

File Ref: 21641036

M- SOUL STRINGS

PASHAN, PUNE, MAHARASHTRA - 411021

QAQC AUDIT REPORT

27 JUNE 2024



**BUREAU
VERITAS**

Shaping a World of Trust

Head Office

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Mumbai - 400 093.

www.bureauveritas.co.in



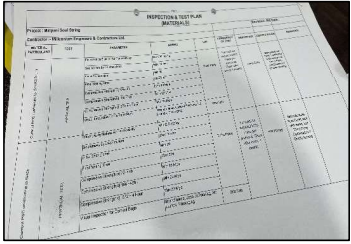
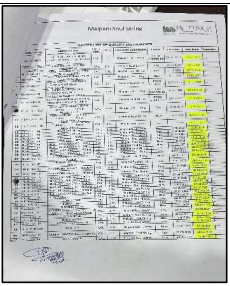
Building and Infrastructure Division
Site Inspection/ Audit Report

INSPECTION / AUDIT REPORT/ MGPUNE/SOULSTRINGS/BVP/QAQC/CIVIL/IR-02		REV.NO. 0
<input checked="" type="checkbox"/> Initial	<input type="checkbox"/> Interim	<input type="checkbox"/> Final
<input type="checkbox"/> Resident.		
Inspection/ Audit Requested By : Malpani Group		
Inspection / Audit performed as Recognised Authority : Rohan Patil		Yes <input checked="" type="checkbox"/> NO: <input type="checkbox"/>
BV Job / Zig No : 21641036		

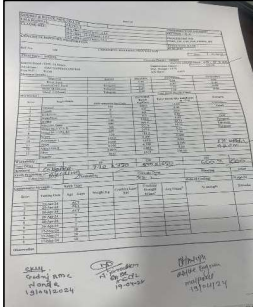
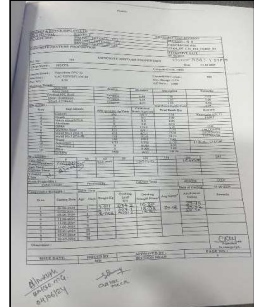

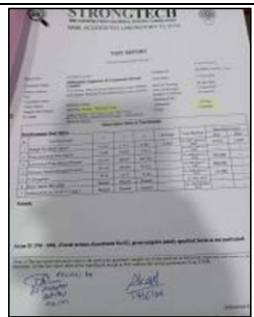
Project Name : M Soul Strings	IPO (if applicable):N/A
Audit by : Bureau Veritas (India)Pvt Ltd, Mumbai	PO no. WO/Pashan/2024/159 Date 31.01.2024
Vendor/Manufacturer : Malpani Group	PO No. N/A (Client to Vendor)
Architect : Morphogenesis	Contractor : Millenium Engineers & Contractors Pvt. Ltd.
Sub Vendor : NA	Vertical : Civil
Inspection Location : M Soul Strings – Baner Pune	Previous Inspection : 21 st March 2024
Inspection Performed from : 27 th June 2024.	Next Inspection : As per Clients requirement

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A. INSPECTION & FINDINGS					
Sr. No.	LOCATION	AUDIT FINDINGS / OBSERVATIONS	TYPE OF FINDINGS	IMAGE/ EVIDENCE	Status
1	M Soul String	Construction status at Tower A & A1	Info	Building : 3 Towers – B,C,D - 2 Basement + Ground + 27 Floors Current Status : B1 100% + LG 100% + Stilt 50% + 1 st floor 20 % shear wall RF	Info
2	Site Office	Lab equipment calibration certificates verified & found valid as per QAP requirements	Positive	 	

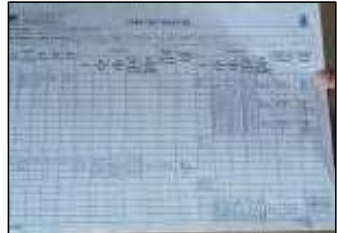


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3	Site Office	Concrete mix design with Trials conducted for approval is maintained as per QAP / ITP requirements	Positive			
4	Site Office	Randomly reviewed in house as well as third party test reports for construction materials & found maintained properly as per ITP requirements	Positive			

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5	Site Office	Randomly checked for training records. It was observed from records that training for fitter is provided frequently	Positive			
6	Site	Curing done using hessian cloth over vertical RCC surface immediately after de-shuttering	Positive			


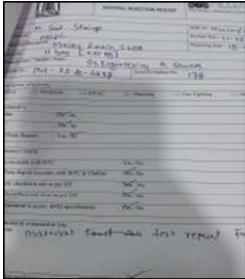

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7	Quality Lab	Todays Cube compressive strength test for 28 days cubes witnessed & found satisfactory.	Positive			
8	Site Inspection	Reinforcement of foundation in (NTA) non tower area fixing is checked and found satisfactory as per approved GFC Drawing.	Positive	 		Drawing no 285_NT-S-01


