

Construction division
Additions & Alteration Charges Approval Form

Company Name:	SC LLP	Site:	Serun farm
Name of Customer:	Mrs. Venkata Srinsha		
Villa/Flat No:	42		
SL. NO.	Discription	Amount	
1	Total extra charges	Rs-	48,125 +
2	Total refundable amount		NA
3	Net amount to be charges (if any)	Rs-	48,125 +
4	Net amount to be refunded (if any)		NA
Remarks:			
Approved by Project Manager		Approved by Design Team	Approved by M.D.
Date:		Date:	Date:
Sign: <i>Sye Lijla Sarva</i>		Sign:	Sign:

Note: 1. Enclose measurement & estimate sheet, 2. Send scanned copy by email to plan@modinproperties.com & CR, 3. Maintain original in A&A file of customer at site.

Certified by:
Sye Lijla Sarva
S.R. ENGINEER
Modi Farm House (Hyd) LLP

Extra specification of villa no 42
Estimate sheet

Estimation Sheet									
Company Name:		Serene construction llp							
Project:		Serene farm							
Description :		Extra Specification							
Prepared By:		Sarwar							
Date :		01 September 2021							
Name of the Customer :		Mrs. Venkata Sirisha Buddiga/Mr. Bala Prasad Buddiga							
S No.		Item Description		Quantity	Units	Rate	Amount	Item hoad total	
1 villa no 42		Kitchen wall straight extra area		38.5	Sft	1,250	48,125.00		

Extra specification of villa no 42
Measurement sheet

Measurement Sheet											
Company Name:		Serene construction llp									
Project:		Serene farm									
Description :		Extra Specification									
Prepared By:		Sarwar									
Date :		01 September 2021									
Name of the Customer :		Mrs Venkata Srinsha Buddiga/Mr. Bala Prasad Buddiga									
S No.		Item Description		Length	Width	Height	Nos.	Quantity	Units	Item Head Total	Remarks
1 villa no 42		Kitchen wall straight extra arca		7.0	5.50	1.00	1.00	38.5	Sft		



Serene Farms

Site Office: Sy. No. 44, Yenkepally Village,
Chevella Mandal, R.R. Dist. - 501 503

Owned & Developed by: MODI FARM HOUSE (Hyderabad) LLP



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M G Road,
Secunderabad - 500 003.
Ph.: +91-40-66 33 5551,
Email: info@modiproperties.com
Visit us at: www.modiproperties.com

Date:

Dear Customer,

You will be aware that your villa/cottage in your farmhouse is nearing completion.

If you wish to make any minor additions or alterations to the villa/cottage that you have booked, we request you to visit the site during office hours between 01.04.2017 to 30.04.2017. We also request you to finalize details like color of walls, bathroom tiles, plantation, etc. during your visit to the site. Our site engineers will make note of these details.

For your convenience we request you to take prior appointment so that our engineers can give you their undivided attention. You may contact Mr. Bala Murali Krishna (Project Manager) on +91 7337371177 or Mr. Syed Noor Ahmed (Sr. Engineer) on +91 89780302410 or by email at serene@modiproperties.com.

In case you fail to contact us during the above mentioned period, we shall assume that no changes are required, and your villa will be completed as per the standard specifications mentioned in the brochure.

Thank You.

Yours sincerely,

SOHAM MODI.

Please refer to the notes given over leaf.

Notes:

1. Working drawing, electrical drawing, bathroom drawing and plantation drawing for your farmhouse/villa/cottage have been enclosed for your reference.
2. Select materials that you may choose to provide like tiles, marble, sinks, plants, trees, etc. must be handed over at our site before 31st May, 2017.
3. Changes to external appearance and colour shall not be permitted.
4. Fixing of grills & gates to the main door / balcony shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. You may provide your own flooring tiles, bathroom tiles, CP & sanitary fittings and they shall be installed by us.
7. Additional shelves & lofts shall not be permitted.
8. Charges & Refunds will be as follows:

No charge for:

- Choice of two colours for walls; one colour for doors & door frames.

