

aruna@modiproperties.com

From: Soham Modi <sohammodi@modiproperties.com>
Sent: 17-09-2020 07:03 AM
To: aruna
Subject: Fw: Regarding Emission of lights estimate in model flats

Print

Regards,
Soham Modi

From: nandini@modiproperties.com
Sent: 16 September 2020 4:47 pm
To: sohammodi@modiproperties.com
Cc: mpl-const@modiproperties.com; sangeetha@modiproperties.com
Subject: Regarding Emission of lights estimate in model flats

Respected Sir,

Here are the estimates of lights emission in model flats of A105 & A106 has been attached.
Pls have a look sir.

Regards,

B.Nandini

Asst Eng/Admin manager | [+91 9059073649](tel:+919059073649) | nandini@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | [+91 40 66335551](tel:+914066335551) |
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Emission of lights in Model flat A106								
Company		MPPL				Site & Phase :	May Flower Platinum	
Description of work		Estimate of LED lights				Date :	16.09.2020	
Prepared by:		B. Nandini				Approved by (sign):		
Flat / Block no:		A-106						
Type I 1500 ft 3BHK Order Value:		1 Flat						
Type III 1800 Sft 3BHK Order Value:		1 Flat						
S.no.	Room Size	Sized in sq Mtrs	Calculated lumens as per drawings (6W+5W)	Calculated lux as per drawings	Obtained lux as per site conditions	Remarks		
	Flat A-106							
1	Drawing Room							
	14'3" x 10'9"	14.23	3420	240	298			
2	Puja Room							
	4'0" x 5'4"	1.98	1110	561	654			
3	Kitchen							
	8'6" x 9'11"	7.83	1790	229	255			
4	Childrens BR							
	12'5" x 9'11"	11.44	3080	269	292			
5	Utility							
	4'0" x 7'6"	2.78	430	155	175			
6	Dining							
	9'10" x 9'2"	8.36	3080	368	415			
7	Living							
	17'1" x 10'11"	17.33	4100	237	279			
8	Master BR							
	11'11" x 11'5"	12.63	4100	325	376			
9	Dress Area							
	5'8" x 5'0"	2.63	430	163	125			

APPROVED FOR SUBMISSION
28 SEP 2020
SOFAM MODI
MANAGING DIRECTOR

S.no.	Room Size	Sized in sq Mtrs	Calculated lumens as per drawings (6W+5W)	Calculated lux as per drawings	Obtained lux as per site conditions	Remarks	
10	Guest BR						
	11'11" x 10'10"	11.77	3420	291	302		
11	Common Toilet						
	5'0" x 8'0"	3.71	430	116	95		
12	CBR Toilet						
	5'0" x 8'0"	3.71	430	116	112		
13	MBR Toilet						
	4'10" x 8'0"	3.59	430	120	95		
14	Sit Out						
	9'6" x 6'10"	6.02	860	143	175		

Emission of lights in Model flat A105									
Company			MPPL			Site & Phase	May Flower Platinum		
Description of work			Estimate of LED lights			Date :	16.09.2020		
Prepared by:			B. Nandini			Approved by (sign):			
Flat / Block no:			A-105						
Type I 1500 ft 3BHK Order Value:			1 Flat						
Type III 1800 Sft 3BHK Order Value:			1 Flat						
S.no.	Room Size	Sized in Mtrs	Calculated lumens as per drawings (6W+5W)	Calculated lux as per drawings	Obtained lux as per site conditions	Remarks			
	Flat A- 105								
1	Drawing Room								
	10'11" x 15'11"	16.15	4530	280	302				
2	Puja Room								
	4'10" x 3'0"	1.34	1110	828	892				
3	Kitchen								
	8'0" x 10'0"	7.43	1880	253	291				
4	Childrens BR								
	11'11" x 10'6"	11.41	2400	210	276				
5	Utility								
	5'8" x 7'0"	3.68	860	234	251				
6	Dining								
	20'3" x 10'0"	18.81	5980	318	513				
7	Master BR								
	11'11" x 10' 11"	12.09	3080	255	290				
8	Dress Area								
	5'0" x 9'0"	4.1	1110	271	305				
9	Guest BR								
	10'0" x 10'0"	9.29	3080	332	368				