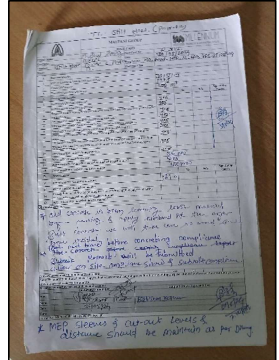



AUDIT REPORT





Building and Infrastructure Division
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9	Tower B	Excess air voids observed over column surface CC-28 .	Minor Observation		
10	Site Office	MIR format for Incoming material is filled on regular basis & MTC /tests to be conducted as per ITP requirements.	Positive	 	

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11	Site	RFI being raised by contractor & inspection for reinforcement, Formwork & pour card is being carried out by Client. Records are maintained as per requirements.	Positive	 	
12	Site Office	Drawing register checked. Latest revision GFC copy are controlled and Absolute copy are stamped and take returned back from contractor.	Positive		

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13	Site Office	Method statement checked randomly for various work. It was observed that the Method statement of RCC concrete is generic. Recommended to make method statement in details stage wise.	Recommendation	 	Submittal no :- 11-E dtd 05.06.23
14	Site- Tower C	Column reinforcement checked as per drawing no 285_TC_01A REV 02. Single legged links are not properly bend as per the requirement.	Minor Observation	 	

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15	Tower B, C	Double tape is used to reduce the gap between shuttering and concrete surface to avoid slurry leakages during concreting.	Positive		
16	Tower B & C	Offset observed at junctions of NS wall and Shear wall between CC-37 and CC-35	Minor observation	 	

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17	Tower B & C	Minor honeycombing observed in the sunken area at bottom .	Minor observation		
18	Site	Randomly checked Thread of rebar with GO, NO-GO gauge of required size and also pitch checked. Found ok	Positive	 	

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19	Site	Stacking of material at site is done properly. Rebar are stacked separately as per grade and diameter and properly protected. Mivan formwork ar stacked properly at site	Positive	 	
20	Tower D	Waterproofing work is under progress. Verified the batch number and expiry date of material found ok.	Positive	 	

B.

☐ Satisfactory (Without Comments)
 ☒ Satisfactory with Comments (Any previous NC is Still Open)
 ☐ Not Satisfactory (NCR Raised during the inspection)

Inspection Summary: (For Details Refer Sec- A)

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Open NC : <input type="checkbox"/> Yes, details in Section H <input checked="" type="checkbox"/> NO					
On behalf of Bureau Veritas BV Inspector: Rohan Patil  			On behalf of Bureau Veritas BV Coordinator: Priyanka Patil  		
BV Office: Mumbai			Inspection Report Date: 10th July 2024		
Distribution: <input checked="" type="checkbox"/> CLIENT <input checked="" type="checkbox"/> BV <input type="checkbox"/> VENDOR			Attachments Report: <input checked="" type="checkbox"/> Yes, details in section J <input type="checkbox"/> NO		
C. REFERENCE DOCUMENTATION <input type="checkbox"/> Refer to attachment section J instead					
TITLE	REFERENCE	REV	APPROVAL STATUS	APPROVED BY	DATE (DD-MM-YYYY)
Project Quality Plan	M Soul String	N/A	Approved	Malpani Group	N/A
D. ATTENDEES					
ATTENDEES		DESIGNATION		REPRESENTING	
1) Mr Advait Pawar		Project Manager		Malpani	
2) Mr Dharmraj Pal		Construction Manager		Malpani	
3) Mr Devendra Shinde		Asst. Manager QA/QC		Malpani	
4) Bibhishan Bolsure		Sr. Engineer		Malpani	
5) Akash Mahajan		Sr. Engineer		Malpani	

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E.	MEASURING AND TESTING EQUIPMENTS USED <input type="checkbox"/> Refer to attachment section J instead <i>(Indicate if separate document list is provided in attachment)</i>						
EQUIPMENT TYPE	EQUIPMENT ID NO. & Name of Calibration Certificate Issuer & Certificate Number	Traceable to NABL or Compliant to ISO 17020 requirement (Yes/ No)	CALIBRATION DATE/CALIBRATION DUE DATE.	REMARK			
CTM	ME-M-CTM10	Yes	28.06.24				
Note – Whether all above Equipment/Instrument listed is checked for Suitability and condition and found acceptable? - Yes							
F. INSPECTION /AUDIT DETAILS							
Audit Scope: Site Inspection & Quality Assurance limited to TPI Services in terms of reviewing Quality Assurance plans, various documents generated during construction, Surveillance inspection services at site and bought out items related to Civil work, MEP & Site development. Consultant is to perform an independent external audit of the correct implementation and running of quality control system at Site. Also, Consultant shall review and approve the corrective methods submitted by the site team on Audit findings. Consultant shall review the quality plan and discuss the rating system before start of Audit with the Client. Consultant shall discuss the Audit methodology, check list, report formats and Audit Plan with the Client prior to executing the Audit. Consultant shall do the pre- delivery inspection of the final product and shall provide the report/snags.							
G. HEALTH, SAFETY & ENVIRONMENT COMMENTS/OBSERVATION							
1) Proper safety has been used on site during inspection activity. 2) Safe access was available for audit. 3) HSE training is going on regular basis. 4) TBT Training is going on regularly							
H. NON CONFORMITIES USED <input type="checkbox"/> Refer to attachment section J instead <i>(Indicate if separate document list is provided in attachment)</i>							
NC No.	Description	Status Raised On	Raised on	Report no.	Closed on	Report No.	Comments



