

File Ref: 21641036

# M- SOUL STRINGS

PASHAN, PUNE, MAHARASHTRA - 411021

## QAQC AUDIT REPORT

15TH APRIL 2025



**BUREAU  
VERITAS**

Shaping a World of Trust

### Head Office

72 Business Park, 8th floor  
Marol Industrial Area,  
Opposite Seepz Gate No. 2,  
MIDC Cross Road "C",  
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Mumbai - 400 093.

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**Building and Infrastructure Division****Site Inspection/ Audit Report**

<b>INSPECTION / AUDIT REPORT/MGPUNE/SOULSTRINGS/BVP/QAQC/CIVIL/IR-05</b>		<b>REV.NO. 0</b>
<input type="checkbox"/> Initial	<input checked="" type="checkbox"/> Interim	<input type="checkbox"/> Final
<input type="checkbox"/> Resident.		
Inspection/ Audit Requested By : Malpani Estates		
Inspection / Audit performed as Recognised Authority : Rohan A Patil		Yes <input checked="" type="checkbox"/> NO: <input type="checkbox"/>
BV Job / Zig No : 21641036		

Project Name : M Soul Strings, Pashan	IPO ( if applicable):N/A
Audit by : Bureau Veritas (India)Pvt Ltd, Pune	PO no. WO/Pashan/2025/261 Date 01 Apr 2025 (Client to BV)
Vendor/Manufacturer : Malpani Group	PO No. N/A ( Client to Vendor)
Architect : Meraki Design	Contractor : Millenium Engineers & Contractors Pvt. Ltd.
Sub Vendor : NA	Vertical : Civil
Inspection Location : M Soul Strings – Baner Pune	Previous Inspection : 10 <sup>th</sup> Jan 2025
Inspection Performed from : 15 <sup>th</sup> April 2025.	Next Inspection : As per Clients requirement

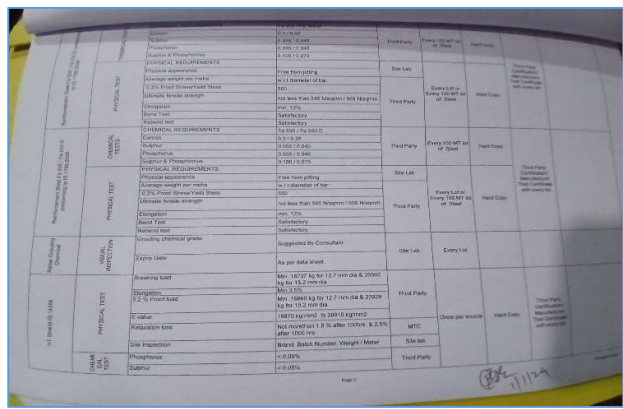
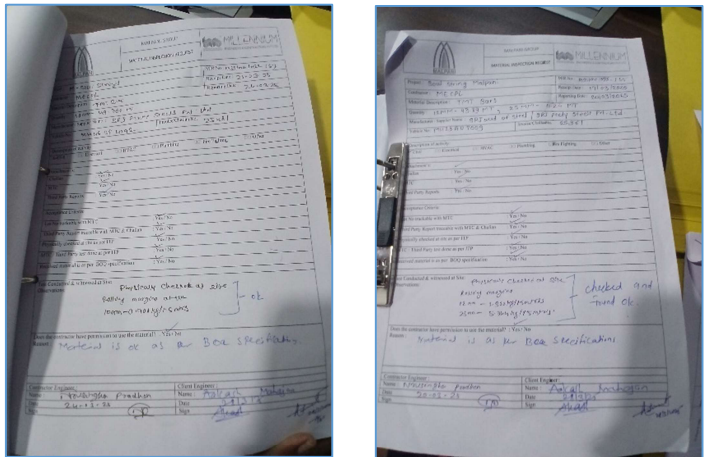
**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

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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	Info	Building : 3 Towers – B,C,D - 2 Basement + Ground + 27 Floors Current Status : Tower B up to 9 <sup>th</sup> floor Complete-100 % + Tower C up to 10 <sup>th</sup> floor Complete-100 % +Tower D- Core area complete.	Info
2	Site Office	Project quality Plan Available at site office and maintained.	Positive	 	Submittal No-10 dtd 18/7/2023