Non standard items to be supplied by the buyer & installed free of cost:

- Hardware.
- C.P & Sanitary ware.
- Flooring tiles or marble.
- Kitchen platform - granite / marble.
- Bathroom tiles.

Extra charges shall be payable for:

- Extra Electrical Points / Switch Boards / Sockets / Switches
- Additional kitchen platform with granite & dado.
- Rounding / polishing of granite platform.
- Additional civil works.
- False ceiling.

Refund / Charges for upgrade or downgrade or substitutions shall be applicable for:

- Kitchen & Bathroom tiles.
- Flooring: Tiles / Marble.
- CP Fittings.
- Sanitary ware & Bath tubs.
- Doors & Hardware.
- Kitchen Sink.
- Civil work.

No refunds shall be made for:

- Kitchen Platform.
- Electrical – wires.
- Civil work.
- Plants & trees.



Serene Farms

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Visit us at: www.modiproperties.com

Details of Additions & Alterations

Farmhouse No		Building type	Villa/cottage
Buyer Name			
Phone No.		Email	

I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred farmhouse in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to make, as per the rates suggested by you. I shall deliver all the materials that are required to be provided by me at the site on or before _____. In case I fail to deliver these items to the site by the specified date, you may complete the works in the villa as per the standard items provided by you.

Buyers sign		Engg. Sign	
Date:		Date	

Note:

1. Colour shades of paints may vary from batch to batch & company to company. The Builder will not take responsibility of quality of work for dark shades especially green & blue.
2. Shade / colour of natural material like marble and granite can't be guaranteed and may vary from lot to lot. Cracks like appearance in natural stone is a natural feature and Builder shall not be responsible for repairs or replacement.
3. Availability of bathroom or flooring tiles of the same type /colour/make can not be guaranteed and closest possible type/colour/make may be used in its place.
4. No further change shall be permitted from this day.
5. Please sign on all pages, including the working plan, electrical plan, plantation plan and bathroom plan.

Buyers sign:

Engg. Sign:

Date:

Choice of colours (internal painting):

Changes in flooring:

Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)
Details of false ceiling (at extra cost):
Changes of Bathroom tiles, CP fittings & Sanitary ware:
Changes in kitchen platform: (mark on plan)

Buyers sign:

Engg. Sign:

Date:

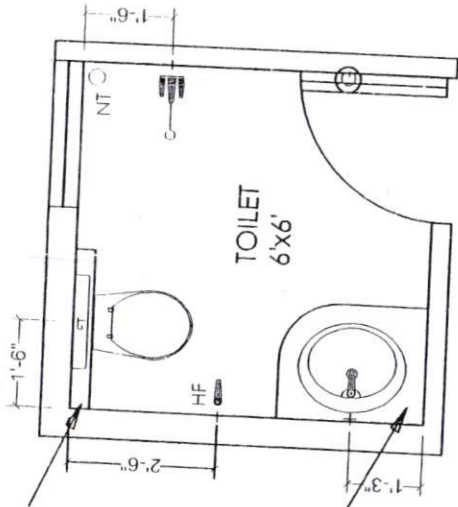
Changes in plantation:
Choice of vegetable garden (choose 6 plants): ☐ Tomato ☐ Brinjal ☐ Beans ☐ Ladyfinger ☐ Chili ☐ Cabbage ☐ Cauliflower ☐ Bitter guard ☐ Drum sticks
Choice of fruit bearing trees (choose 8 trees): ☐ Mango _____ type ☐ Custard apple ☐ Guava ☐ Papaya ☐ Pomegranate ☐ Chico ☐ Banana ☐ Grapes ☐ Sweet lime ☐ Jamun ☐ Mosambi ☐ Hybrid coconut ☐ Lime ☐ Amla
Other Changes:

Buyers sign:

Engg. Sign:

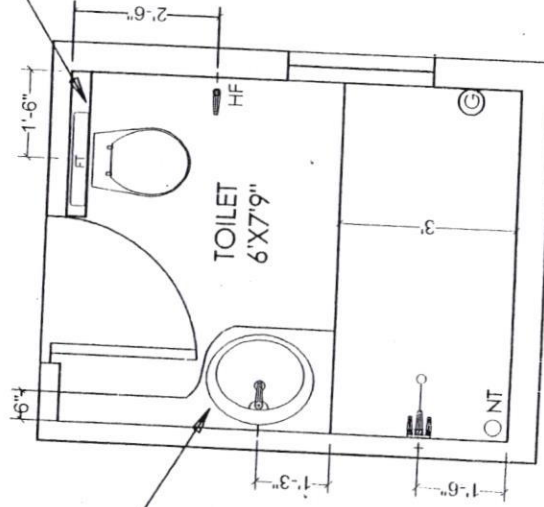
Date:

WALL HANGING WC WITH
CONCEALED FLUSH TANK



COUNTER TOP WASH BASIN

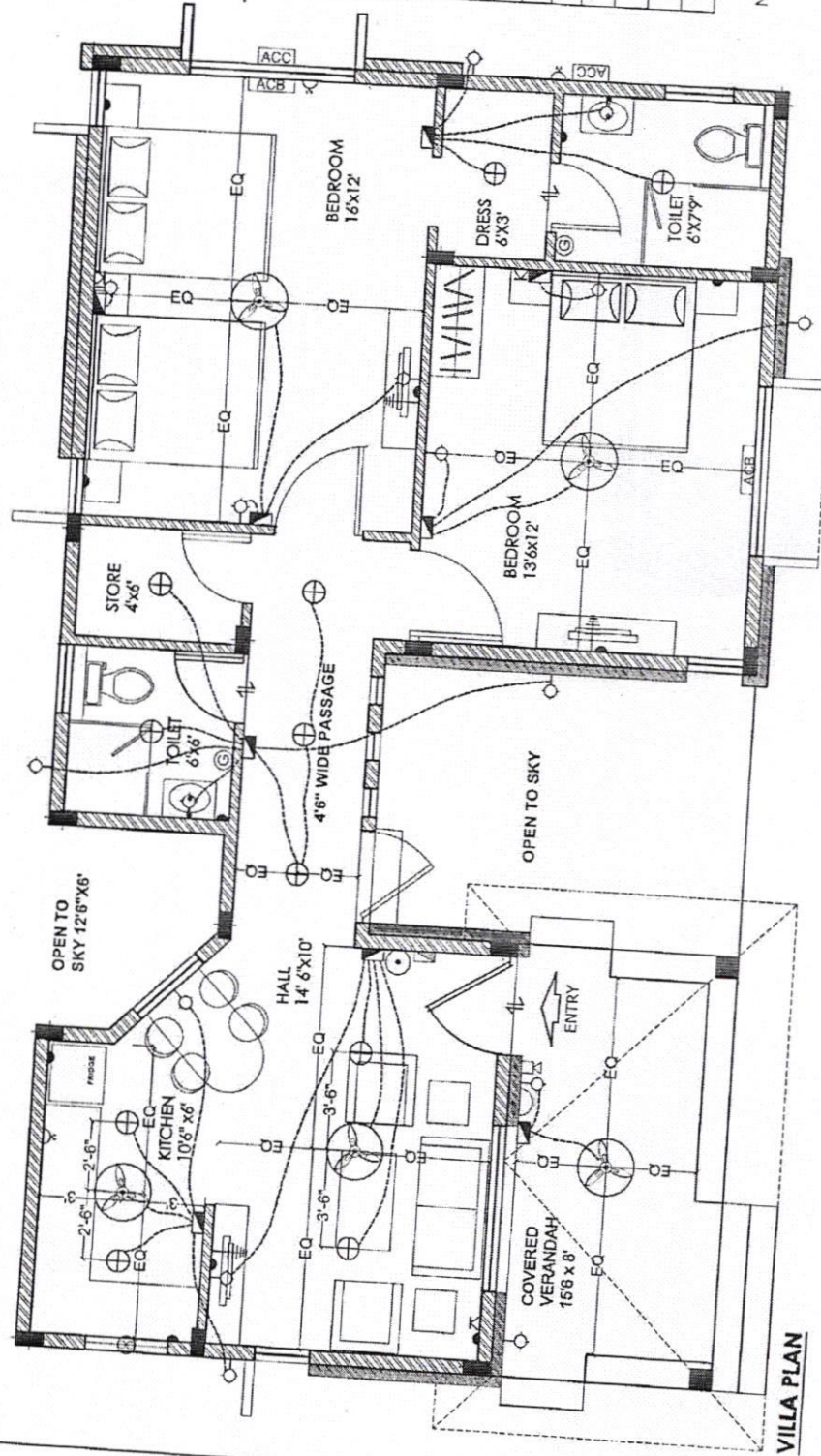
WALL HANGING WC WITH
CONCEALED FLUSH TANK



