

Annexure (A)

Modi Properties Pvt. Ltd - Site Audit Report

Company:	MRMLLP	Date of site visit:	15.07.2020
Site:	GMR	From / To time:	09.30 to 18.00
Visited by:	R Sanjay Kumar	Prepared by:	R Sanjay Kumar
Previous date of audit:	15.06.2020	Sign:	
Sl No	Description	SOP followed (Yes / No)	Remarks
1.	Requisition Files:		
	a. Pending & completed requisitions files properly maintained.	Yes	
	b. Requisitions are signed by project manager.	Yes	
	c. MRN updated.	Yes	
	d. PO's printed and attached to requisitions.	Yes	
	e. Inward no's updated in requisitions.	Yes	
	f. Is all site related registers are signed by Project Manager on daily basis?	No	
2.	Remarks on requisition details by site report:		
	a. Remark on requisition details by site report is prepared properly & tallying with pending requisition file.	Yes	
	b. PM signed the above reports.	Yes	
	c. Remark on requisition details by site report file is maintained properly.	Yes	
	d. Is purchase reply report attached to above.	Yes	
3.	Stores & Stock:		
	a. Site has to provided list of store room.	03	
	b. Stores are being properly arranged material wise & secured properly with Barcode stickers.	No	
	c. Store rooms are labelled properly.	No	
	d. Stock value less than 5 Lacs (exclude value of cement, steel & tiles, building material).	No	
	e. List of unused and extra material provided by site.	No	
	f. Physical stock matching db-all stores.	No	
	g. Stock report files maintained properly.	Yes	
	h. Material issue authorization forms & file maintained properly.	Yes	
	i. Material issued authorization form by signed by engineers.	Yes	
	j. List of material lying outside the stores provided by site.	Yes	
	k. Steel & MS material stock stored at designated place.	No	
4.	Authorization forms:		
	a. Hire charges and building material inward record printed and signed on daily basis.	Yes	
	b. PM has signed above.	Yes	
Remarks on default in following standard procedures: Nil			
Complaints: Nil			
Suggestions : Nil			

Annexure (B)

Modi Properties Pvt. Ltd - Site Audit Report

Company:		Modi Realty Mallapur LLP	Date of site visit:	15.07.2020
Site:		Gulmohar Residency	From /To Time:	09.30 to 18.00
Visited & prepared by:		R Sanjay Kumar	Prepared by:	R Sanjay Kumar
Previous date of audit		15.06.2020	Sing:	
Sl No	Description	SOP Followed (Yes / No)	Remarks	
1.	Site Registers:			
	a. Hire charges Register.	Yes		
	b. Building material Register.	Yes		
	c. General inward Register.	Yes		
	d. Out ward register.	Yes		
	e. Moment Register.	Yes		
	f. Worker ID Register.	Yes		
	g. Cement register.	Yes	Not tallying with stock statement	
	h. Electricity consumption registers.	Yes		
	i. Rent record register.	Yes		
	j. Gate pass book.	Yes		
	k. Job work book.	Yes		
	l. Visitor Register.	Yes	But not maintaining properly	
	m. 3 in 1 register (DL, Alcohol, RC).	Yes	Not maintaining properly	
	n. M-Codex register.	Yes		
	o. Is Building material, Hire, General Inward register are maintaining for Turnkey contractor.	Yes		
	p. MD comment Register	Yes		
2.	Log Books :			
	a. Bills & DC's Log book	Yes		
	b. Turnkey contractor's inward with bill copies.	Yes		
	c. Generator logbook	Yes		
	d. Consultant comments book	Yes		
	e. Deliver van / Car Log book.	Yes	Delivery van TS10UB 3123	
3.	Turnkey contractors logbook:			
	a. Annexure of A,B,C files	Yes		

