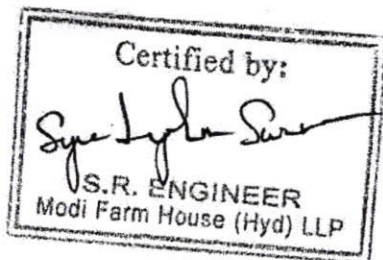


Construction division
Additions & Alteration Charges Approval Form

Company Name:	SC LLP	Site:	Seema farm
Name of Customer:	Manish Dugger		
Villa/Flat No:	22		
SL. NO.	Discription	Amount	
1	Total extra charges	Rs-	64,858 +
2	Total refundable amount		NA
3	Net amount to be charges (if any)	Rs-	64,858 +
4	Net amount to be refuted (if any)		NA
Remarks: work completed.			
Approved by Project Manager		Approved by Design Team	
Date: 22-10-19		Date:	
Sign: Sye Lyha Sura		Sign:	

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



MEASUREMENT SHEET													
COMPANY NAME		SERENE CONSTRUCTIONS LLP		APPROVED BY									
PROJECT		SERENE FARMS		SIGN:									
WORK DISCRIPTION		Extra specification and Estimate											
PREPARED BY		SARWAR											
DATE		22-10-2019											
COUTOMER NAME		seema dugar /manish dugar											
VILLA NO		22											
SL NO	ITEM HEAD	ITEM DISCRIPTION		LENGTH	WIDTH	HEIGHT	NOS	QUANTITY	UNITS				
1	Structures	Kitchen wall Straight Extra Area		7.25	5.83	1	1	42.2675	SFT				
	CHAJA	Out side of kitchen chaja		14.33	2	1	1	28.66	SFT				
	Doors	Extra door opening on south wall		1	2.5	7	1	17.5	SFT				
		Extra Sal wood door frame		1	1	1	1	1	NOS				
2	Electrical points	16ams power plug (For washing machine)		1	1	1	1	1	NOS				
3	Plumbing points	Out side of kitchen water point		1	1	1	1	1	NOS				

Certified by:

S.R. ENGINEER
 Modi Farm House (Hyd) LLP

ESTIMATE		SERENE CONSTRUCTIONS LLP		APPROVED BY			
COMPANY NAME		SERENE FARMS		SIGN:			
PROJECT		Extra specification and Estimate					
WORK DISCRIPTION		SARWAR					
PREPARED BY		22-10-2019					
DATE		seema dugar /manish dugar					
CONTRACTOR NAME		22					
VILLA NO							
SL NO	ITEM HEAD	ITEM DISCRIPTION	QUANTITY	UNITS	RATE	AMOUNT	
1	Structures	Kitchen wall Straight Extra Area	42.2675	SFT	1,250	52,834	
		Out side of kitchen chaja	28.66	SFT	150	4,299	
		Extra door opening on south wall	17.5	SFT	110	1,925	
		Extra Sal wood door frame	1	NOS	2,100	2,100	
2	Electrical points	16ams power plug (For washing machine)	1	NOS	2,500	2,500	
3	Plumbing points	Out side of kitchen water point(For washing machine)	1	NOS	1,200	1,200	
					TOTAL	64,858	

Certified by:

Syed Zahar Sarwar

S.D ENGINEER

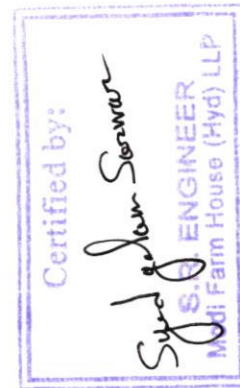
Mall Farm House (Hyd) LLP

Construction division.
Advice for giving credit to contractors/suppliers.

Sl. No. – site bills register		①		Date - site bills Register		14-11-19	
Company Name:		SCLLP		Site:		Seam farm	
Name of Contractor		Manish dayar / Seam dayar (villa-22)					
Customer							
Nature of work		Addition work.					
Work done		From Date		To Date			
Sl. No.	Villa/Flat/block no.	Qty.	Rate	Units	Amount	Contractors bill no	
1.	Structures	42.26	1250	Sft	52,834		
2.	Chya	28.66	150	Sft	4,299		
3.	Door (Shutter)	17.5	110	Sft	1,925		
4.	Door (Frame)	1	2,100	nos	2,100		
5.							
6.	Electrical points	1	2,500	nos	2,500		
7.							
8.	Plumbing points	1	1,200	nos	1,200		
9.							
10.							
11.	Total:				64,858		
Bill required		☐ YES ☒ NO.		GST bill required		☐ YES ☒ NO.	
Measurement & estimate sheet:		☐ Required ☒ Not required		Measurement & estimate sheet:		☐ Enclosed ☒ Not enclosed	
PO/WO no.				PO/WO date:			
Remarks : work completed.							
Approved by Project Manager		Approved by Design Team		Approved by M.D.			
Date: 14-11-19		Date:		Date:			
Sign: Syed Jalil Sarwar		Sign:		Sign:			

Notes: 1. This advice must be sent within 7 days of completing work. 2. This form can be used for certifying labour bills, bills for hire charges, earth work, turnkey civil contractors. 3. Wherever not applicable – fill NA. 4. Estimate and measurement sheets are not required for turnkey jobs where guideline rates are clearly given.