COUNTER TOP WASH BASIN

Approved for
Contd.

Description	Direction	Owners & Developers :	Date :	Promoted by
VILLA - PLUMBING PLAN		Modi Properties & Investments Pvt.Ltd	15.04.2016	Modi Properties &
		Project Name & Phase :	Prepared By :	Investments Pvt. Ltd.
		SERENE FARMS	Approved By : Scale :	Soham Modi N T S



LEGEND:-

S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 amps plug point	
5.	Ceiling fan	
6.	Geysier point - 15A	
7.	Exhaust fan	
8.	15 amps plug point	
9.	Television point	
10.	Telephone point	
11.	Calling Bell	
12.	Bell Push	
13.	Ceiling light	
14.	Video Phone	
15.	AC Compressor	
16.	AC Blower	
17.	Switch board with 5A socket	

Note :- Switch boards next to bed side must be centered @ 3/8" center of bed.

Description

ELECTRICAL PLAN OF VILLA

Direction



Owners & Developers :

Modi Properties & Investment Pvt Ltd.

Project Name & Phase :

SERENE FARMS

Date :

09.12.15

Prepared By :

M.Naglalaxmi

Approved By :

Soham Modi

Scale :

N.T.C

Promoted by

Modi Properties & Investments Pvt. Ltd.

serene@modiproperties.com

From: "Suresh M" <suresh@modiproperties.com>
Date: 14 December 2017 12:44
To: <serene@modiproperties.com>
Subject: Fw: scanned receipt and Memorandum of Understanding - farm house no. 42 & 43

Regards,

M. Suresh

Sr. Sales Manager | +91 9866669768 | suresh@modiproperties.com | Modi Properties Pvt. Ltd. |
www.modiproperties.com 5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551 Don't
just buy a flat or villa! Buy a great lifestyle! We build affordable flats & villas in gated communities

On Thu, 14 Déc 2017 at 12:18 p.m., Bala Prasad
<b.prasad23@yahoo.com> wrote:

Dear Suresh,

As discussed couple of weeks ago regarding the slight modifications for the farm house numbers 42 & 43 in Serene Farms, please find below the details:

1. Avoid the second front door (not the main door), instead fix a window.
2. Don't make Kitchen wall cross towards backyard, please make it straight wall.

Please confirm the same as acceptance.

Also, please see to arrange the false ceiling offer.

Thanks and best regards,
Balaprasad Buddiga

On Wednesday, 13 December 2017 11:34:26, Bala Prasad <b.prasad23@yahoo.com> wrote:

Thank you Rambabu for confirmation.

Sent from Yahoo Mail for iPhone

On Wednesday, December 13, 2017, 11:15 AM, gbrambabu@modiproperties.com wrote:

Dear Sir,

Please find the attachment of payment receipt confirming your wire transfers.

29-12-2017

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 | gbrambabu@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

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

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

From: Bala Prasad

Sent: Wednesday, December 13, 2017 10:13 AM

To: gbrambabu@modiproperties.com

Cc: Suresh M.

