

sohammodi@modiproperties.com

file MPL.

From: aruna@modiproperties.com
Sent: 27 03 2019 5.30 PM
To: shilpijain@hiregange.com
Cc: Sudhir; Soham Modi; shailaja@modiproperties.com
Subject: Draft MPL agreement of sale
Attachments: draft_ agr of sale_MPL_dt_27_03_2019 ver3.pdf

Shilpi,

For new project I have added a clause in the agreement of sale under nature of sale consideration as follows:

'It is specifically agreed between the parties herein that any benefit that has accrued or will accrue to the Developer on account of benefit of input tax credit for GST and benefit of any other subsidy, tax waiver, input tax credit or the like received from the government or any other statutory body or institution, is deemed to have been passed on to the Purchaser. The Purchaser shall pay the total sale consideration along with other taxes and charges mentioned herein without making any further claims on this count hereafter. The Purchaser shall not be entitled to make any claim under anti-profiteering rules under the GST act or any other statute hereafter.'

Please vet it. The draft agreement of sale is also enclosed.

Regards,

Soham Modi.

aruna@modiproperties.com

Sale

From: "Soham Modi" <sohammodi@modiproperties.com>
Date: 29-03-2019 8:58 AM
To: "aruna" <aruna@modiproperties.com>
Subject: Fw: Issuing Bookings for Customers who have given Expression of Interest Letters.

Print

Regards,
Soham Modi

From: ashok@modiproperties.com
Sent: 28 March 2019 2:36 pm
To: sohammodi@modiproperties.com
Reply to: ashok@modiproperties.com
Subject: Issuing Bookings for Customers who have given Expression of Interest Letters.

To,
The Managing Director.

Sir,
Sub: Issuing Bookings for Customers who have given Expression of Interest Letters.
Ref: 18 such Letters collected.

With reference to the above, I would like to request you to give clear instructions if we can take bookings for the customers who have given Letters for Expression of Interest from 1st April 2109.

Please advise.

Regards,

AshokKumar.Ch
Sr. Manager Sales | +91 70321 07065 | ashok@modiproperties.com

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sohammodi@modiproperties.com

From: Subba Reddy <subbareddy@modiproperties.com>
Sent: 11 05 2019 11.34 AM
To: Soham Modi
Subject: Shuttering rare to be enhance - Reg.

Respected soham sir,

Tirupati our shuttering contractor was asking rate to be enhance. Because in our project steel fabrication work is more, compare to all our other projects. In the market shuttering and bar bending work rate is per s. Ft rs. 30/-. So they are asking rs. 38/-.per s. Ft. Including concreting.

I was enquire with other friends (civil engineers) in their projects they are giving shuttering and bar bending only rs. 32/- per s. Ft. So please enhance some thing sir. My recommendation is per s. Ft rs. 35/-.

He is asking an advance rs. 5,00,000/-.

Next week.

Thank you sir,

Regards,

Subbareddy.

[Sent from Yahoo Mail on Android](#)

From: Ashok Kumar <ashok@modiproperties.com>
Sent: 12 05 2019 12.33 PM
To: Soham Modi
Subject: Request to reconsider penalty imposed

To,

The Managing Director,

Sir,

Sub: Request to reconsider penalty imposed-reg.

Ref: Unauthorized discount offered for sales of A-601 & 603, MPL to Mr. Christopher.

Referring to the above, I waited from last few days to find courage to make an appropriate request, to my irony I couldn't find any suitable defense to present my case. I made a mistake and I admit that my judgment and decision making was over shadowed by things that really doesn't matter. I could have resorted to several options to avoid finding myself on the wrong side of the table. But I chose the option which is in the least of the interests of the organization.

I met Mr. Christopher for shifting his flat from A-603 to A-402 with his consent, and took the booking as per your specific instructions. As A-402 is below 5th floor and floor rise charges are not applicable for this particular flat, hence I am not in violation of any instruction in this case. We already have several inquiries for A-603, and I will do my best to close the sale at the earliest.

Sir, I am grateful to you for giving me several opportunities since last few years in this organization, I tried my best to utilize them. Apart from being penalized for such a big sum, it's equally depressing thought for me to disappoint you. I will make necessary corrections to myself and adapt to a more composed attitude to ensure that I will never indulge in any such actions further.

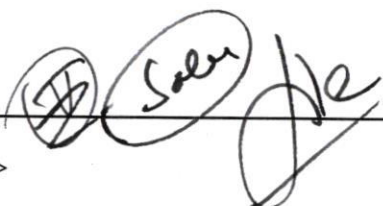
The penalty imposed on me may not be unjust, but will have a devastating effect on the state of my personal-financials, I am a very small man, coming from an ordinary background, and it will take a long time for me to overcome from this deficit. I beg you to consider this as my first error and kindly waive-off the penalty.

