Furniture - Kitchen Cabinet Fabrication - NA - sft Closed Cabinet - 56 sft x 01 flat	56.00	1,000.00	0.00	18.00	66,080.00
Total Order Value . . .					66,080.00

Rupees : Sixty Six Thousand Eighty Only.

Terms and Conditions :-

Specification / Brand	As per approved drawing, design & quotation dtd. 06.06.2020.
Payment Terms	50% adv. shall be paid at the time of W.O., bal. amount shall be paid within 7 days of delivery of material and raising of invoice.
Tax	All taxes included in above price.
Delivery Date	Within 2 weeks of issuing work order.
Delivery Location	May Flower Platinum Sy 82/1, Mallapur, Nacharam. Phone. 7680971999
Penalty For Delay	Nil
Transportation Cost	Included in above price
Warranty	1Yr from date of installation against any defects in manufacturing. Prompt & Regular service shall be given by you for repair.
Advance Paid	Rs. 33,040/- advance to be paid vide cheque no..... dtd.
Other Terms	We reserve the right to reject items not conforming to quality and specifications. Above order for A-106.
Completion Date	Installation of the Modular Kitchen at site shall be done at our cost.
Measurment	Nil
Security	Nil
Remarks	You shall provide packing list along with delivery of material clearly specifying the items included. separte packing shall be made for each kitchen.T&C in letter of confirmation dtd. 18/11/2016 shall be applicable.



T. A. M. P. S.
8/6/20.

For **Modi Properties Pvt.Ltd.**

Authorised Signatory

Draft PO for Approval

Accepted the above Terms And Conditions

For **Linus Consultants Pvt.Ltd.**

Name : _____

Name : _____

Date : ____/____/____

MEMO

[illegible]

Requisition Form

Company Name:		Modi Properties Pvt Ltd		Date:		27-05-2020		
Site & Phase :		May Flower Platinum		Time:		16.15		
Supplier				Req.No.		11701		
Material required before date:			29-05-2020		ID No.			57384
No	Description	Size	Quantity	Units	Inward No	Date		
1	Kitchen unit	8'0" x 2'6"	46	sft				
2	Kitchen unit	5'6" x 2'6"						
3	Wall Unit	2'0" x 2'4"						
4	Wall Unit	1'3" x 2'4"						
5	Wall Unit	2'0" x 2'4"						
6								
7								
Remarks : Towards A -105 model flat kitchen use purpose								
Prepared By		K. Narender Reddy		Approved by		SV.subbareddy		
Sign.& Date		27-05-2020		Sign. & Date				

Estimate/Draft PO

Page(s) 1 Of 1

08-06-2020 17:39:49

Original / Office Copy / Purchase Div.Copy

From Company : **Modi Properties Pvt.Ltd.**
5-4-187/3 & 4, IInd Floor, M.G.Road, Secunderabad - 500003
G S T No. : 36AABCM4761E1ZM

Draft PO for Approval**Supplier Details**

Linus Consultants Pvt.Ltd.
Plot 38,Rd,#5,,Jubile Hills, Hyd - 500033.

GSTIN 0

23550861

23551855/23553929/23550781

7680022677/76

Doc No	67848	11701
Doc Date	08-06-2020	
Quote No	Nil	
Quote Date	01-08-2017	
SupplyType	Supply	

Kind Attn : Mr. Srikant

Estimate/Draft PO for the Supply of following Items.

Item Name		Qty	Rate	Dis%	IGST	Amount
1	5570 - Furniture - Kitchen Cabinet Fabrication - NA - sft Closed Cabinet - 60 sft x 01 flat	60.00	1,000.00	0.00	18.00	70,800.00
2	5570 - Furniture - Kitchen Cabinet Fabrication - NA - sft Open Cabinet - 6 sft x 01 flat	6.00	500.00	0.00	18.00	3,540.00
Total Order Value . . .						74,340.00

Rupees : Seventy Four Thousand Three Hundred Fourty Only.

Terms and Conditions :-

Specification / Brand	As per approved drawing, design & quotation dtd. 06.06.2020.
Payment Terms	50% adv. shall be paid at the time of W.O., bal. amount shall be paid within 7 days of delivery of material and raising of invoice.
Tax	All taxes included in above price.
Delivery Date	Within 2 weeks of issuing work order.
Delivery Location	May Flower Platinum Sy 82/1, Mallapur, Nacharam. Phone. 7680971999
Penalty For Delay	Nil
Transportation Cost	Included in above price
Warranty	1Yr from date of installation against any defects in manufacturing. Prompt & Regular service shall be given by you for repair.
Advance Paid	Rs. 37,170/- advance to be paid vide cheque no..... dtd.
Other Terms	We reserve the right to reject items not conforming to quality and specifications. Above order for A-105.
Completion Date	Installation of the Modular Kitchen at site shall be done at our cost.
Measurment	Nil
Security	Nil
Remarks	You shall provide packing list along with delivery of material clearly specifying the items included. seperate packing shall be made for each kitchen.T&C in letter of confirmation dtd. 18/11/2016 shall be applicable.

For **Modi Properties Pvt.Ltd.**

Authorised Signatory

Draft PO for Approval

Accepted the above Terms And Conditions

For **Linus Consultants Pvt.Ltd.**

Name : _____

Name : _____

Date : __/__/__

Re: Kitchen Measurements - Reg.

From: Christopher Hartnett (chris25oct@gmail.com)

To: murthy@modiproperties.com

Cc: accounts@kitchen-by-design.com

Date: Friday, June 5, 2020, 05:02 PM GMT+5:30

Measurement are as follows

-A-102 Closed cabinets -49 sft

-A105 Closed cabinets -60 sft .Open cabinets -6 sft

-A106 Closed cabinets-56 sft

Regards

Christopher

Christopher Hartnett
Linus Consultants Pvt Ltd
Hyderabad
India

*Check the measurements
300 sq ft*

Verify the calculations

On 05-Jun-2020, at 4:53 PM, dakshina murthy <murthy@modiproperties.com> wrote:

Dear Christopher Sir,

Please send kitchen measurements of Mayflower Platinum - A 105,106 and 102 as discussed on phone call.

Regards,

T Dakshina Murthy

Purchase Officer | +91 95022 88044 | purchase@modiproperties.comModi Properties & Investments Pvt. Ltd. | www.modiproperties.com

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

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*Verified
Nagalaxmi
08/06/2020*