

Soham Modi

From: karna mehta <karnamehta@modiproperties.com>
Sent: 22 04 2017 09:41
To: sohammodi@modiproperties.com
Subject: Footing work to be started for villa no. 22 and 30

Hello Soham bhai,

We have given the contract to yellesham for villa no.22 and 30. As discussed sending you a reminder mail regarding the excavation and columns and footings drawing for west facing Villa. Ram Babu engineer is coming to HO today and will meet you for the same.

Regards,
Karna Mehta

Sent from Yahoo Mail for iPhone

Soham Modi

From: kirtikumar@modiproperties.com
Sent: 15 04 2017 20:12
To: Soham Modi
Cc: KARNA MEHTA
Subject: Happay Card vouchers are sended back

Soham Sir,

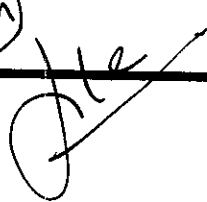
As per instruction i have forwarded vouchers on saturday with vijay basker and happay report at 3.0 pm and suppose to send excel sheet by tomorrow morning itself.

But without delay Jaiprakash sir sended these vouchers back to miryalaguda on the same day itself. Why jai prakash sir is so rude with me i dont understand.

Regards

Y Kirtikumar

Soham Modi

~~AKT~~ ~~AKT~~ (AUN) 

From: Madhu T <madhu@modiproperties.com>
Sent: 03 05 2017 14:27
To: Soham Sir
Cc: karnamehta@modiproperties.com; Vista Homes
Subject: Road Demensions & Diagnosis crossing checking at Gulmohar Homes.

Sir,

As per your given instruction I have cross verified physically all the dimensions of Plot marking at Gulmohar Homes.
and rest of all dimensions of Roads, Tot lots , Set backs of Plots , and Diagonals are verified as per given plan.

Note:- For G,J,H, K & M blocks there is only 3 points for 4th point we have cross checked the diagonals and placed 4th point.

Towards south side nala boundary 1'6" is going into neighbours land and F Block towards east side 9 mtrs drive khadis has to be straightened .

Regards,

T Madhu.

Contractor Name		Radha Krishna				
Work Description:		Compound wall				
Prepared By		Karna Mehta				
Date:		27/04/2017				
S No.	Item Head	Item Desc	Quantity	Units	Rate	Total Amount
	Compound	compound wall excavation, footing, PCC and coloumn	39.00	Nos	2400.00	93600.00
		Compond	39.00	no.s	2400.00	93600.00
			Total			93600.00
			Net After Deductions			93,600.00

Soham Modi

From: karna mehta <karnamehta@modiproperties.com>
Sent: 03 05 2017 17:10
To: Soham Modi
Subject: Fw: AVR GULMOHAR HOMES -site brokerage

Soham bhai,

This mail Madan Mohan has sent to Sujay Reddy as the Landlords have to release their share of Brokerage to both the brokers. The last I had spoken to Sujay and Ajay over conference call, Sujay had confirmed saying he would hand over the amount to Yadgiri and he will take care of the brokerage.

Regards,
Karna Mehta

----- Forwarded Message -----

From: Soham Modi <sohammodi@modiproperties.com>
To: karnamehta@modiproperties.com
Sent: Wednesday, 3 May 2017 4:13 PM
Subject: FW: AVR GULMOHAR HOMES -site brokerage

What is this?

Soham

From: sbalic [mailto:sbalicmlg@gmail.com]
Sent: 03 05 2017 12:22
To: sohammodi@modiproperties.com
Subject: AVR GULMOHAR HOMES -site brokerage

----- Forwarded message -----

From: "sbalic" <sbalicmlg@gmail.com>
Date: 3 May 2017 11:46
Subject: Fwd: Delivery Status Notification (Failure)
To: <info@modiproperties.com>
Cc: <agh@modiproperties.com>

----- Forwarded message -----

From: "sbalic" <sbalicmlg@gmail.com>
Date: 3 May 2017 11:44
Subject: Fwd: Delivery Status Notification (Failure)
To: <karnamehta@modiproperties.com>
Cc:

----- Forwarded message -----

From: "sbalic" <sbalicmlg@gmail.com>
Date: 3 May 2017 11:37
Subject: Fwd: Delivery Status Notification (Failure)
To: <ajayreddy_2211@yahoo.com>
Cc:

Soham Modi

From:
Sent:
To:
Subject:

karna mehta <karnamehta@modiproperties.com>
19 04 2017 15:29
Soham Modi
Gift deed issue, Balgopal

To,
Soham Bhai,

These are the feedback points given by Balgopal:

- 1) Sujay can gift plots and rights under JDA to brother and mother as Sujay has not declared his assets in India in the USA.
- 2) To reduce cost of registration the gift is split into 2 parts. One for land and second for the villa proposed to be developed under the JDA. We can execute two deeds and execute only the deed relating to the plot.
- 3) The cost for registering a gift deed is 2% as it is within the family.
- 4) There wouldn't be any issue from the SRO or the bankers as there is no Villa or any construction done on site, hence there is not physical possession to claim on relating to the Villa. So we can register the gift deed for Plots without any hassle.
- 5) Just in case if we are deciding to make an SPA then he has advised to give the SPA of sujay to any third party not Vasudha or Ajay Reddy for they are the Donee's of the Plot ✕
- 6) The following clause to be added in the gift deed :
 - a. History of how the property came to Sujay Reddy, to be mentioned in the gift deed (point A, C AND E of JDA)* this is to show how the land came to the landlord. ✕
 - b. Plot No., Area Statement and Schedule of the property to be mentioned ✕
 - c. We can make one collective deed which has all the Plots falling into Sujay Reddy's share. ✕
 - d. Clause stating that " I, Sujay Reddy am gifting my share of plots to my mother and my brother... along with area statement and Schedule of the land. ✕
 - e. All the plot no.'s falling in Sujay Reddy's share to be mentioned in a table. ✕

Soham Modi

From: AVR Homes <agh@modiproperties.com>
Sent: 08 05 2017 15:26
To: Soham Modi
Cc: Suneel Kumar
Subject: MRM LLP

Dear MD Sir,

Sub: (Data base)

I am unable to do data entry of Fridays on Monday as i am coming to head office to submit vouchers and i am returning back to miryalaguda by 7 pm. When i am entering data entry on Monday the entry is locked as beyond lead time.

Please Advice in this matter

Regards,

A. Vijay Baaskar