Subject: Re: scanned receipt and Memorandum of Understanding - farm house no. 42 & 43

Dear Rambabu,

As mentioned in my below email, transferred the 2nd instalment of Rs.10,80,000 for farm house number 42 & 43 in Serene Farms. Please find attached the screenshot for reference of the payment:

Please confirm the same and send the scanned receipt copy.

Thanks and best regards,
Bala Prasad Buddiga

On Tuesday, 12 December 2017 10:21:37 +03, Bala Prasad <b.prasad23@yahoo.com> wrote:

Dear Rambabu,

As per my below email, will transfer the 2nd installment tomorrow and confirm once done.

Thanks and best regards,
BalaPrasad Buddiga

Sent from Yahoo Mail for iPhone

On Wednesday, November 29, 2017, 10:35 AM, Bala Prasad <b.prasad23@yahoo.com> wrote:

Dear Rambabu,

Please be informed that the 2nd instalment is due on 30 Nov 2017 for farm house numbers 42 and 43 , will pay it during **2nd week of December 2017** as I will be in travel.

Thanks and best regards,
Balaprasad Buddiga

On Friday, 24 November 2017 08:30:01, Bala Prasad <b.prasad23@yahoo.com> wrote:

29-12-2017

Dear Bala Murali,

Kindly request your confirmation on the below.

Appreciate your support on the same.

Thanks and best regards,
BalaPrasad Buddiga

Sent from Yahoo Mail for iPhone

On Thursday, November 23, 2017, 3:48 PM,
gbrambabu@modiproperties.com wrote:

Dear Mr.Bala Murali,

As conveyed over the phone ,Mr.Bala Prasad is looking for your co-ordination for a coconut – breaking ceremony and we sincerely request you to co-ordinate and complete the formality as per the attached request mail.

Regards,

G B Rambabu
AGM - C.R. | +91 98496 48945 |
gbrambabu@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +
91 40 6633 5551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: Bala Prasad
Sent: Thursday, November 23, 2017 5:56 PM
To: <mailto:gbrambabu@modiproperties.com>
Cc: Suresh M.
Subject: Re: Fw: scanned receipt and Memorandum of Understanding - farm house no. 42 & 43

Dear Rambabu,

As discussed over the phone, please initiate the work for **villa plots 42 & 43** in Serene Farms on **26 Nov 2017 (Sunday), at around 7.15 am (morning)** due to auspicious date and time for us. If you can arrange to break a coconut and do so basic formalities related to start the work is

well appreciate. I will pay the cost of it during my visit on 30 Nov 2017.

Appreciate if you can confirm the same.

Thanks and best regards,
Balaprasad Buddiga

On Thursday, 23 November 2017 10:08:11, Bala Prasad <b.prasad23@yahoo.com> wrote:

Dear Rambabu,

Thanks for your email and sending the details. I am not sure why it was sent it to wrong email address which was send couple of days ago, as the email id was correctly given in the booking form.

From MoU document, I would like to highlight one point as of now upon quick review of the document, point # 34 in page #s 10 and 11, please modify to address the sell of produce needs to be on the purchaser, as I will pay one time amount which is around Rs. 1,00,000, towards maintenance as mentioned by Mr Suresh during my initial discussions.

Dear Suresh,

We are planning to visit the farm location on 30 Nov 2017 morning at around 8.30 am, hope someone will be available at location to guide me. Please confirm through email.

Thanks and best regards,
Balaprasad Buddiga

On Thursday, 23 November 2017 09:36:08, <gbrambabu@modiproperties.com> wrote:

From: gbrambabu@modiproperties.com
Sent: Tuesday, November 21, 2017 1:14 PM
To: bprasad13@gmail.com
Subject: scanned receipt and Memorandum of Understanding - farm house no. 42 & 43

Dear Sir / Madam,

Please find the attached scanned copy of Memorandum of Understanding (agreement of

sale) for farm house no. 42 & 43. Kindly confirm your details mentioned in the 1st page 2nd para, after which we shall go for a final printout and send for your execution.