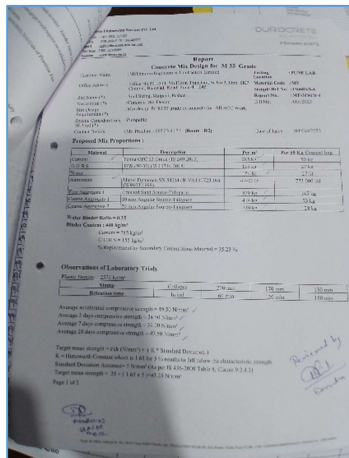
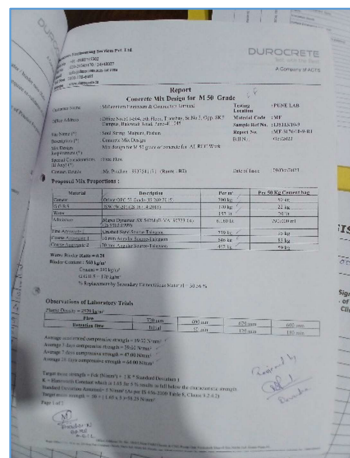
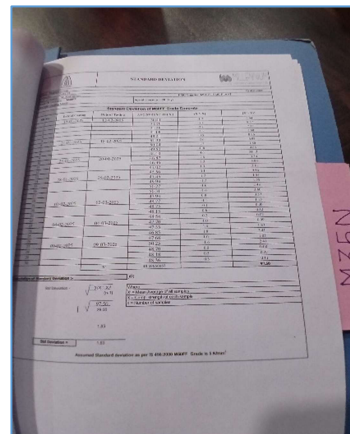
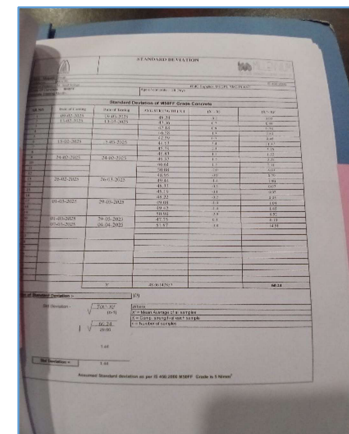
## Building and Infrastructure Division

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3	Site Office	ITP Available at site office and maintained	Positive		ITP no Nil Rev 03 dated 01.12.02024
4	Site Office	Randomly checked the MIR for different incoming material at site. MIR is maintained and filled regularly as per ITP.	Positive		MIR No - MSS/ME/MIR/157

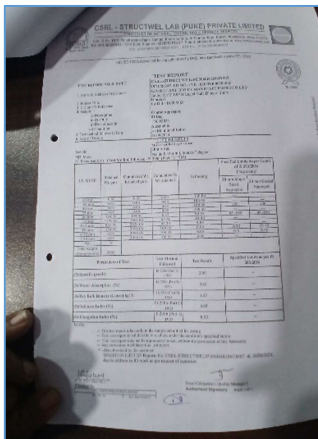
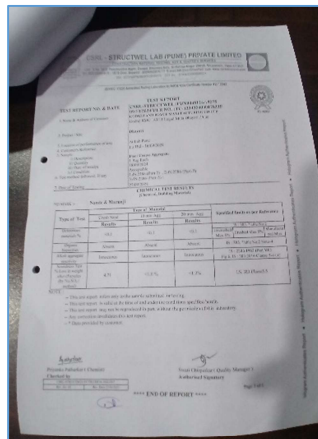
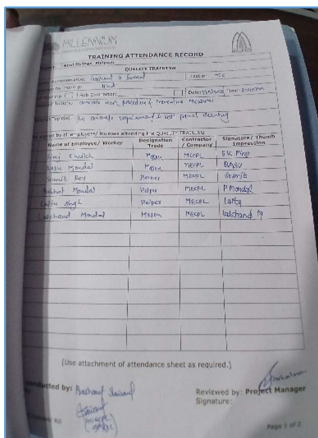
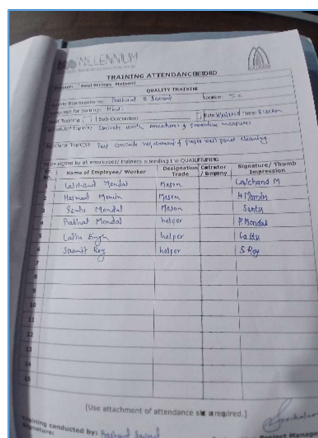