S.no.	Room Size	Sized in Mtrs	Calculated lumens as per drawings (6W+5W)	Calculated lux as per drawings	Obtained lux as per site conditions	Remarks	
10	Common Toilet						
	5'0" x 7'4"	3.4	430	126	95		
11	MBR Toilet						
	4'10" x 8'0"	3.52	430	122	102		
12	Sit Out						
	6'7" x 8'0"	4.89	1360	278	347		

Re: Swapping Request by Customer from B-303
(1800 sft, 3 BHK, Land owner Mehul Mehta's share)
to B-404 (1800 sft, 3 BHK, Developer's share)

Thursday, 24 Sep 2020, 6:06 pm

To: Soham Modi Modiproperties <sohammodi@modiproperties.com>, Soham
Modi <sohammodi@modiproperties.com>
From: Ashok Kumar <ashok@modiproperties.com>

To,
The Managing Director.

Sir,

Total amounts paid by customer is Rs. 20,09,000/- (Twenty lakhs and nine thousand
only). Fyi

Regards,

Ashok Kumar Ch
Sr. Manager Sales | +91 7032107065 | ashok@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
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On Thu, 24 Sep 2020 at 15:37, Soham Modi
<sohammodi@modiproperties.com> wrote:

What is the amount paid?

Regards,
Soham Modi

From: ashok@modiproperties.com
Sent: September 24, 2020 11:33 AM
To: sohammodi@modiproperties.com
Reply-to: ashok@modiproperties.com
Cc: gbrambabu@modiproperties.com; naveena@modiproperties.com
Subject: Swapping Request by Customer from B-303 (1800 sft, 3 BHK, Land owner Mehul Mehta's
share) to B-404 (1800 sft, 3 BHK, Developer's share)

To,
The managing director.

MPL C 405-

Friday, 16 Oct 2020, 12:25 pm

To: Soham Modi <sohammodi@modiproperties.com>
From: Rajkumar Chagala <rajkumar@modiproperties.com>

Respected Soham Sir,

This is to bring to your kind notice that one of the customers Mr.M Thirupathi who is in Qatar interested in MPL 405 (1800sft), he has transferred booking amount on 9th October, I have given Rs.100/- per sft discount and Rs.50/- OPD, prepared booking form sent scanned copy to his mail for signature on 9-10-2020,

I have asked the customer to send it back after his signature, he said that he want more discount, for that he said he is speaking with our people,

Yesterday I have received call from G.M Mr. Kanakarao & enquired about the above matter, this is for your kind information Sir

Regards,

Rajkumar Chagal
Sr. Sales Manager | +91 70327 26321 | rajkumar@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
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4/11/20

AVK Customer to cancel booking!

h



Site Office : Sy. No. 82/1, Mallapur Main Road,
Hyderabad - 500 076, Tel: 491-91213 10555
E: mpls@modiproperties.com
Developed by : Modi Properties Pvt. Ltd.

Adm



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003, Tel: 491 40 66335551,
E: info@modiproperties.com www.modiproperties.com

Letter of confirmation

Date: 09-10-2020

To,
MR. MUGGU THIRUPATHI
23/A, IIIrd FLOOR
VAYUPURI, SAINIKPURI, HYD.

Sub.: 'Free Modular kitchen' offer.

Ref.: Your booking for flat no. 405 in block C in our project known as 'Mayflower
Platinum' situated at Survey no. 82/1, Mallapur Main Road, Hyderabad vide booking form no.
104016 dated 09-10-2020

Dear Sir / Madam,

We hereby confirm our offer to provide a modular kitchen free of cost for the said flat on the
following terms and conditions:

1. The Modular kitchen shall be provided free of cost only if 15% of total sale consideration is paid
within 30 days of booking.
2. Modular Kitchen shall be of a standard design & size, as per our company policy, with hob,
chimney & designer sink. We reserve the right to choose a Vendor of our choice.
3. This offer stands void in case of default of any of the above conditions by the Purchaser.
4. Other conditions mentioned in booking form, agreement of sale, construction agreement, sale
deed, etc., shall apply.

