

Annexure (A)

Modi Properties Pvt. Ltd - Site Audit Report

Company:	Nilgiri Estates	Date of site visit:	17.08.2020 to 31.08.2020
Site:	Nilgiri Estate	From / To time:	09.30 to 18.00
Visited by:	N.Narendar Reddy	Prepared by:	N.Narendar Reddy
Previous date of audit:	14.08.2020	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.	NO	
	e. Inward no's updated in requisitions.	Yes	
	f. Is all site related registers are signed by Project Manager on daily basis?	Yes	
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 provide list of store room.	02	
	b. Stores are being properly arranged material wise & Secured properly with Barcode stickers.	Yes	
	c. Store rooms are labeled properly.	Yes	
	d. Stock value less than 5 Lacks (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.	No	
	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.	No	
	k. Steel & MS material stock stored at designated place.	Yes	
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:			
Suggestions :			



Annexure (B)

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Visited by:	N.Narender Reddy	Prepared by:	N.Narender Reddy
Previous date of audit:	14.08.2020	Sign:	
Sl No	Description	SOP Followed (Yes / No)	Remarks
1.	Site Registers:	Yes	
	a. Hire charges Register.	Yes	
	b. Building material Register.	Yes	
	c. General inward Register.	Yes	
	d. Out ward register.		
	e. Moment Register.	Yes	
	f. Worker ID Register.	Yes	
	g. Cement register.	Yes	
	h. Electricity consumption registers.		
	i. Rent record register.	Yes	
	j. Gate pass book.	Yes	
	k. Job work book.		
	l. Visitor Register.	Yes	
	m. 3 in 1 register (DL, Alcohol, RC).	Yes	
	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	
3.	Turnkey contractors logbook:	Yes	
	a. Annexure of A,B,C files	Yes	
	b. Milestone report file.	Yes	
	c. Annexure E1, E2 & F file	Yes	



Annexure (B)

	d. Turnkey Material inward & outward register.	Yes	
	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	Yes	
	j. Cancelled Drg file.	Yes	
	k. Layout and utility drawing file.	Yes	
	l. Compound wall drawing file.	Yes	
	m. OHT drawing file.	Yes	
	n. Sanction plan file	Yes	
	o. Circular files (Red, Blue & Black files).	Yes	
	p. Keys handing over letter file.	Yes	
	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).	No	
	b. Electricity Sanction file.	Yes	
	c. ENV clearance/CFE File.	Yes	
	d. Fire NOC file.	No	
	e. Correspondence file.	No	
6.	A & A Files (Block / Villa wise).	Yes	
7.	Possession Letter files.	Yes	
8.	Tenant declaration / NOC file.	No	
9.	Project manager / Admin Expenses card file.	No	
Remarks on default in following standard procedures: Nil			
Complaints:			
Suggestions :			



Annexure (C)

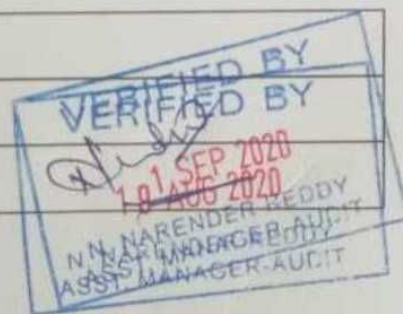
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Previous date of audit:	14.08.2020	Sign:	
Sl No	Description	SOP Followed (Yes/No)	Remarks
1.	Crèche		
	a) Crèche Operational.	NA	
	b) Crèche teacher and Aya attending as per timings 09.00 AM to 17.30 PM.	NA	
	c) Midday meals provided.	NA	
	d) No of children's.	NA	
2.	Labor quarters		
	a) No. of labor quarters.	7	
	b) No. of occupied labor quarters.	7	
	c) No. of toilets.	2	
	d) No. of washrooms.	2	
	e) Electrical power connection.	Yes	
	f) Provision of water & electricity for labor Quarters.	Yes	
3.	Pumps & Equipment.		
	a) Water supply file maintained.	No	
	b) List of pumps & Equipments file maintained.	Yes	
	c) List of computers & peripherals file.	No	
	d) List of meters & submitters file.	Yes	
4.	Model Units		
	a) Model villas / flats maintained properly.	No	
	b) Club House maintained properly.	Yes	
	c) Swimming pool maintained properly.	Yes	
	d) Parks and open spaces maintained properly.	Yes	

Remarks on default in following standard procedures :

Complaints :

Suggestions :



Annexure (D)

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Sl No	Description	SOP Followed (Yes/No)	Remarks
1.	Safety measurements at site		
	a) No of visitor helmets at security kiosk.	06	
	b) Quality & cleanness of helmets (G/A/P)	Average	
	c) Labors working without helmets & masks	60%	
	d) Safety belts / helmets.	No	
	e) Safety net provided (in apartment projects)	NA	
	f) Infrared thermo meter being used.	No	
	g) PVC 500 ltr water tank & Sanitizer is Provided.	Yes	
	h) Power tools being used with AI-Service wire.	Yes	
	i) Is DB box are locked properly	No	
	j) Is vacant villas / flats are locked properly	No	

Remarks on default in following standard procedures: Nil

Complaints: Not following the safty procedures of covid guidelines

Suggestions:



Annexure (E)
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Previous date of audit:	14.08.2020	Sign:	
Sl No	Description	Remarks (Yes/No)	Remarks (Brief Description)
MMC			
1.	Monthly Maintenance File.	Yes	
2.	MMC logbook manual.	No	
3.	No. Of units with arrears of more than 2 months of MMC.	32	
4.	MMC arrears notice file.	No	
5.	MMC regular file.	No	
6.	MMC receipt book maintained properly.	Yes	
7.	Cash collection in MMC from customers.	No	
8.	MMC receipt book certified by accounts on weekly basis.	No	
9.	Equipment AMC list file.	No	
10.	All registers & DC books certified by stores in charge.	No	
11.	C.C TV cameras list file.	No	
12.	Security services regular file.	Yes	

Remarks on default in following standard procedures: Nil

Complaints: Monthly maintenance logbook not updating properly, MMC not collecting on daily basis

Suggestions :



Annexure (F)

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Sl No	Description	SOP followed (Yes/No)	Remarks
1.	Security Services		
	a) No. of security sanctioned as per circular.	04	
	b) No. of security regularly present.	04	
	c) Uniform is maintained by all security.	Yes	
	d) No. of sticks & Torch lights provided.	02	
	e) Security supervisor is maintained registers properly.	Yes	
2.	House keeping		
	a) No. of sweepers & boys sanctioned in builder A/c.	02	
	b) No. of Sweepers & other operators (Machine boys & Lift operators sanctioned in association A/c.	04	
	c) Uniforms is maintained by all housekeeping staff.	Yes	
	d) Housekeeping schedule is maintained properly.	Yes	
3.	Gardening Services		
	a) No. of Gardeners sanctioned in Builder A/c.	Nil	
	b) No. of Gardeners Sanctioned in Association A/c.	04	
	c) Gardening schedule is maintained properly.	Yes	
	d) Tools are maintaining at site properly.	Yes	
4.	C.C Cameras		
	a) No of cameras sanctioned at site.	05	
	b) No of cameras not working at site.	03	
	c) Time laps camera data backup sending time to time.	NA	

Remarks on default in following standard procedures:

Complaints: Most of Camera's not working at site

Suggestions :