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5	Site Office	Concrete mix design with Trials conducted for approval is maintained as per QAP / ITP requirements	Positive	 	
6	Site Office	Standard deviation for different grade of concrete used at site calculation done. However It is observed that, wrong heading M50 FF was mentioned instead of M40 FF in the Standard deviation calculation sheet.	Minor Observation	 	

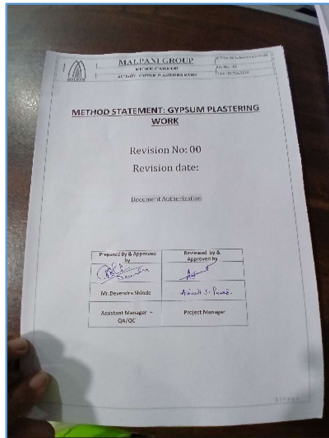
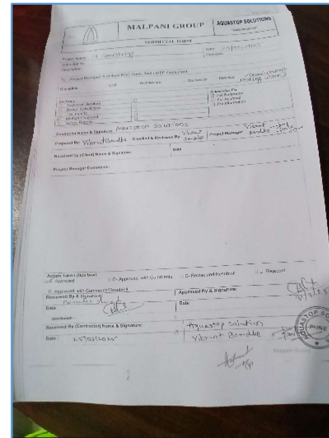
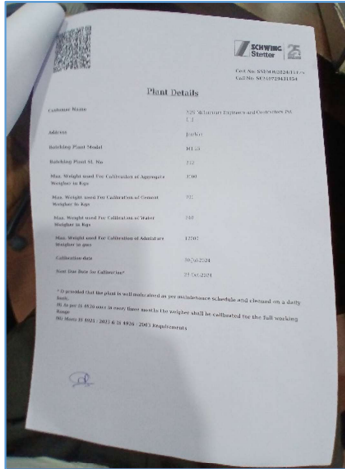
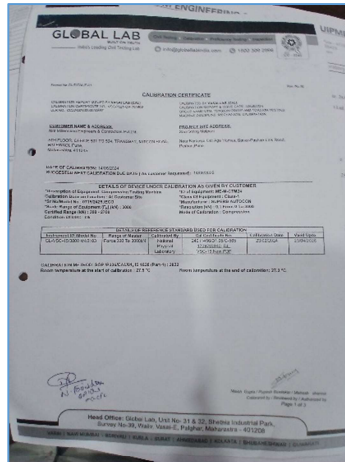
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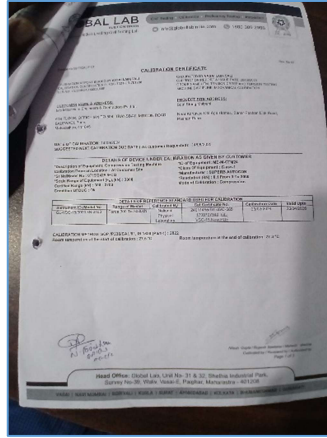
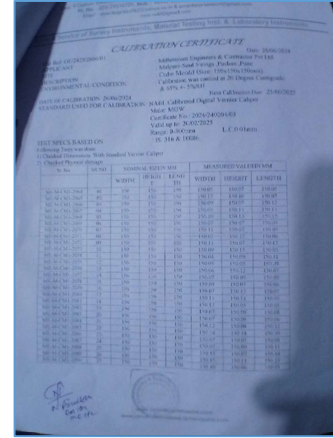
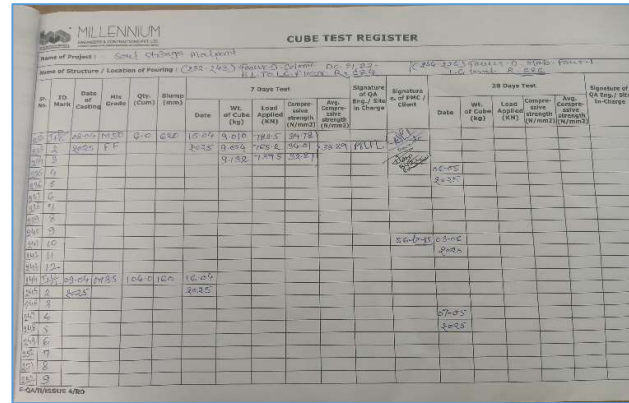
7	Site Office	Randomly reviewed in house as well as third party test reports for construction materials & found maintained properly as per ITP requirements	Positive	 	
8	Site Office	Randomly checked for training records. Training are provided regularly and records are maintained.	Positive	 	