Please sign a copy of this letter as your confirmation of accepting the above terms and conditions.

Thank You.

Yours sincerely,

Ravi Kumar C
Manager-Sales
Ravi Kumar C

Confirmed & Accepted

Signature: *(Signature)*

Name: _____

Date: _____

Re: MPL -C 405

Thursday, 5 Nov 2020, 7:31 am

To: Raj kumar Chagal Sales <rajkumar@modiproperties.com>

From: Soham Modi <sohammodi@modiproperties.com>

Inform him that if he does not finalize today, his booking will be cancelled and amount refunded.

Regards,
Soham Modi

From: rajkumar@modiproperties.com
Sent: 4 November 2020 4:49 pm
To: sohammodi@modiproperties.com
Reply to: rajkumar@modiproperties.com
Subject: MPL -C 405

Respected Soham Sir,

As per your instruction I had a talk with Mrs. Thirupathi regarding MPL 405 'C', I told her that management is not ready to give more discount, you have approved Rs .2 lakhs additional discount,

She requested to wait couple of days . This is for your kind information.

Regards,

C.Raj Kumar

Sr.Sales Manager +917032726321 rajkumar@modiproperties.com

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Respected Soham Sir,
MPL -C 405

Wednesday, 4 Nov 2020, 4:49 pm

To: Soham Modi <sohammodi@modiproperties.com>
From: Rajkumar C Sales SOB <rajkumar@modiproperties.com>

As per your instruction I had a talk with Mrs. Thirupathi regarding MPL 405 'C', I told her that management is not ready to give more discount , you have approved Rs .2 lakhs additional discount,

She requested to wait couple of days . This is for your kind information.

○ Regards,

C.Raj Kumar

Sr.Sales Manager +917032726321 rajkumar@modiproperties.com

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○

ashaiya

From: Ravi <ravi@modiproperties.com>
Sent: 21 January 2021 17:40
To: report-audit@modipropertis.com; report-audit@modipropertis.com
Cc: Soham Modi; Praveen Audit; Jai Kumar. G.; Balakrishna Vista; Ashaiya.; Mpl-const.
Subject: MPL site Audit report dtd 21.01.2021 - reg
Attachments: MPL- Audit report dtd 21-01-2021 (Team B)_docx.pdf; creche.jpg; copper wires.jpg; rcc labour.jpg; crech.jpg

To,
MD sir,

Please find the attachment of MPL site Audit report dtd 21.01.2021.

And the following other errors are found at site (Photographs are enclosed).

- 1) Labourers are not following safety measures (No helmets, Masks & Safety belts).
- 2) Workers children's are roaming at site.
- 3) Copper wire using to machineries instead of service wire.
- 4) Labourer bathrooms cleaning required.
- 5) 01 No's C.C camera is not working at north east side.
- 6) Bhavana House keeping staff (Office boy & Sweeper) is not wearing uniform on daily basis.
- 7) Labour quarters inside to be clean on weekly basis with bleaching powder.

Regards,

V.Ravi
Admin Manager -Audit | +91 95022 11011 | ravi@modiproperties.com
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Annexure (A)

Modi Properties Pvt. Ltd - Site Audit Report

Company:	MPPL	Date of site visit:	20-01-21
Site:	MPL	From / To time:	09.30 to 18.00 Hrs
Visited by:	Ravi & Balakrishna	Prepared by:	Ravi
Previous date of audit:	04-11-20	Sign:	
Sl No	Description	SOP followed (Yes / No)	Remarks
1.	Requisition Files:	Yes	
	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?	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.	No	
	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.	No	
3.	Stores & Stock:		
	a. Site has to provided list of store room.	Yes	
	b. Stores are being properly arranged material wise & secured properly with Barcode stickers.	Yes	
	c. Store rooms are labelled properly.	Yes	
	d. Stock value less than 5 Lacs (exclude value of cement, steel & tiles, building material).	No	8.65 Lakhs stock is their.
	e. List of unused and extra material provided by site.	Yes	
	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.	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: Yes

