

aruna@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 02-12-2019 7:53 AM
To: <aruna@modiproperties.com>
Attach: Audit report NE 26_11_2019_docx.pdf
Subject: FW: Audit report of Nilgiri Estates - Reg

Aruna,

Print

Regards,

Soham Modi
Managing Director | +91 40 6633 5556 | sohammodi@modiproperties.com
Don't just buy a flat / villa! Buy a great lifestyle!
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Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 40 6633 5551

From: Praveen Audit- MPPL <praveen@modiproperties.com>
Sent: 29 11 2019 02:35 PM
To: 'Soham Modi' <sohammodi@modiproperties.com>
Cc: ashaiya@modiproperties.com; report-audit@modiproperties.com; 'Iqra Khatoon - H. O. - Executive - HR & Admin.' <hr@modiproperties.com>; 'Jai kumar' <admin@modiproperties.com>; 'Raj Kumar' <nraj कुमार@modiproperties.com>; sanjeev@modiproperties.com; suresh.g@modiproperties.com; madhusudhan@modiproperties.com; ne@modiproperties.com; 'Praveen Audit- MPPL' <praveen@modiproperties.com>
Subject: Audit report of Nilgiri Estates - Reg

To
Soham sir,

Please find enclosed audit report of Nilgiri Estates.

Regards,

B Praveen
Manager Admin | +91 9989 330044 | praveen@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551
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02-12-2019

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	26.11.19 (Tuesday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen/Sanjeev	Prepared by:	Praveen. B
Previous date of audit:	04.10.19	Sign:	
Sl No	Description	Remarks	
1.	Material shifting authorization forms issued in last 30 days.	Sl. No 2534 to 2562 & 162992 to 162922	
2.	Material issue authorization forms issued in last 30 days	Sl. No. nil	
3.	Total value of stock maintained at site as per stock register. Exclude steel, cement, building material, lifts, etc.	Rs. 9.89 lakhs.	
4.	Admin/sales to certifying that Site office, Clubhouse and Model Flats are properly maintained and cleaned on a daily basis in writing.	Later date: Na	
5.	Admin to provide explanation for material lying outside storerooms.	Later date: Na	
6.	Last scrap sold	Date -Na- & value - Na-	
7.	Admin to provide list of vacant /possession given units.	Certified list date:26.11.19	
8.	Admin to provide list of additions & alterations given by customers.	Certified List date: 26.11.2019	
9.	Admin to provide list of MMC arrears from db.	Certified List date:26.11.19	
10.	Admin to provide list of keys and qualitative rating of labeling.	Average	
11.	Admin to prepare list of utility bills paid during preceding month.	Certified list date: not provided	
12.	Are material shifting forms serial nos mentioned in the Hire charges register?	Yes	
13.	If above stock value exceeds Rs. 5 lakhs – has letter of explanation been collect from Admin at site?	Later date: Not given	
14.	Is Security properly dressed?	Yes	
15.	Is scrap properly arranged?	Yes	
16.	Is the online payments details/register updated by Admin Officer regularly?	Yes	
17.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
18.	No. of weekly reports of labour/hire charges/ material received not tallying with registers.	Nil	
19.	Inward no. & dates for receipts of building material before 9 am and after 6 pm. Collect letter of explanation from Admin in case of default.	Nil	
20.	Is the attendance recorder properly installed and used? Is the ID no. register properly maintained?	Yes	
21.	Are Bills & De's Inward/outward register being properly maintained	Yes	
22.	Stores and stock statement are properly arranged / maintained?	Yes	
23.	Is the construction circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	No	

24.	Are hire charges and building material photographs being printed from database within one working day?	Yes
25.	Stock report quantity tallies with physical quantity?	Yes
26.	Is turnkey contractors material exchange logbook maintaining properly?	Yes
27.	a) No. of security sanctioned?	05 No's
	b) No. of security regularly present?	04 No's
	c) No. of sticks provided?	04 No's
	d) No. of torch lights provided?	02 No's
28.	a) No. of children attending Crech	Na
	b) Creche teacher and Ayya timing?	Na
	c) Average no. of meals provided per day	Na
	d) Quality of crèche	Na
29.	a) No. of helmets maintained with security.	Na
	b) Quality & cleanliness of helmets (G/A/P)	Na
30.	a) No. of labour quarters?	23 No's
	b) Occupied labour quarters?	23 No's
	c) No. of labour quarters in poor condition?	04 No's
	d) No. of toilets?	02 No's
	e) No. of washrooms?	02 No's
31.	a) No. of quarters in violation of electric supply rules.	03 No's
	b) Provision of water for labour quarters?	Yes
	c) Quality of toilets/washroom, cleanliness.	Average
32.	a) No. of pending requisitions in file?	15 No's
	b) No. of pending requisitions in weekly report?	09 No's
	c) No. of requisitions not signed by project manager	Nil
	d) No of weekly reports not signed by project manager	Nil
	e) No. of PO/WOs not attached	06 No's
	f) No. of requisitions where material received are not updated.	10 No's
33.	a) No. of job work sheets issued in last 30 days.	05 No's
	b) No. of sheets not in compliance with rules	Nil
	c) No. of sheets scanned and send within specified time.	11 No's
34.	a) No. of vacant flats/villas where stage – III/IV is completed.	No's
	b) No. of such units not locked.	05 No's
35.	a) No. of units with arrears of more than 2 months MMC.	38 units
	b) No. of active pages in MMC collection log book.	Nil
36.	a) Gate passes issued in last 30 days.	09 No's
	b) No. of gate passes not properly filled.	Nil
37.	a) No. of bills/DCs that were not sent to HO within 2 working days, during the last 30 days.	Nil
38.	a) No. of storerooms.	02 No's
	b) No. of rooms within stores.	02 No's
	c) No. of rooms not properly secured.	02 no's

List of stores checked	Stores checked(Yes/No)	Qualitative rating(G/A/P)
Electrical	Yes	Average
Cement	Yes	Average
Plumbing – PVC	Yes	Average
Plumbing –GI	Yes	Average
Sanitary	Yes	Average
CP fittings & Tiles	Yes	Average
Lift	No	-
General Material	Yes	Average
Tools	Yes	Average
Doors & hardware	Yes	Average
Misc. -	No	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes		
- The following rates codes to be update in stock report 3000,4586,4821,4822,5128,5517,7099,7102,7242 & 9504 - Keys not labeled properly. - MMC log book not updated. - Material issue forms are not updated from 22.10.19 - Hire charges and building material inward not taking printouts on daily basis and not authorized by Security/Eng/admin. - Sub meter to be replace near clubhouse sump (meter not working – No 120636) 3-in-1 register not maintaining properly at site. - Construction circular file not updated and not exchanged with Mr. Ashiaya.		
Suggestions :Yes		