ESTIMATE		SERENE CONSTRUCTIONS LLP		APPROVED BY			
COMPANY NAME		SERENE FARMS		SIGN:			
PROJECT		Extra specification and Estimate					
WORK DISCRIPTION		SARWAR					
PREPARED BY		22-10-2019					
DATE		seema dugar /manish dugar					
CONTRACTOR NAME		22					
VILLA NO							
SL NO	ITEM HEAD	ITEM DISCRIPTION		QUANTITY	UNITS	RATE	AMOUNT
1	Structures	Kitchen wall Straight Extra Area		42.2675	SFT	1,250	52,834
	CHAJA	Out side of kitchen chaja		28.66	SFT	150	4,299
	Doors	Extra door opening on south wall		17.5	SFT	110	1,925
		Extra Sal wood door frame		1	NOS	2,100	2,100
2	Electrical points	16ams power plug (For washing machine)		1	NOS	2,500	2,500
3	Plumbing points	Out side of kitchen water point(For washing machine)		1	NOS	1,200	1,200
						TOTAL	64,858





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.



Serene Farms

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

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



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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

Details of Additions & Alterations

Farmhouse No	22	Building type	Villa/cottage
Buyer Name	DR. MANISH DUGAR		
Phone No.	8099211571	Email	dugarm95@yahoo.com

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 N.A.. 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	Manish Dugar	Engg. Sign	
Date:	10th DEC 2017	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.

Manish Dugar
Buyers sign:
10th DEC 2017

Engg. Sign:

Page 1 of 4

(Syed. N. M. S. Ali)

10/12/2017
Date:

Choice of colours (internal painting):

same as model villa

Changes in flooring:

same as model villa

Buyers sign:

Mamish Dugar

10TH DEC 2017

Engg. Sign:

YH

Page 2 of 4

Date: 18/12/2017

Changes in electrical points: (mark on plan)

- 1) Extra AC point required in hall / living area above the window 'W'
- 2) Extra point for Fan in the modified dining area.
- 3) ~~Extra plug point~~ ~~lamp~~

Details of false ceiling (at extra cost):

same as villa no 16, 18, 36.

Changes of Bathroom tiles, CP fittings & Sanitary ware:

- as per model villa
- please provide an extra drainage outlet next to the ~~bridge~~ ^{washing machine exhaust} connecting to the kitchen drainage for putting a washing machine.

Changes in kitchen platform: (mark on plan)

We have been given the package of modular kitchen with cabinets, kmb, chimney, false ceiling, curtains, fans & lights - all inclusive in the deal.

Manish Dugar
Buyers sign:
10th Dec 2017

Engg. Sign:

[Signature]

Date:

10/12/17

Changes in plantation:

we want 50 FRUIT TREES in place of
Sandalwood + Subabool trees.

Choice of vegetable garden (choose 6 plants): ☒ Tomato ☐ Brinjal ☒ Beans ☒ Ladyfinger ☒ Chili ☒ Cabbage ☐ Cauliflower ☒ Bitter guard ☐ Drum sticks

Tomato Chilli
Beans Cabbage
Lady finger Bitter guard.

Choice of fruit bearing trees (choose 8 trees): ☒ Mango Dusseri type ☐ Custard apple ☒ Guava ☒ Papaya ☒ Pomegranate ☐ Chico ☒ Banana ☐ Grapes ☐ Sweet lime ☒ Jamun ☐ Mosambi ☐ Hybrid coconut ☒ Lime ☐ Amla

Mango - Dusseri Papaya Jamun
Custard Apple Pomegranate Lime
Guava Banana

Other Changes:

- 1) Remove Door - D₁, window W₆ X 3 → replace with single window 6 X 6 feet
- 2) Remove diagonal wall in dining area; shift W₃ window in dining area to the straight wall. Insert a door D₁ in the straight wall.
- 3) we want mosquito mesh in kitchen window also.
- 4) we want extra mosquito mesh door at the main entrance door.

- 5) one Tap for Washing Machine ~~beside the Refrigerator~~ outside + drainage outlet required
- 6) extra tap in the courtyard.
- 7) 100m ladder to go to terrace next to Kitchen garden area.