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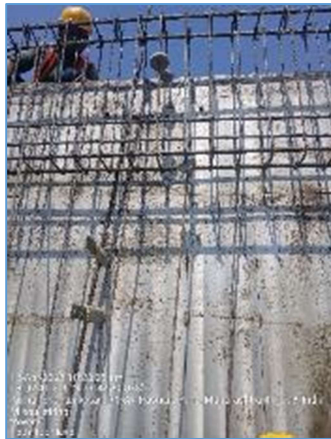

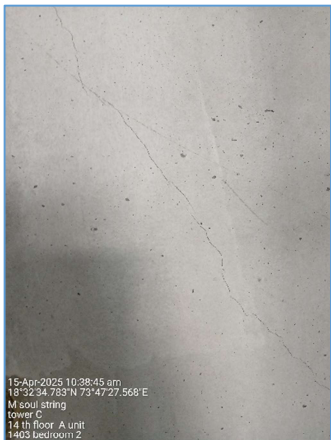

9	Site Office	Work method statement of activities are available site and approved by client.	Positive	 	Submittal no Nil dtd 31.03.25 -water proofing
10	Site	Batching plant, calibration report Plant Model -M1.25 bearing Sr. No 212 Schwing stetter Calibrated on -26.02.2025 and found valid as per QAP. Calibration report of water need to be rectified w.r.t missing data.	Minor Observation	 	Cert. No - SSI/MH/2025/1117 5 dtd NIL Due date 27.05.2025

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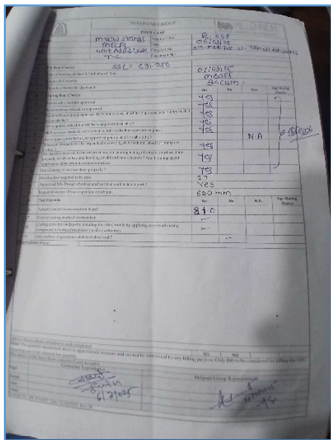
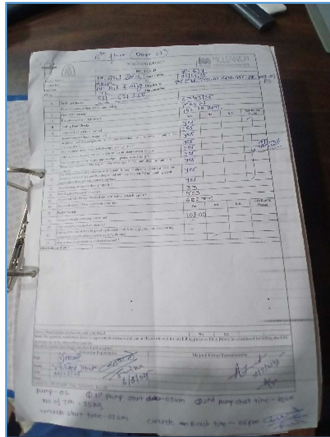
11	Site Office	<p>CTM &amp; Cube moulds calibration certificates verified &amp; found valid as per QAP requirements.</p> <p>CTM Id.no – ME-M-CTM24</p> <p>Capacity-3000KN</p> <p>Make -ECO</p> <p>Due date 14/08/2025</p>	Positive	 	<p>Cert No -VSC-7621- CR-761908 dtd 14.08.2024</p>
12	Quality Lab	<p>Concrete cube register checked for testing records. Results were observed dully filled as per the pour card and maintained properly.</p> <p>Todays Cube compressive strength test for 7 days cubes witnessed &amp; found confirmed. Grade of concrete M-50FF.</p> <p>Cube Results @ 7 days.</p> <ol style="list-style-type: none"> <li>1) 34.78 N/mm<sup>2</sup></li> <li>2) 34.01 N/ mm<sup>2</sup></li> <li>3) 34.87 N/ mm<sup>2</sup></li> </ol> <p>Avg- 33.89 N/ mm<sup>2</sup></p>	Positive		<p>IS 456 : 2000 reaff 2021</p> <p>Plain and Reinforced Cement Concrete.</p> <p>Table 11.</p>





