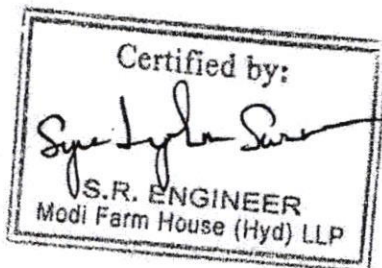


Construction division
Additions & Alteration Charges Approval From

Company Name:	SCLLP	Site:	Serum farm
Name of Customer:	Vineet Koka		
Villa/Flat No:	45		
SL. NO.	Discription	Amount	
1	Total extra charges	3,37,467	
2	Total refundable amount	NA	
3	Net amount to be charges (if any)	3,37,467	
4	Net amount to be refuted (if any)	NA	
Remarks: work completed.			
Approved by Project Manager		Approved by Design Team	Approved by M.D.
Date: 22-06-20		Date:	Date:
Sign: <i>Sye Lyha Saru</i>		Sign:	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.



ESTIMATE						
COMPANY NAME		SERENE CONSTRUCTIONS LLP		APPROVED BY		
PROJECT		SERENE FARMS		SIGN:		
WORK DISCRIPTION		Extra specification and Estimate				
PREPARED BY		SARWAR				
DATE		22-06-2020				
CONTRACTOR NAME		vineet koka				
VILLA NO		45				
SL NO	ITEM HEAD	ITEM DISCRPTION	QUANTITY	UNITS	RATE	AMOUNT
1	Structures	Kitchen extent Extra Area	252	SFT	1,250	315,000
	French Window	French window with door oppening	56	SFT	401	22,467
					TOTAL	337,467

ESTIMATE		SERENE CONSTRUCTIONS LLP		APPROVED BY			
COMPANY NAME		SERENE FARMS		SIGN:			
PROJECT		Extra specification and Estimate					
WORK DISCRIPTION		SARWAR					
PREPARED BY		22-06-2020					
DATE		vineet koka					
CONTRACTOR NAME		45					
VILLA NO							
SL NO	ITEM HEAD	ITEM DISCRIPTION	QUANTITY	UNITS	RATE	AMOUNT	
1	Structures	Kitchen extent Extra Area	252	SFT	1,250	315,000	
	French Window	French window with door oppening	56	SFT	401	22,467	
					TOTAL	337,467	



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

Details of Additions & Alterations

Farmhouse No	45	Building type	Villa/cottage
Buyer Name	DEEPA KOKA		
Phone No.	09959191115	Email	DEEPA . I VIKAS.X.Bhalia@gmail

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:	24/11/2017	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.

Buyers sign:

Engg Sign:

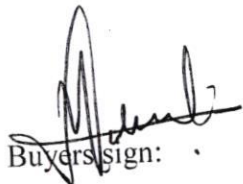
Date:

Choice of colours (internal painting):

SAME AS MODEL VILLA

Changes in flooring:

SAME AS MODEL VILLA


Buyer's sign:


Engg Sign:

Date:
24/11/2

Changes in electrical points: (mark on plan)

AS PER DRAWINGS

REQUIRED ADDITIONAL PLUG POINTS
ON SWIMMING POOL SIDE

Details of false ceiling (at extra cost):

AT LATER STAGE

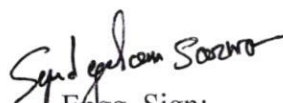
Changes of Bathroom tiles, CP fittings & Sanitary ware:

AS PER MODEL VILLA

Changes in kitchen platform: (mark on plan)

AS PER DRAWINGS


Buyers sign:


Engg. Sign:

Date:

24/11/2017

Changes in plantation:

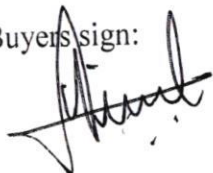
NO

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

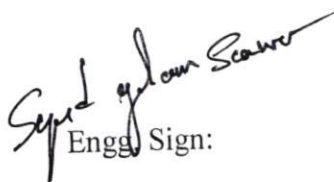
Choice of fruit bearing trees (choose 8 trees): ☒ Mango _____ type ☒ Custard apple ☒ Guava ☐ Papaya ☒ Pomegranate ☒ Chico ☐ Banana ☐ Grapes ☒ Sweet lime ☒ Jamun ☐ Mosambi ☒ Hybrid coconut ☐ Lime ☒ Amla

Other Changes:

Buyers sign:



Engg. Sign:



Page 4 of 4

Date:

24/11/2017



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:

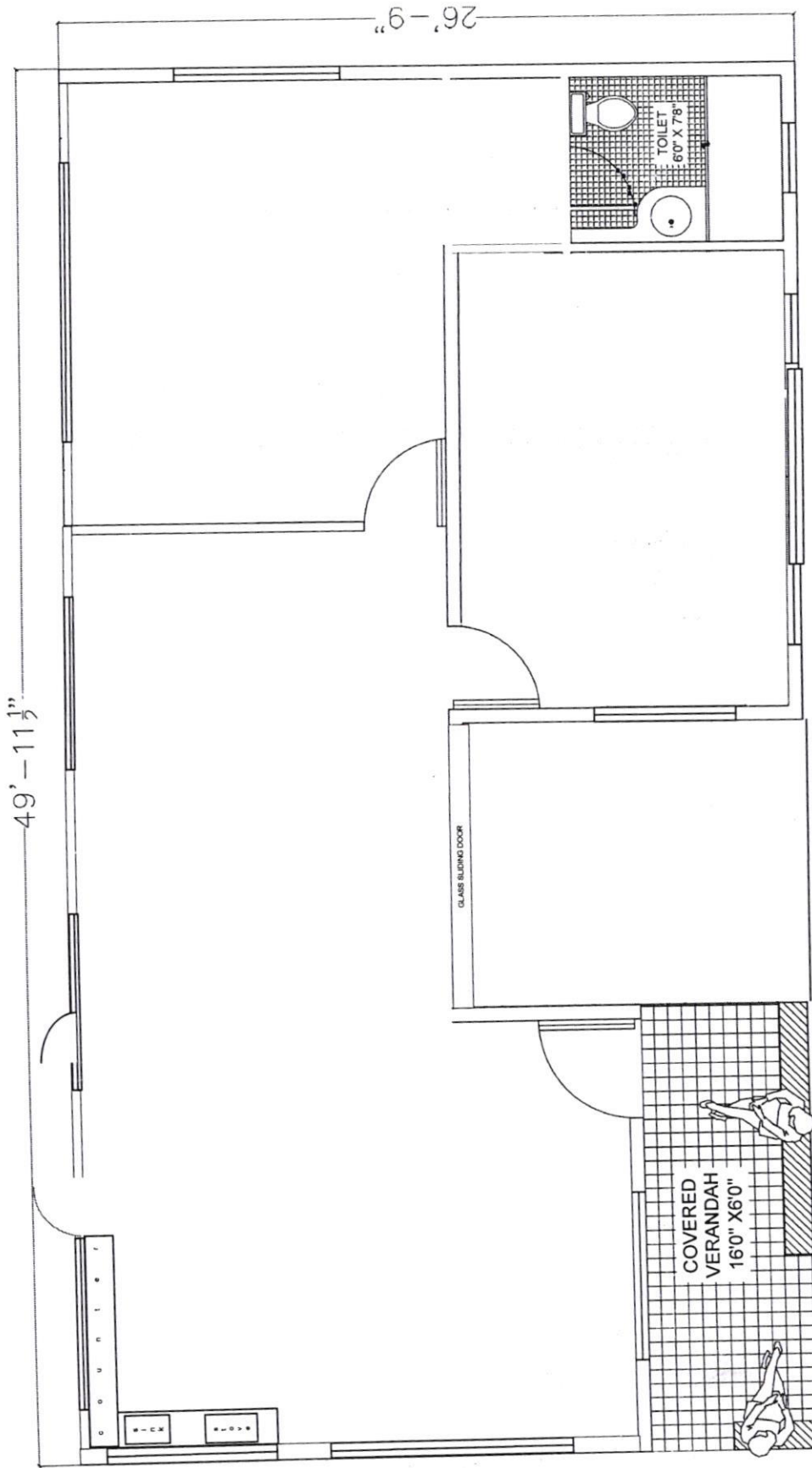
- Extra Electrical Points / Switch Boards / Sockets / Switches
- Additional kitchen platform with granite & dado.
- Rounding / polishing of granite platform.
- Additional civil works.
- False ceiling.