Buyers sign:

Namish Dugar
10th Dec 2017

Engg. Sign:

Page 4 of 4

Date:

10/12/17

W

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@modiproperties.com

From: "Manish Dugar" <dugarm95@yahoo.com>
Date: 05 April 2018 18:03
To: "serene 24 Madhu Rao" <madhurao@venkatramachemicals.com>; <gbrambabu@modiproperties.com>
Cc: "serene" <serene@modiproperties.com>; "Visala Maganty" <visala.maganty@gmail.com>
Subject: Re: Fw: final altered plans - Villa nos.22 &24 - gentle reminder

Hi Mr Ram babu,

Can you please specify how much will be the cost approximately to take up the following work?

1. I have asked for washing machine extra tap connection on the outside behind the common bathroom wall, drainage and extension of the shade as discussed in the office.
Can be taken up at an extra cost.

2. Extra tap in the front as indicated.
Can be taken up at an extra cost.

4. Is there a possibility to make a iron ladder to get to the roof and make a provision for it for installation later?
Can be taken up at an extra cost.

regards,

Dr Manish Dugar

MD, FRACP (Rheumatology, Australia)
Consultant Rheumatologist

Apollo Hospitals, Hyderabad (Jubilee Hills, Secunderabad and Kukatpally)

Email: dugarm95@yahoo.com

Website: <http://drmanishdugar.webs.com>

On Wednesday, April 4, 2018, 6:00:56 PM GMT+5:30, <gbrambabu@modiproperties.com> wrote:

From: gbrambabu@modiproperties.com
Sent: Friday, February 2, 2018 12:24 PM
To: [Manish Dugar](#) ; [serene 24 Madhu Rao](#)
Cc: [serene](#) ; [syednoorahmed](#) ; [serene balamuralikrishna](#)
Subject: final altered plans - Villa nos.22 &24

Dear Sir,

06-04-2018

"serene 24 Madhu Rao" <madhurao@venkatramachemicals.com>; <gbrambabu@modiproperties.com>
"serene" <serene@modiproperties.com>; "Visala Maganty" <visala.maganty@gmail.com>
Re: Fw: final altered plans - Villa nos.22 &24 - gentle reminder

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I please specify how much will be the cost approximately to take up the following

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taken up at an extra cost.

sh Dugar

CP (Rheumatology, Australia)
Rheumatologist
Hospitals, Hyderabad (Jubilee Hills, Secunderabad and Kukatpally)
garm95@yahoo.com
: <http://drmanishdugar.webs.com>

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day, February 2, 2018 12:24 PM
sh Dugar ; serene 24 Madhu Rao
e ; syednoorahmed ; serene balamuralikrishna
final altered plans - Villa nos.22 &24

06-04-2018

We are herewith providing the updation for alterations requested by you. Please confirm the attached plans as further changes cannot be taken up.

1. I have asked for washing machine extra tap connection on the outside behind the common bathroom wall, drainage and extension of the shade as discussed in the office.

Can be taken up at an extra cost.

2. Extra tap in the front as indicated.

Can be taken up at an extra cost.

3. Change sin shower area and washbasin as written in the email by Visala earlier. Also can we move the WC in the master bedroom a few inches away from the wall to get more leg space.

Cannot be taken up.

4. Is there a possibility to make a iron ladder to get to the roof and make a provision for it for installation later?

Can be taken up at an extra cost.

5. The crockery unit without the wall as mentioned by Visala in the earlier email.

Cannot be taken up.

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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n up at an extra cost.

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& 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551
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serene@modiproperties.com

From: <gbrambabu@modiproperties.com>
Date: 02 February 2018 12:24
To: "Manish Dugar" <dugarm95@yahoo.com>; "serene 24 Madhu Rao" <madhurao@venkatramachemicals.com>
Cc: "serene" <serene@modiproperties.com>; "syednoorahmed" <syednoorahmed@modiproperties.com>; "serene balamuralikrishna" <balamuralikrishna@modiproperties.com>
Attach: Villa no.22 - A&A - 24.1.18-Model.pdf; Villa no.24 - A&A - 24.1.18-Model.pdf
Subject: final altered plans - Villa nos.22 &24

Dear Sir,

We are herewith providing the updation for alterations requested by you. Please confirm the attached plans as further changes cannot be taken up.

1. I have asked for washing machine extra tap connection on the outside behind the common bathroom wall, drainage and extension of the shade as discussed in the office. Cannot be taken up at an extra cost.

2. Extra tap in the front as indicated. Cannot be taken up at an extra cost.

3. Change sin shower area and washbasin as written in the email by Visala earlier. Also can we move the WC in the master bedroom a few inches away from the wall to get more leg space. Cannot be taken up.