I have always respected you and your leadership with great admiration and hopeful of being a member for long enough to contribute and share the success of this organization.

Regards,

AshokKumar.Ch
Sr. Manager Sales | +91 70321 07065 | ashok@modiproperties.com
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aruna@modiproperties.com



From: <sohammodi@modiproperties.com>
Date: 25-05-2019 5:22 PM
To: <aruna@modiproperties.com>
Subject: FW: Sale of Mr. Bhavesh Mehta's share of properties in MPL

Aruna,

Print

Regards,

Soham Modi

Managing Director | +91 40 6633 5556 | sohammodi@modiproperties.com

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5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 40 6633 5551

From: Ashok Kumar <ashok@modiproperties.com>
Sent: 25 05 2019 11:36 AM
To: Soham Modi <sohammodi@modiproperties.com>
Cc: GB Rambabu <gbrambabu@modiproperties.com>
Subject: Sale of Mr. Bhavesh Mehta's share of properties in MPL

To,
The Managing director.

Sir,
Sub: Sale of Mr. Bhavesh Mehta's share of properties in MPL-reg.
Ref: Mr. Bhavesh Mehta's oral instruction not to give any discount on his share of flats.

Referring to the above, Mr. Bhavesh Mehta is asking me to not offer any discount and sell at list price when it comes to selling his share of flats. It's an oral instruction. We have few inquiries for his share of flats which are about to materialize. Though I have not received any instruction from you to oblige his advise I would still like to be cautious and seek your advise before proceeding.

Kindly advise at theearliest.

Regards,

AshokKumar.Ch

Sr. Manager Sales | +91 70321 07065 | ashok@modiproperties.com

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29-05-2019

aruna@modiproperties.com

From: "sohammodi" <sohammodi@modiproperties.com>
Date: 31-05-2019 3:33 PM
To: "Aruna ." <aruna@modiproperties.com>
Subject: Fwd: Village people abjection for west side road formation -reg.

Print

Regards,
Soham Modi

----- Original message -----

From: Subba Reddy <subbareddy@modiproperties.com>
Date: 5/29/19 2:10 AM (GMT-05:00)
To: Soham Modi <sohammodi@modiproperties.com>, "Kanaka Rao G." <gkr Rao@modiproperties.com>
Subject: Village people abjection for west side road formation -reg.

Respected soham sir,
Today we started back filling for curb stone and grevyad compound wall. The village local people came and abjected. We said we are doing the road work for neet and clean. It will be use all of us. Even though they are not leasan.

This is for your kind information sir, please advice me in this regard.

Thank you sir ,
Regards,
Subbareddy.
Sent from Yahoo Mail on Android

01-06-2019

aruna@modiproperties.com

From: "sohammodi" <sohammodi@modiproperties.com>
Date: 31-05-2019 3:17 PM
To: "Aruna ." <aruna@modiproperties.com>
Subject: Fwd: Additional discount request from customer for Flat No.A-604

Print

Regards,
Soham Modi

----- Original message -----

From: Ashok Kumar <ashok@modiproperties.com>
Date: 5/21/19 3:11 AM (GMT-05:00)
To: sohammodi@modiproperties.com
Cc: GB Rambabu <gbrambabu@modiproperties.com>
Subject: Additional discount request from customer for Flat No.A-604

To,
The Managing Director.

Sir,
Sub: Request for additional discount for Flat No.A-604.
Ref: Customer Name: Durga Jyothi. Sister of Kalyanram, referred by you.

Referring to the above Mr.Kalyanram was referred by you, I was advised by you to take the booking at prevailing price and you will consider to offer additional discount after the booking.

He approached us mentioning his affiliation with you through Mr. Vishal Goyal seeking additional discount for the flat he booked for his sister. As per your instructions I took the booking at prevailing price and suggested additional discount if any will be offered by you after the booking.

Please find the following details of the booking:

Sale Consideration : Rs.61,98,500/-
Price per Sft : 3,749/- (Deluxe flat)
Booking Date: 30/04/2019
PPT No. 107

Please advise.