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:

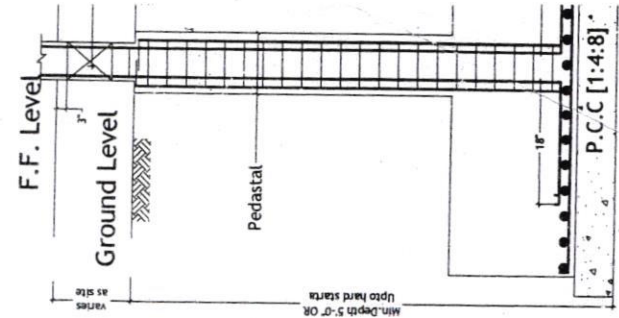
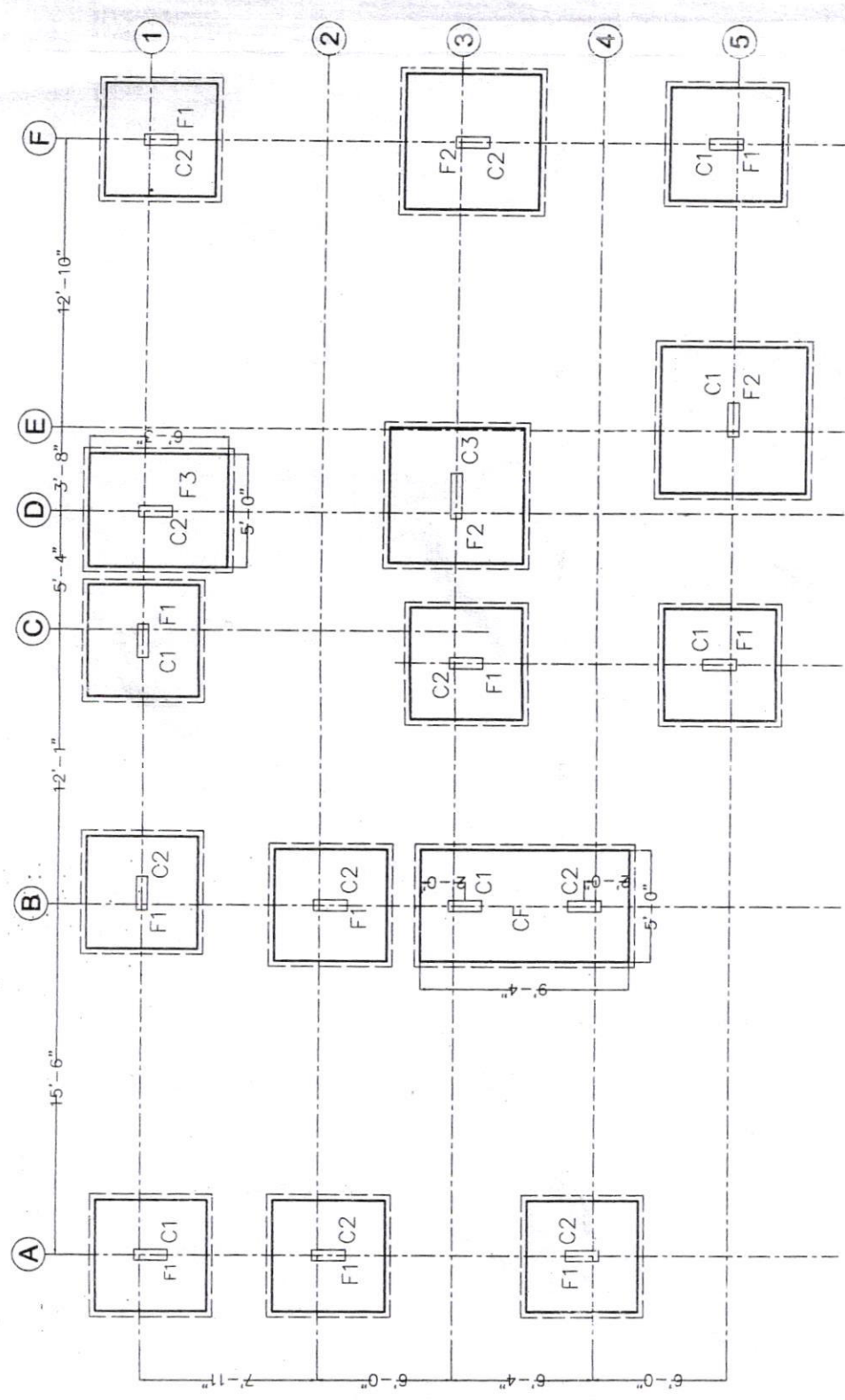
- Kitchen Platform.
- Electrical – wires.
- Civil work.
- Plants & trees.