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13	1)Tower C 15 <sup>th</sup> Floor Slab. 2)Tower B 10 <sup>th</sup> Floor Slab	Formwork On-going work. 1)It was observed that the Cleaning of aluform panel not done properly.	Minor Observation	 	Site Inspection
14	Tower C  1)Flat No 1403 Living room, Bedroom2 2)Flat No 801 Master Bedroom2. 2)Flat no 803 Bedroom	RCC – 1)Minor Crack observed on concrete surface of NS wall	Minor Observation	 	Site Inspection

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15	Tower C – 14 <sup>th</sup> floor Flat No 1403 Bedroom 2	RCC – 1) Deviation in right angle observed up to 6mm 2) Deviation in plumb observed upto 6m	Minor Observation	 <p>15-Apr-2025 10:40:42 am 18°32'41.61"N 76°47'28.91"E Kumar Shantniketan, R1-8A, Pashan, Pune, Maharashtra 411008, India 14<sup>th</sup> floor A unit 1403 bedroom 2</p>	 <p>15-Apr-2025 10:39:11 am 18°32'40.78"N 76°47'27.58"E 14<sup>th</sup> floor A unit 1403 bedroom 2</p>	Site Inspection
16	Site Office	RFI being raised by contractor & inspection for reinforcement, Formwork & pour card is being carried out by Client. Records are maintained as per requirements.	Positive			Pour card no- R 647/648 dtd 04.03.2025

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17	Tower C- 1)14 <sup>th</sup> Floor A unit Flat no 1403 Kitchen 2)8 <sup>th</sup> Floor Flat No 801 Master bedroom	RCC— Minor honeycombing observed in the concrete surface	Minor Observation	 	Site Inspection
18	Tower C 14 <sup>th</sup> Floor Flat no 1404 Toilet3	RCC — Offset observed at bottom level in the concrete surface	Minor Observation		Site Inspection

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19	Tower-C Flat no 803 Lobby plumbing groove.	RCC- Steel exposed observed in the concrete surface at plumbing grooves.	Minor Observation		Site Inspection
20	Tower B 8 <sup>th</sup> Floor Flat no 803	RCC – Hollow pocket observed in the concrete surface.	Minor Observation		Site Inspection



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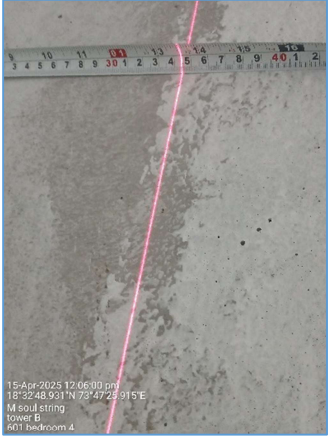

21	Tower B 1)7 <sup>th</sup> Floor Mid Landing 2)Flat no 601 Kitchen dry balcony	RCC- Honeycombing observed in the concrete surface at staircase midlanding area	Minor Observation	 	Site Inspection
22	Tower B 6 <sup>th</sup> floor Flat no 601 slab soffit and toilet	RCC – Rough surface finish observed in the concrete surface of slab soffit and Toilet wall	Minor observation	 	Site Inspection