Also provide your postal address in order to courier the agreement of sale and original 2 lakhs receipt.

For further clarification please do mail / call us.

Regards,

G B Rambabu
AGM - C.R. | +91 98496 48945 |
gbrambabu@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +
91 40 6633 5551
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communities.

serene@modiproperties.com

From: "Bala Prasad" <b.prasad23@yahoo.com>
Date: 05 February 2018 11:01
To: <gbrambabu@modiproperties.com>; "Suresh M." <suresh@modiproperties.com>
Cc: "serene" <serene@modiproperties.com>
Subject: Re: farm house no. 42 & 43

Awaiting for response please...

Sent from Yahoo Mail for iPhone

On Thursday, February 1, 2018, 8:08 AM, Bala Prasad <b.prasad23@yahoo.com> wrote:

Dears,

Can you please let me know the status on my below request.

Also please confirm the house construction work started or not?

Awaiting for your email on the above queries.

Thanks and best regards,
Balaprasad Buddiga

Sent from Yahoo Mail for iPhone

On Thursday, January 25, 2018, 7:29 PM, Bala Prasad <b.prasad23@yahoo.com> wrote:

Dear Rambabu,

Is it possible not to fix the windows (W3 and W5 as per the draft plan) on south side and build walls, as per vastu, the windows should not be the on the south wall, please advise.

Best regards,
Balaprasad Buddiga

Sent from Yahoo Mail for iPad

On Tuesday, January 23, 2018, 7:41 AM, gbrambabu@modiproperties.com <gbrambabu@modiproperties.com> wrote:

Dear Sir,

As requested please find the attached plan of the villa.

07-02-2018

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 |

gbrambabu@modiproperties.com

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

Don't just buy a flat or villa! Buy a great lifestyle!

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From: Bala Prasad

Sent: Monday, January 22, 2018 10:19 PM

To: gbrambabu@modiproperties.com

Cc: serene@modiproperties.com ; Suresh M.

Subject: Re: farm house no. 42 & 43

Dear Rambabu,

As per my understanding and confirmed by Mr. Suresh in the beginning, it will be constructed in plot no. 42, which is as per vastu, I agree with the same to construct in 42, and please make sure the house construction is as per vastu.

Also, as you mentioned, please share the approved house plan.

Regards,

BalaPrasad Buddiga

Sent from Yahoo Mail for iPhone

On Monday, January 22, 2018, 1:47 PM,

gbrambabu@modiproperties.com

<gbrambabu@modiproperties.com> wrote:

From: gbrambabu@modiproperties.com

Sent: Thursday, January 18, 2018 10:53 AM

To: Bala Prasad

Cc: serene

Subject: farm house no. 42 & 43

Dear Sir,

Our engineers are looking for an update for the location (on plot no 42 or plot no.43) of the villa

07-02-2018

serene@modiproperties.com

From: "Bala Prasad" <b.prasad23@yahoo.com>
Date: 05 February 2018 11:01
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[6633 5551](tel:+914066335551)

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From: [Bala Prasad](#)

Sent: Monday, January 22, 2018 10:19 PM

To: gbrambabu@modiproperties.com

Cc: serene@modiproperties.com ; [Suresh M.](#)

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Sent: Thursday, January 18, 2018 10:53 AM

To: [Bala Prasad](#)

Cc: [serene](#)

Subject: farm house no. 42 & 43

Dear Sir,

Our engineers are looking for an update for the location (on plot no 42 or plot no.43) of the villa

to be constructed as such work could not be started yet. Kindly confirm us in order to start the works.