Complaints:

- 1) Material not received requisition numbers are not mentioning in site report. (177114 - MS Railing, 177208 - Templates, 177208 - Bathroom Tiles, 177279 - Plumbing material) .
- 2) There is no attachment of purchase reply site report dtd 9th & 16th date site reports.
- 3) Req No 177283 site has sent Binding wire indent, but their is no mail confirmation either site or Purchase as this is indent has been cancelled (Only oral communication is their)

Annexure (B)

Modi Properties Pvt. Ltd - Site Audit Report

Company:	MPPL	Date of site visit:	20-01-21
Site:	MPL	From / To time:	09.30 to 18.00 Hrs
Visited & prepared by:	Ravi & Balakrishna	Prepared by:	Ravi
Previous date of audit	04-11-2020	Sing:	
SI 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	
	h. Electricity consumption registers.	Yes	
	i. Rent record register.	Yes	
	j. Gate pass book.	Yes	
	k. Job work book.	Yes	
	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	

Annexure (B)

3.	Turnkey contractors logbook:		
	a. Annexure of A,B,C files	Yes	
	b. Milestone report file.	Yes	
	c. Annexure E1, E2 & F file	Yes	
	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.	NA	
	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	All equipments clubbed in one file)
	b. Electricity Sanction file.	No	Get it from HO
	c. ENV clearance/CFE File.	No	Get it from HO.
	d. Fire NOC file.	NA	
	e. Correspondence file.	Yes	
6.	A & A Files (Block / Villa wise).	Yes	
7.	Possession Letter files.	NA	
8.	Tenant declaration / NOC file.	NA	
9.	Project manager / Admin Expenses card file.	Yes	

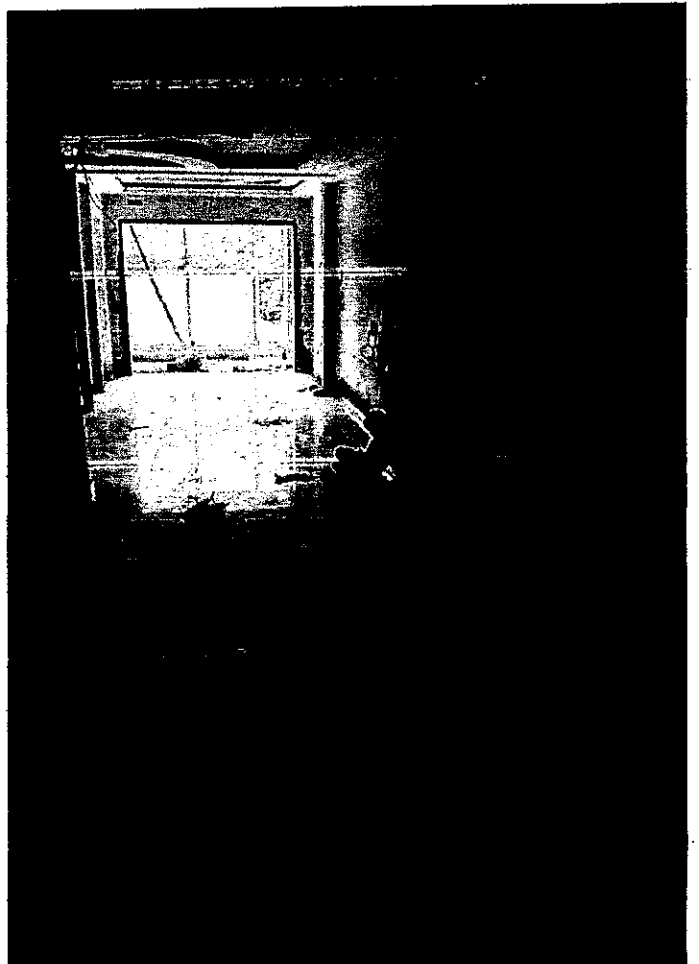
Remarks on default in following standard procedures: Yes