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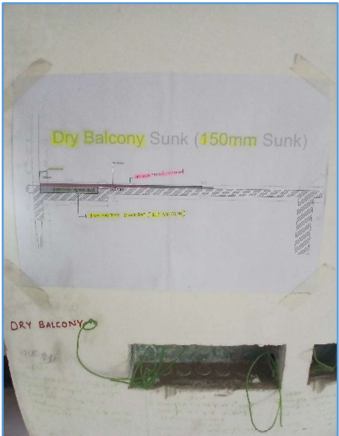
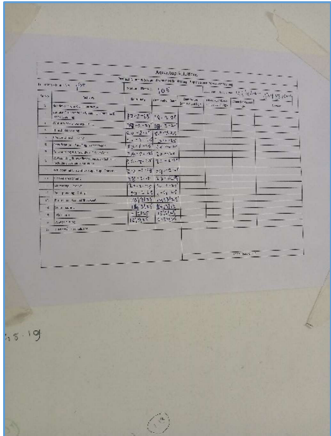
23	Tower B 6 <sup>th</sup> floor Flat no 601 master bedroom.	RCC- Concrete skin observed come off from the surface at bottom level of SW.	Minor observation	 	Site Inspection
24	Tower B 1)Flat no 601 Toilet 4 2)Flat no 502 Bedroom and masterbed2	RCC – Minor crack observed in the concrete wall surface.	Minor Observation	 	Site Insepection

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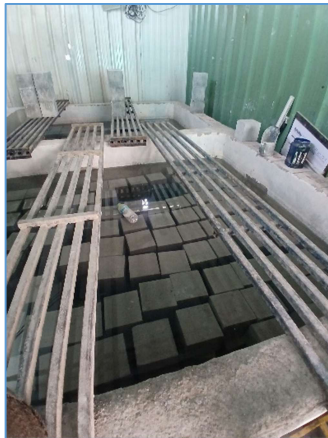
25	Tower B Flat no 601 Bedroom 4 and masterbed	RCC – 1) Deviation in right angle observed up to 6mm	Minor Observation	 <p>15-Apr-2025 11:55:51 am 18°32'42.18"N 73°47'27.618"E Misoul string Tower B 601 Bedroom 2</p>	 <p>15-Apr-2025 12:06:00 pm 18°32'48.931"N 73°47'23.915"E Misoul string Tower B 601 Bedroom 4</p>	Site Inspection
26	Steel yard	Reinforcement BBS- Measured the cutting length and bend bar as per BBS and observed 13 mm more than required.	Minor Observation			Site Inspection

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27	Site	RCC- Checked the dimension of room as per drawing and found ok	Positive	 <p>15-Apr-2025 10:46:47 am 18°32'34.783"N 73°47'27.568"E Masul string tower B 13th floor 3 unit 1403 kitchen</p>  <p>15-Apr-2025 11:55:53 am 18°32'42.118"N 73°47'27.618"E Masul string tower B 6011 Bathroom 2</p>	Site Inspection Drwg No – SOS-MER-TWB-02- 2DM-GFC-A R3 dtd 14.11.24
28	Site	Water Proofing- 1)Waterproofing work tracker is maintained and displayed at respective unit. 2) Detail section drawing is displayed at site. 3)Actual consumption of coating material is displayed at respective unit.	Positive	 <p>Dry Balcony Sink (450mm Sink)</p> <p>DRY BALCONY</p>  <p>15 19</p>	Site Inspection



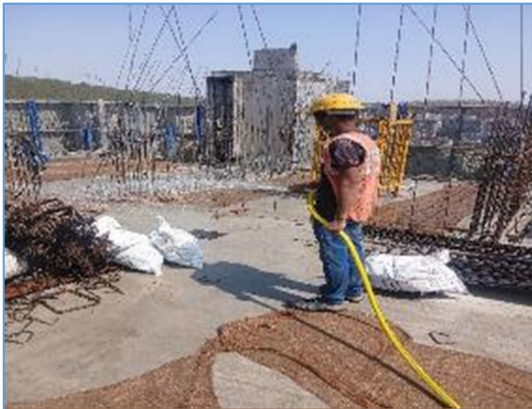

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29	Site Rebar stack yard	Two different diameters of Rebar stacked separately, and colour coding done for tested and untested Rebar	Positive	 	Site Inspection
30	Site Lab	Cube curing tank with thermostatic control to maintain the temperature of water. Cleaning of curing tank is done weekly.	Positive	 	IS 1199 : part 5 :2018 Fresh Concrete – Methods Of Sampling, Testing and Analysis Part 5 – Making and curing of test specimen