Annexure (B)

	b. Milestone report file.	Yes	
	c. Annexure E1, E2 & F file	No	
	d. Turnkey Material inward & outward register.	No	Outward register not available at site
	e. Turnkey contractor material issued logbook.	Yes	
	f. Turnkey contractor's material issued statement sent to HO file.	Yes	
4.	Filing of plans:		
	a. Block / villa wise center line drawing file.	Yes	
	b. Block / villa wise RCC working plan file.	Yes	
	c. Block / villa wise brickwork file.	Yes	
	d. Block / villa wise electrical Drg file.	Yes	
	e. Block / villa wise plumbing Drg file.	Yes	
	f. All drawings A3 original file.	Yes	
	g. Survey plans file.	Yes	
	h. Amenities block file.	Yes	
	i. Furniture design and model flat file	No	
	j. Cancelled Drg file.	Yes	
	k. Layout and utility drawing file.	Yes	
	l. Compound wall drawing file.	Yes	
	m. OHT drawing file.	No	
	n. Sanction plan file	Yes	
	o. Circular files (Red, Blue & Black files).	Yes	
	p. Keys handing over letter file.	N/A	
	q. MOM file.	Yes	
	r. Task list file.	Yes	
	s. Schedule file.	Yes	
5.	Filing of office documents:		
	a. Equipment bills & warranty file. (For each type equipment).	Yes	Generator
	b. Electricity Sanction file.	Yes	
	c. ENV clearance/CFE File.	N/A	
	d. Fire NOC file.	N/A	
	e. Correspondence file.	No	
6.	A & A Files (Block / Villa wise).	No	
7.	Possession Letter files.	No	
8.	Tenant declaration / NOC file.	No	
9.	Project manager / Admin Expenses card file.	Yes	
Remarks on default in following standard procedures: Nil			
Complaints:			
Suggestions :			

Annexure (C)

Modi Properties Pvt. Ltd - Site Audit Report

Company Name:	Modi Realty Mallapur LLP	Date:	15.07.2020
Project Name:	Gulmohar Residency	From / To time:	09.30 to 18.00
Visited by:	R Sanjay Kumar	Prepared by:	R.Sanjay Kumar
Previous audit date:	15.06.2020	Sign:	
Sl No	Description	SOP Followed (Yes/No)	Remarks
1.	Creche		
	a) Creche Operational.	No	
	b) Creche teacher and Ayya attending as per timings 09.00 AM to 17.30 PM.	No	
	c) Midday meals provided.	No	
	d) No of childrens.	No	
2.	Labour quarters		
	a) No. of labour quarters.	117+42	
	b) No. of occupied labour quarters.	52	
	c) No. of toilets.	12	
	d) No. of washrooms.	12	
	e) Electrical power connection.	Yes	
	f) Provision of water & electricity for labour quarters.	Yes	
3.	Pumps & Equipement.		
	a) Water supply file maintained.	Yes	Through water tankers
	b) List of pumps & Equipement file maintained.	Yes	10 working and one repair
	c) List of computers & pheripherals file.		Details given below
	d) List of wifi connections file.	01	GTPL & D-Link Sim card CC Cameras
	e) List of meters & submeters file.	05	01 Main Meter and 04 Sub Meters
4.	Model Units		
	a) Model villas / flats maintained properly.	No	
	b) Club House maintained properly.	No	
	c) Swimming pool maintained properly.	No	
	d) Parks and open spaces maintained properly.	No	

Remarks on default in following standard procedures : Nil

Complaints : Nil

Annexure (C)

Suggesstions : Nil

Note:

1. Desk tops 02 Nos Using at site office not working and sales office.
2. Printers 03 Nos using at site office Epson M-200 & Richo and Epson M205 Using at sales
3. No of Laptops 04 Using by Ram Prasad, Sai kumar Engineers and Sravani for Admin work and Murali krishna Sales.