4. Is there a possibility to make a iron ladder to get to the roof and make a provision for it for installation later? Cannot be taken up at an extra cost.

5. The crockkery unit without the wall as mentioned by Visala in the earlier email. Cannot be taken up.

Regards,

G B Rambabu

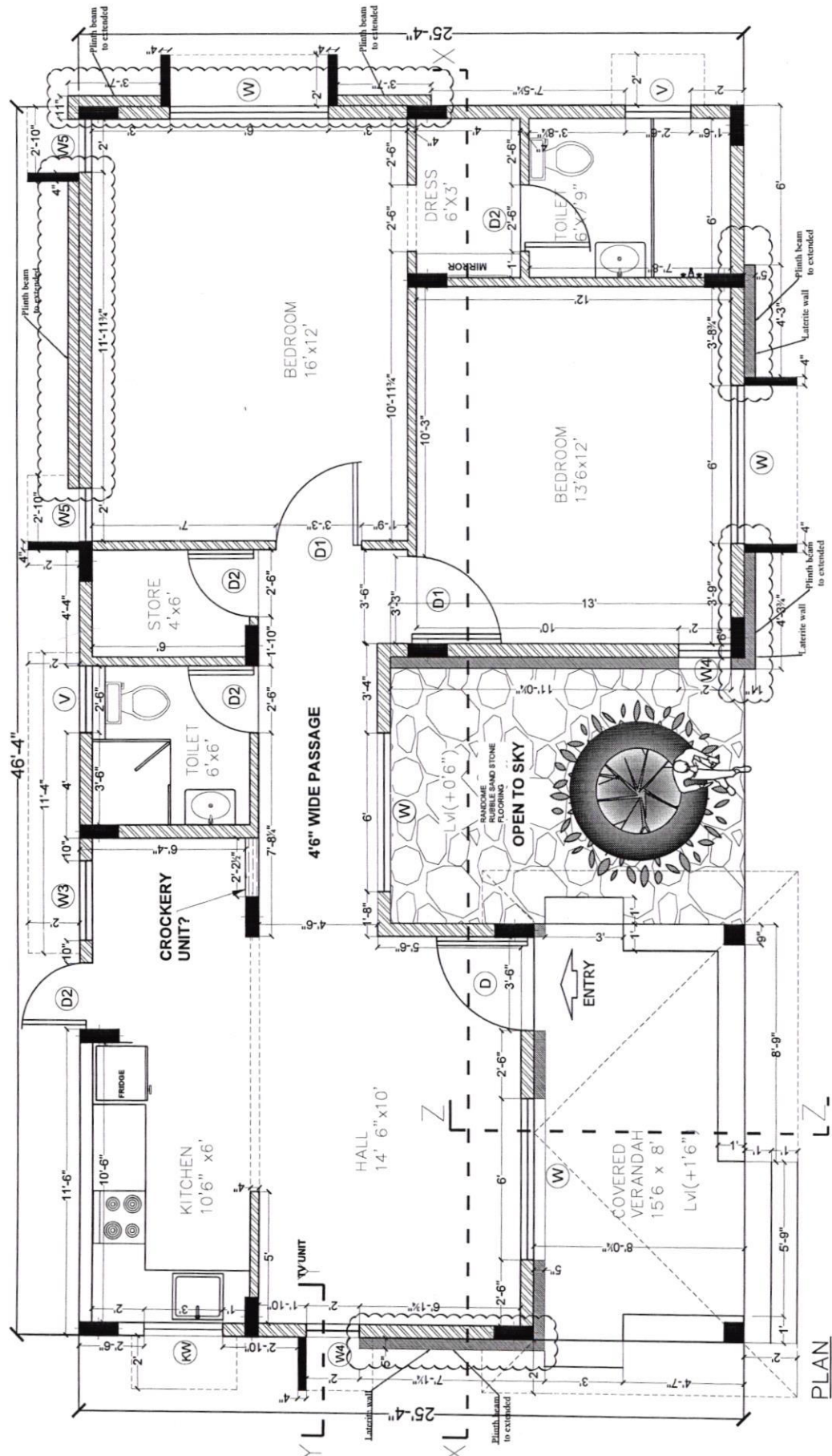
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Description		Direction	Owners & Developers :		Date :	Promoted by	
VILLA 24 - WORKING DRAWING			Modi Properties Pvt Ltd.		24/01/18	Modi Properties Pvt. Ltd.	
			Project Name & Phase :		Prepared By : Madhav	Phone: +91-40-66335551	
			Serene Farms		Approved By : Soham Modi		
					Scale : N.T.S		