Regards,

AshokKumar.Ch
Sr. Manager Sales | +91 70321 07065 | ashok@modiproperties.com
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01-06-2019

aruna@modiproperties.com

From: "Soham Modi" <sohammodi@modiproperties.com>
Date: 19-03-2019 6:48 PM
To: "aruna" <aruna@modiproperties.com>
Attach: MPL-Levals.pdf
Subject: Fw: Levels of MPL-MOM held at site with Consultants -reg

Print

Regards,
Soham Modi

From: bnc@modiproperties.com
Sent: 19 March 2019 5:32 pm
To: kulku_kcons@yahoo.com; mailardes@gmail.com
Reply to: bnc@modiproperties.com
Cc: project.ardes@gmail.com; subbareddy@modiproperties.com; bnc@modiproperties.com; sohammodi@modiproperties.com; aruna@modiproperties.com; nagalaxmi@modiproperties.com
Subject: Levels of MPL-MOM held at site with Consultants -reg

To,
Shri Dattatreya Rao Sir & Rammohan Sir,

Please find the attachment MPL-Levels plan corrections.

Thank you,

Regards,

S.V.Subba Reddy
Project Manager | +91 76748 08777 | subbareddy@modiproperties.com
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aruna@modiproperties.com

From: "Soham Modi" <sohammodi@modiproperties.com>
Date: 27-06-2019 7:01 PM
To: "Aruna" <aruna@modiproperties.com>
Attach: Bore Points location MPL.pdf
Subject: Fw: proposed borewell points MPL- reg

Print

Regards,
Soham Modi

From: bnc@modiproperties.com
Sent: 27 June 2019 10:59 AM
To: sohammodi@modiproperties.com
Cc: bnc@modiproperties.com; mpl@modiproperties.com
Subject: proposed borewell points MPL- reg

Respected MD Sir,

We had located the bore well points in the site drawing of MPL. One is the existing and three are proposed points for your approval. We have marked the proposed points on the plan attached herein.

Kindly advise.