Complaints & Suggestions: Yes

- 1) No receiver signature on DC outward logbook from 13.01.21 to 18.01.21 @ 24 DC's.
- 2) There is no Tally JV no's in Turnkey contractors material issued logbooks. Site to follow up with concerned accountant- Reminder mail to be send & Mark copy to report-audit@modiproperties.com.
- 3) Building material - Morrum received in late night & early morning hours @ 17,565 CFT @ 33 Tippers dtd

Annexure (B)

- 5) Some of the material rates are not reflecting in Database. Site to asked to send a reminder mail to Purchase Dept to resolve this issue. (ID No 3109, 4561, 4669, 6204, 6205, 7101 & 7152.
- 6) No Admin / Engg signature in rent record & Electricity consumption report from 11.12.20 & 01.01.21
- Suggestions : Explained to lady engineers to rectify above corrections at the earliest.



ashaiya

From: nandini . <nandini@modiproperties.com>
Sent: 23 January 2021 12:32
To: PA_ashaiya
Cc: Mpl-const .; Report-audit
Subject: Regarding ATR for MPL Audit report
Attachments: Audit report 23-01-2021.pdf

Dear Ashaiya Sir,

Pls find the attachment of ATR for Audit report given on 21.01.2021 at MPL.

Regards,

B.Nandini

Asst Eng/Admin manager | +91 9059073649 | nandini@modiproperties.com

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ATR for Audit report of Admin - Audit Admin Inspection dtd 21.01.2021 at MPL.

Prepared by : B.Nandini

Dated : 23.01.2021.

S.No	Remarks for Audit Report	ATR from Site	Certified by Project Manager (Yes / No)
1.	Labourers are not following safety measures (No helmets, Masks & Safety belts).	Implemented.	Yes
2.	Workers children's are roaming at site.	All are going to Creche.	Yes
3.	Copper wire using to machineries instead of service wire.	All service wire In stock are issued.	Yes
4.	Labourer bathrooms cleaning required.	Cleaned.	Yes
5.	01 No's C.C camera is not working at north east side.	Problem with router, requisition raised for new router.	Yes
6.	Bhavana House keeping staff (Office boy & Sweeper) is not wearing uniform on daily basis.	Instructed, if not wearing Rs.50/- per day fine to be deducted.	Yes
7.	Labour quarters inside to be clean on weekly basis with bleaching powder.	Implemented.	Yes
8.	Material not received requisitions numbers are not mentioning in site report.	Material has been received partially and vehicle sent to pick balance material on same day	Yes
9.	There is no attachment of purchase reply site report dt 9 th & 16 th date site report.	Signed and Attached	Yes
10.	Req No : 177283 site has sent Binding wire indent, but there is no mail indent, but there is no mail confirmation either site or purchase as this indent has been cancelled (Only oral communication is there)	Mail sent to purchase that we have cancelled the material in that req and raised another req for binding material	Yes
11.	No receiver sign on DC outward logbook from 13.01.2021 to 18.01.2021 @24 DC's	Implemented	Yes
12.	There is no tally JV no's in Turnkey contractors material issued logbooks. Site to follow up with concerned accountant.	Remainder mail sent to Acct and marked copy to Report audit	Yes
13.	Building material morrum received in late night & early morning hours @ 17,565CFT @ 33tippers dtd 12.12.2020 to 17.12.2020	We have MD Sir approval for morrum shifting at late hours.	Yes
14.	Cement @ 1060 bags received in 7:22 am dtd 12.01.2020 and 8:30 am dtd 20.01.2021	As we have urgency of work we unloaded	Yes

Certified by:

B. Nandini
12/1/2021

APPROVED BY

[Signature]
23 JAN 2021

		and issued in surveillance of engg	
15.	Some of the material rates are not reflecting in database	Already sent mail to purchase and sent reminder again	Yes
16.	No Admin/Engg signature in rent record & Electricity consumption report from 11.12.2020 to 01.01.2021	Implemented and Signed all registers	Yes

Not: With Attested PM & Admin Stamp.

Thank you,

Regards,

[Handwritten signature]

[Handwritten signature]
23/01/2021

APPROVED BY
23 JAN 2021
S. V. Subba Reddy
Project Manager