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 |
gbrambabu@modiproperties.com

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[+91 40 6633 5551](tel:+914066335551)

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From: Bala Prasad

Sent: Thursday, January 18, 2018 10:05 AM

To: gbrambabu@modiproperties.com ;

suresh@modiproperties.com

Subject: Re: scanned receipt and Memorandum of Understanding - farm house no. 42 & 43

Dear Rambabu,

As discussed last week, I still did not receive the response yet for my below enquiry, awaiting....

best regards,
Balaprasad Buddiga

07-02-2018

serene@modiproperties.com

From: <gbrambabu@modiproperties.com>
Date: 05 January 2018 13:19
To: "serene" <serene@modiproperties.com>; "syednoorahmed" <syednoorahmed@modiproperties.com>
Subject: changes requested - farm house no. 42 & 43

Dear Mr. Noor / Mr. Sarwar,

Kindly make the necessary changes required by the customer as below and email us at an earliest.

Regards

Regards,

G B Rambabu
AGM - C.R. | +91 98496 48945 | gbrambabu@modiproperties.com
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Cc: [Suresh M.](#)
Subject: Re: scanned receipt and Memorandum of Understanding - farm
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instalment of Rs.10,80,000 for farm house number 42
& 43 in Serene Farms. Please find attached the
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On Thursday, November 23, 2017, 3:48 PM, gbrambabu@modiproperties.com wrote:

Dear Mr.Bala Murali,

As conveyed over the phone ,Mr.Bala Prasad is looking for your co-ordination for a coconut -breaking ceremony and we sincerely request you to co-ordinate and complete the formality as per the attached request mail.

Regards,

G B Rambabu
AGM - C.R. | +91 98496 48945 |
gbrambabu@modiproperties.com
Modi Properties Pvt. Ltd. |
www.modiproperties.com
5-4-187/ 3 & 4, M G Road,
Secunderabad -03 | Ph: +91 40 6633 5551
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: Bala Prasad
Sent: Thursday, November 23, 2017 5:56 PM
To: <mailto:gbrambabu@modiproperties.com>
Cc: Suresh M.
Subject: Re: Fw: scanned receipt and Memorandum of Understanding - farm house no. 42 & 43

Dear Rambabu,

As discussed over the phone, please initiate the work for **villa plots 42 & 43** in Serene Farms on **26 Nov 2017 (Sunday), at around 7.15 am (morning)** due to auspicious date and time for us. If you can arrange to break a coconut

and do so basic formalities related to start the work is well appreciate. I will pay the cost of it during my visit on 30 Nov 2017.

Appreciate if you can confirm the same.

Thanks and best regards,
Balaprasad Buddiga

On Thursday, 23 November 2017
10:08:11, Bala Prasad
<b.prasad23@yahoo.com> wrote:

Dear Rambabu,

Thanks for your email and sending the details. I am not sure why it was sent it to wrong email address which was send couple of days ago, as the email id was correctly given in the booking form.

From MoU document, I would like to highlight one point as of now upon quick review of the document, point # 34 in page #s 10 and 11, please modify to address the sell of produce needs to be on the purchaser, as I will pay one time amount which is around Rs. 1,00,000, towards maintenance as mentioned by Mr Suresh during my initial discussions.

Dear Suresh,
We are planning to visit the farm location on 30 Nov 2017 morning at around 8.30 am, hope someone will be available at location to guide me. Please confirm through email.

Thanks and best regards,
Balaprasad Buddiga

On Thursday, 23 November 2017
09:36:08,
<gbrambabu@modiproperties.com> wrote:

From: gbrambabu@modiproperties.com
Sent: Tuesday, November 21, 2017 1:14 PM
To: bprasad13@gmail.com
Subject: scanned receipt and Memorandum of Understanding - farm house no. 42 & 43

Dear Sir / Madam,

Please find the attached scanned copy of Memorandum of Understanding (agreement of sale) for farm house no. 42 & 43. Kindly

confirm your details mentioned in the 1st page 2nd para, after which we shall go for a final printout and send for your execution.

Also provide your postal address in order to courier the agreement of sale and original 2 lakhs receipt.

For further clarification please do mail / call us.

Regards,

G B Rambabu
AGM - C.R. | +91 98496 48945 |
gbrambabu@modiproperties.com
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www.modiproperties.com
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5551
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