Annexure (D)

Modi Properties Pvt. Ltd - Site Audit Report

Company	Modi Realty Mallapur LLP	Date:	15.07.2020
Project	Gulmohar Residency	From / To time:	09.30 to 18.00
Visited by:	R Sanjay kumar	Prepared by	R Sanjay Kumar
Previous audit date:	15.06.2020	Sing:	
Sl No	Description	SOP Followed (Yes/No)	Remarks
1.	Safety measurements at site		
	a) No visitor helmets at security kiosk.	04	
	b) Quality & cleanness of helmets (G/A/P)	Good	
	c) Labours working without helmets & masks	No	
	d) Safety belts / helmets.	Yes	
	e) Safety net provided (in apartment projects)	No	
	f) Infrared thermo meter being used.	Yes	
	g) PVC 500 ltr water tank & Sanitizer is provided.	NO	
	h) Power tools being used with Al-Service wire.	Yes	
	i) Is DB box are locked properly	Yes	
	j) Is vacant villas / flats are locked properly	No	

Remarks on default in following standard procedures: Nil
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Complaints: No labours are wearing mask and not using sanitizer

Suggestions :

Annexure (E)
Modi Properties Pvt. Ltd - Site Audit Report

Company Name:		Modi Realty Mallapur LLP	Date:	15.07.2020
Project Name:		Gulmohar Residency	From / To time:	09.30 to 18.00
Visited by:		R Sanjay Kumar	Prepared by	R Sanjay
Previous audit date:		15.06.2020	Audit date:	
Sl No	Description		SOP followed (Yes/No)	Remarks (Breif Discription)
MMC				
1.	Monthly Maintenance File.		No	N/A
2.	MMC logbook manual.		No	N/A
3.	No. Of units with arreras of more than 2 months of MMC.		No	N/A
4.	MMC arrears notice file.		No	N/A
5.	MMC regular file.		No	N/A
6.	MMC receipt book maintained properly.		No	N/A
7.	Cash collection in MMC from customers.		No	N/A
8.	MMC receipt book certified by accounts on weekly basis.		No	N/A
9.	Equipment AMC list file.		Yes	
10.	All registers & DC books certfied by stores incharge.		Yes	
11.	C.C TV cameras list file.		Yes	Out of 04 Nos only 02 cameras are working
12.	Security services regular file.		Yes	

Remarks on default in following standard procedures: Nil
Complaints:
Suggestions :

Annexure (F)

Modi Properties Pvt. Ltd - Site Audit Report

Company Name:	Modi Realty Mallapur LLP	Date:	15.07.2020
Project Name:	Gulmohar Residency	From / To time:	09.30 to 18.00
Visited by:	R Sanjay Kumar	Prepared by:	R Sanjay Kumar
Previous audit date:	15.06.2020	Sing:	
Sl No	Description	SOP followed (Yes/No)	Remarks
1.	Security Services		
	a) No. of security sanctioned as per circular.	Yes	04
	b) No. of security regularly present.	Yes	Day 02 Night 02
	c) Uniform is maintained by all security.	Yes	
	d) No. of sticks & Torch lights provided.	No	
	e) Security supervisor is maintained registers properly.	Yes	
2.	House keeping		
	a) No. of sweepers & boys sanctioned in builder A/c.	Yes	02
	b) No. of Sweepers & other operators (Machine boys & Lift operators sanctioned in association A/c.	No	N/A
	c) Uniforms is maintained by all house keeping staff.	Yes	
	d) Housekeeping schedule is maintained properly.	No	N/A
3.	Gardening Services		
	a) No. of Gardeners sanctioned in Builder A/c.	Yes	01 Skilled
	b) No. of Gardeners Sanctioned in Association A/c.	No	N/A
	c) Gardening schedule is maintained properly.	No	N/A
	d) Tools are maintaining at site properly.	Yes	
4.	C.C Cameras		
	a) No of cameras sanctioned at site.	Yes	Out of 04 two working and two not working
	b) No of cameras not working at site.	Yes	02
	c) Time laps camera data backup sending time to time.	No	No
Remarks on default in following standard procedures: CC Cameras are not working due to D-Link or modem burnt its to be replace			
Complaints: Night security guards are not monitoring properly need to replace and 02 Cameras are not working due to network issue.			
Suggestions : CC Camera back up has to be taken at the end of the week.			