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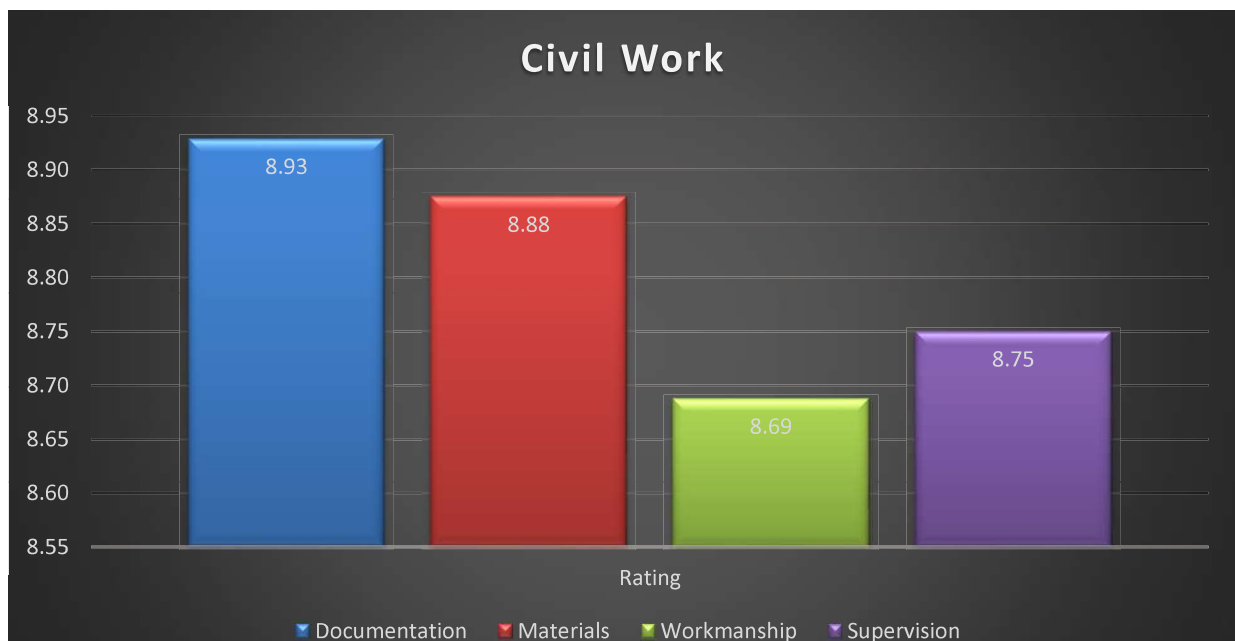
	N/A						
I. (Earlier + Current) Report Pending Punch points (Carry forward all open points from earlier visit)						<input type="checkbox"/>	Refer to attachment section J instead
Sr. No.	Description	Report no & Date				Status (Open /Close)	
	N/A						
J. ATTACHMENTS:							
	N/A						



Project Quality Rating (Civil)

Project Name : **M Soul Strings**

Parameters	Weightage in %	Rating in%	Rating	Overall Rating
Documentation	10	8.93	8.93	8.81
Materials	10	8.88	8.88	
Workmanship	40	34.75	8.69	
Supervision	40	35.00	8.75	



Project: M SOUL STRINGS

Note : In the above table (only cells having red digit are to be filled by the inspector) and number 1 is to be entered in column J.

In the case of more activities either additional rows can be inserted in the above table (without disturbing the formula) or additional activity can replace any other activity which is not applicable.

		Score	Count	Ratings	Out of 100	% for Bucket
10	Documents	62.50	7.00	8.93	89.29	8.93
10	Materials	35.50	4.00	8.88	88.75	8.88
40	Workmanship	34.75	4.00	8.69	86.88	34.75
40	Supervision	43.75	5.00	8.75	87.50	35.00

8.81