Thanking you,

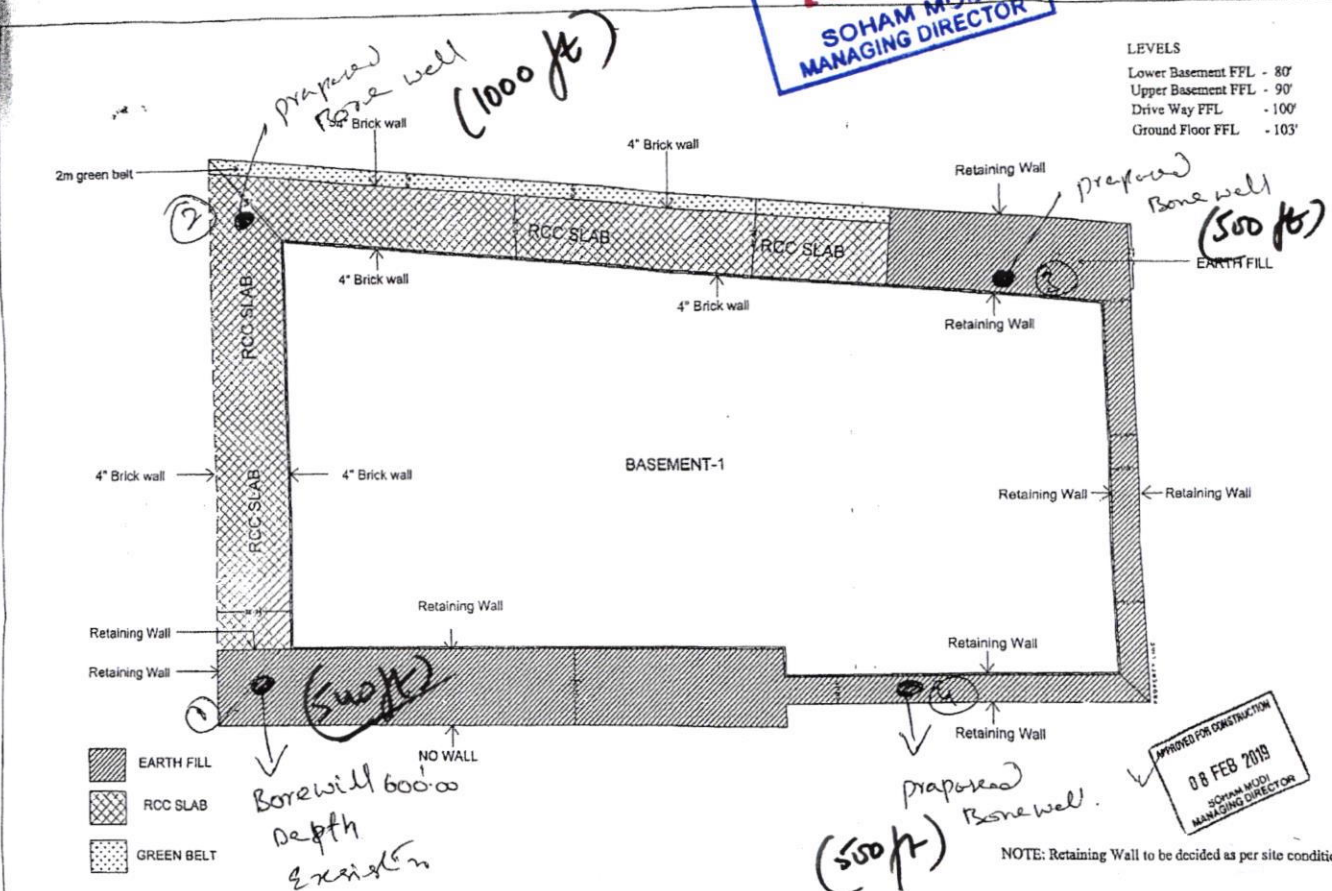
Regards

S.V. Subba Reddy

28-06-2019

APPROVED BY
28 JUN 2019
SOHAM MODI
MANAGING DIRECTOR

LEVELS
Lower Basement FFL - 80'
Upper Basement FFL - 90'
Drive Way FFL - 100'
Ground Floor FFL - 103'



APPROVED FOR CONSTRUCTION
08 FEB 2019
SOHAM MODI
MANAGING DIRECTOR

NOTE: Retaining Wall to be decided as per site condition.

Description	Direction	Owners & Developers :	Date :	Promoted by
EARTH FILLING PLAN	N	Project Name & Phase : May Flower Platinum	06.02.19 Prepared By : Ar. Rahul Approved By : Soham Modi Scale : N.T.S	Modi Properties & Investments Pvt. Ltd. Phone: +91-40-66335551

APPROVED BY
28 JUN 2019
SOHAM MODI
MANAGING DIRECTOR

aruna@modiproperties.com

From: "QC" <qc@modiproperties.com>
Date: 13-07-2019 12:14 PM
To: "aruna" <aruna@modiproperties.com>
Cc: "soham modi" <sohammodi@modiproperties.com>; "Ashaiya" <ashaiya@modiproperties.com>; "QC" <qc@modiproperties.com>; "MPL" <mpl@modiproperties.com>
Attach: 6.jpg; 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg
Subject: Cancel the ID no-33981 at MPL Site. Reg-

To,

Aruna Madam.

Please cancel the ID no- 33981 of A-block Driveway Footing at MPL Site. The Following Reasons are-

a) For Footings, Instead of Shuttering Boxes they Provided Themocols and Nastic Pads.

Please find the attached Photo Copies.

NOTE: Without making Self-Check Site Engineers and Project Manager Simply raised the QC Request. Send the Self Check Report to Qc Team and then raise the New Request.

Regards,
QC Team.

13-07-2019

aruna@modiproperties.com

From: <sohammodi@modiproperties.com>
Date: 10-07-2019 8:24 AM
To: <aruna@modiproperties.com>
Attach: rocks shifting estimate.xls
Subject: FW: Broken Boulders shifting from MPL to GMR-reg

Aruna,

Print

Regards,

Soham Modi
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-----Original Message-----

From: mpl@modiproperties.com <mpl@modiproperties.com>
Sent: 09 07 2019 03:24 PM
To: Soham Modi <sohammodi@modiproperties.com>
Cc: BnC Estates <bnc@modiproperties.com>
Subject: Broken Boulders shifting from MPL to GMR-reg

Respected Sir,

We estimated the broken boulders shifting quantity of 30,645 cft (estimation copy attached) approximately 300 cft tipper of 250 tips to 300 trips are coming. V Mallaiah (Contractor) is asking for Rs.1,00,000=00 lumpsum. But we negotiated for Rs.85,000 (Eighty Five Thousand only). Duration of time one week, if work is done more than one week Rs.5000/- penalty per day, if he complete one day before Rs.5000 bonus.

So please give the approval for the same. So that we will start the work.

Regards

S.V. Subba Reddy

10-07-2019



From: mayflower platinum <mpl@modiproperties.com>
Sent: 09 07 2019 4.13 PM
To: Soham Modi
Cc: BnC Estates
Subject: Shuttering rate enhancement-reg

Respected Sir,

I spoken to Ishaq and Bikshapathi our Centering Contractors. They are asking above plinth beam columns, beams and slabs per sft Rs.37/- we negotiated Rs.33/- onwards at last they are willing to work with us Rs.35/- per sft. Material lifting charges 8% per floor upto 10 th floor they are asking. but at last they are accepted as per our company standards. Footings they are asking extra steel fabrication charges as per actuals.