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31		1)Checked the thread of reinforcement with Go and No-Go gauge. 2)Checked the thread with corresponding size of coupler 3)Checked the pitch of thread And found ok	Positive	 	IS 16172 : 2023 Reinforcement Coupler for Mechanical splices of steel bars in concrete- Specification
32	Site	Concrete wastage at site is used for casting of paver block and used within the site area.	Good Practice	 	Site Inspection

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33	Site	Curing observed is done properly by spraying water on the concrete surface.	Positive		Site Inspection
34	Site	Overall view of project	Info		Site Inspection



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**B. INSPECTION / AUDIT RESULTS**

☐ 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 )

Good Practices/Positives

- 1) Curing with ponding method is done .
- 2) Concrete wastage is used for making square paver blocks.
- 3) Proper stacking of material is done
- 4) Incoming material are checked properly.
- 5) Dimesnion of room were within limit.

Observation:-

- 1) Minor Honeycombing,offset, hollow pocket observed in wall concrete surface
- 2) AluForm panel Cleaning not done properly.
- 3) Minor craks observed in the concrete surface of NS wall
- 4) Deviation in right angle and plumb observed in wall.
- 5) Cutting length of rebars, bend length were not as per BBS
- 6) Concrete skin observed come off from the surface in SW.

Open NC : ☐ Yes, details in Section H ☒ NO

On behalf of Bureau Veritas

**BV Inspector: Rohan A Patil**

( Name & Signature)

On behalf of Bureau Veritas

**BV Coordinator: Priyanka Patil**

( Name & Signature)

**BV Office: Pune**

**Inspection Report Date: 24<sup>th</sup> April 2025**

**Distribution:**

☒ CLIENT
 ☒ BV
 ☐ VENDOR

**Attachments Report:**

☒ Yes, details in section J
 ☐ NO





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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	18/07/2023
ITP	Nil	03	Approved	Malpani Group	01/12/2024
Drawing	SOS-MER-TWB-02-2DM-GFC-A	03	GFC	Malpani Group	14/11/2024
D. ATTENDEES					
ATTENDEES		DESIGNATION		REPRESENTING	
1) Mr Advait Pawar		Project Manager		Malpani	
2) Mr Devendra Shinde		Asst. Manager QA/QC		Malpani	
3) Sagar Mali		Asst. Manager Safety		Malpani	
4) Bibhishan Balsure		Sr. Engineer		Malpani	
E.	MEASURING AND TESTING EQUIPMENTS USED <input type="checkbox"/> Refer to attachment section J instead (Indicate if separate document list is provided in attachment)				
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-CTM24	Yes	14.08.2025		
Batching Plant	SSI/MH/2025/11175	Yes	27.05.2025		
<b>Note – Whether all above Equipment/Instrument listed is checked for Suitability and condition and found acceptable? - Yes all above Equipment/Instrument listed is checked for Suitability and condition and found acceptable for executing the work.</b>					
F. INSPECTION /AUDIT DETAILS					



**Building and Infrastructure Division**  
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**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**

☐ Refer to attachment section J instead

*(Indicate if separate document list is provided in attachment)*

NC No.	Description	Status Raised On	Raised on	Report no.	Closed on	Report No.	Comments
	N/A						

**I. (Earlier + Current ) Report Pending Punch points (Carry forward all open points from earlier visit )**

☐ Refer to attachment section J instead

Sr. No.	Description	Report no & Date	Status (Open /Close)
1	All previous NC closed and verified at site.		Closed

**J. ATTACHMENTS:**

	N/A		
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---END OF REPORT---

Project Quality Rating (Civil)				
Project Name : <b>M Soul Strings</b>				
Parameters	Weightage in %	Rating in%	Rating	Overall Rating
Documentation	10	8.86	88.57	<b>86.22</b>
Materials	10	8.88	88.75	
Workmanship	40	34.05	85.13	
Supervision	40	34.44	86.10	