In our MPL site footings, pedestals, plinth beam and columns 1 is 120 tons of steel consumed.

Area of A Block :

1.	1500 sft flats	5 nos	= 7500 sft
2	1800 sft flats	3 nos	= 5000 sft
3.	Club House flat	1 no	= 1800 sft
	Total sft		= 14700 sft

Steel consumed kgs per sf of area, 7 kgs was divided by 12 slabs. so each sft 0.69 kg was consumed at footings, pedestals, plinth and columns 1.
Only footings of A block steel consumed is 77.56 tons.

So please advice.

Thanking you sir

Regards
S.V.Subba Reddy

sohammodi@modiproperties.com

From: BnC estates <bnc@modiproperties.com>
Sent: 16 07 2019 5.44 PM
To: Soham Modi; Subba Reddy; BnC estates; Mayflower Platinum
Subject: Stone shifting rate Approval reg.

MD sir,

Sub: Stone shifting rate Approval reg.

Respected sir,

We Spoken to Mannem for shifting stones (C-Block) from MPL to GMR. He is asking per Trip (300' 00 cft) Rs 750/- . per cft cost 2.50/- . At the time of MPL excavation we are given Rs 1.50/- per cft to shift MPL to GMR. Now he is calming 2.50/- per cft for shifting stones We negotiated Rs 550/- per (300' cft) trip . That is per cft Rs 1.83 so please kindly given to Approval so that we will start to work.

Thanking you sir

Regards,

Subba Reddy.

From: PA_ashaiya <ashaiya@modiproperties.com>
Sent: 17 07 2019 12.52 PM
To: Soham Modi; Subba Reddy
Cc: Narender Reddy; Aruna .
Subject: Details of Mohd Ishaq (MPL - contractor) - Rates for Bonus and Penalty

Date: 17-07-2019

Respected MD Sir,

Please find the below details of Mohd Ishaq (Centering Contractor - **MPL**) rates for Bonus and Penalty.

Penalty for delay after seven days of grace periods for centering contractor shall be Rs. 25,000/- per week. Bonus for on time completion shall be Rs. 25,000/- and for earlier completion Rs. 25,000/- per week. This is applicable for each slab. Penalty will be strictly levied however if final slab is laid in time all penalty will be waive. Schedule for slab one shall be 27-08-19. Second slab for 6 week from 1st slab. 3rd slab onwards schedule shall be 4 week per slab. All term and conditions of circular 801 D dated 31-07-2017 shall be in-forced except item no 1 & 2. They shall be increase to Rs. 35 inplace of Rs. 30 per sft/ cft.

Thanks & Regards
U. Ashaiya

sohammodi@modiproperties.com

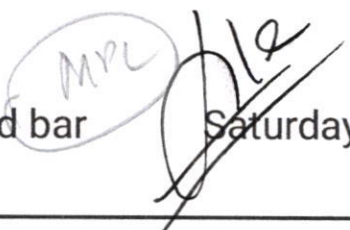
From: mayflower platinum <mpl@modiproperties.com>
Sent: 30 07 2019 4.17 PM
To: Praveen Audit- MPPL; mayflower platinum; Soham Modi; Subba Reddy
Subject: Equipment shifting of Ishaq contractor issue.

Dear Praveen sir,

This is to inform you ,Mr. Ishaq centering contractor making an issue on shifting centering equipment after 6pm. He is forcefully trying to shift his centering material. Our security staff already informed not to shift any material after 6pm and i also informed that shifting is not allowed after 6pm but the situation happened twice at the site.so, kindly give an advice on this issue.

Regards,
Pavan kumar.

Respected soham sir,
Advance loan for barbending and bar
cutting equipments _ reg.

Saturday 31 Aug 2019, 11:42 AM

To: Soham Modi <sohammodi@modiproperties.com>

From: Subba Reddy <subbareddy@modiproperties.com>

Bikshapati is agreed to purchase two equipments (barbending and bar cutting) .

Already he has given the advance amount to the supplier. The supplier is agreed to deliver the equipments on 4th of september . cost of two equipments is rs.3,50,000/_ (three lakhs fifty thousands) . This amount will be deduct 10 EMIs from third slab onwads.

So please kindly relese the amount befort 4th of september.

Thank yuo sir,

Regards,

Subbareddy.

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