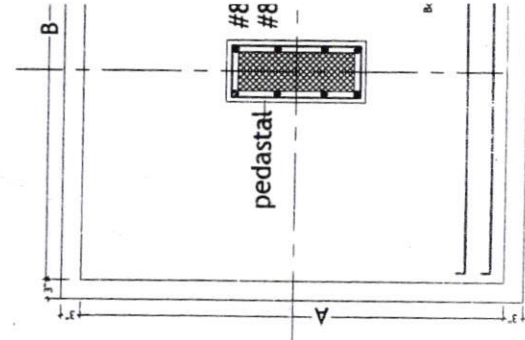
FARM HOUSE - 2BHK FLOOR PLAN
BUILT UP AREA = 1200 Sq.Ft.

Description	Direction
1200 S.FT. VILLA - PRESENTATION DRAWING	

04-09-18
 Jyoti Samra
 26
 A.A.
 A.A.



SECTION



PLAN

TYPICAL FOOTING



#3 nos 12Ø
#8Ø@8" c/c

PEDASTAL SECTION
(12"X24")/(12"X30")

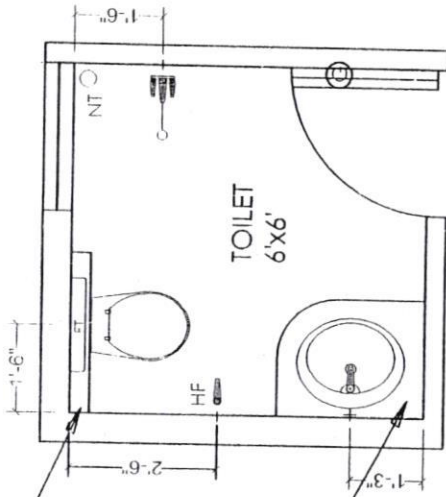
COLUMN DETAIL'S					FOOTING DETAIL'S				
Type	Mix	Size	Section	Reinforcement	Type	A	B	D	Reinforcement
C1	M 25	6"X18"		#4No-16Ø	F1	5'-0"	5'-0"	15"	#10Ø@4"c/c
				#4No-12Ø					
				#8Ø@8"c/c					
C2	M 25	6"X18"		#10No-16Ø	F3	5'-0"	6'-3"	18"	#12Ø@5"c/c
				#8Ø@8"c/c					

Addition & Alteration Approval Form

Project	Serene farm	Flat Villa No.	25			
Customer Name	Basaddutta Talukdar	Request letter date	03-09-18			
A&A Signed	Yes/ No ☐ NO ☐	A&A date	04-09-18			
Remark of CR/Site:						
Sr. No	Description of A&A requested by customer	Additions & alterations permitted as per guidelines	Approved by site engg.	MDs approval required.	At extra cost	Modified Plans from HO required
1.	Kitchen room partition wall to be remove	Yes	yes	Yes	NO	YES
2.	Provide Door opening at kitchen area on south wall	Yes	Yes	Yes	NO	YES
3.	Wanted to remove column on kitchen area (B2,C2)	No	No	Yes	NO	YES
4.	Remove common toilets and store room	Yes	Yes	Yes	NO	YES
5.	Sink and stove shift to east wall	Yes	Yes	Yes	NO	YES
6.						
7.						
8.						
Remarks by MD:						

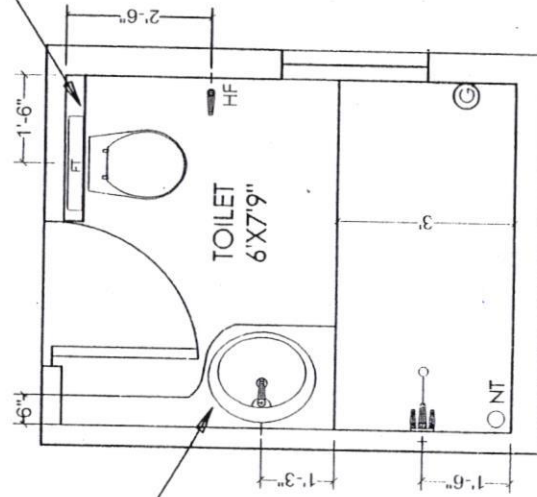
Notes: 1. Site engineer may approve or disapprove as per standard guidelines. 2. Request has to be sent by CR / site to Ashaiya only where required. 3. Ashaiya to cut & paste A&A required by customer in this form. 4. Form to be updated by Ashaiya during MDs site visit. 5. Ashaiya to keep printouts in MDs folder for site visits.

WALL HANGING WC WITH
CONCEALED FLUSH TANK



COUNTER TOP WASH BASIN

WALL HANGING WC WITH
CONCEALED FLUSH TANK

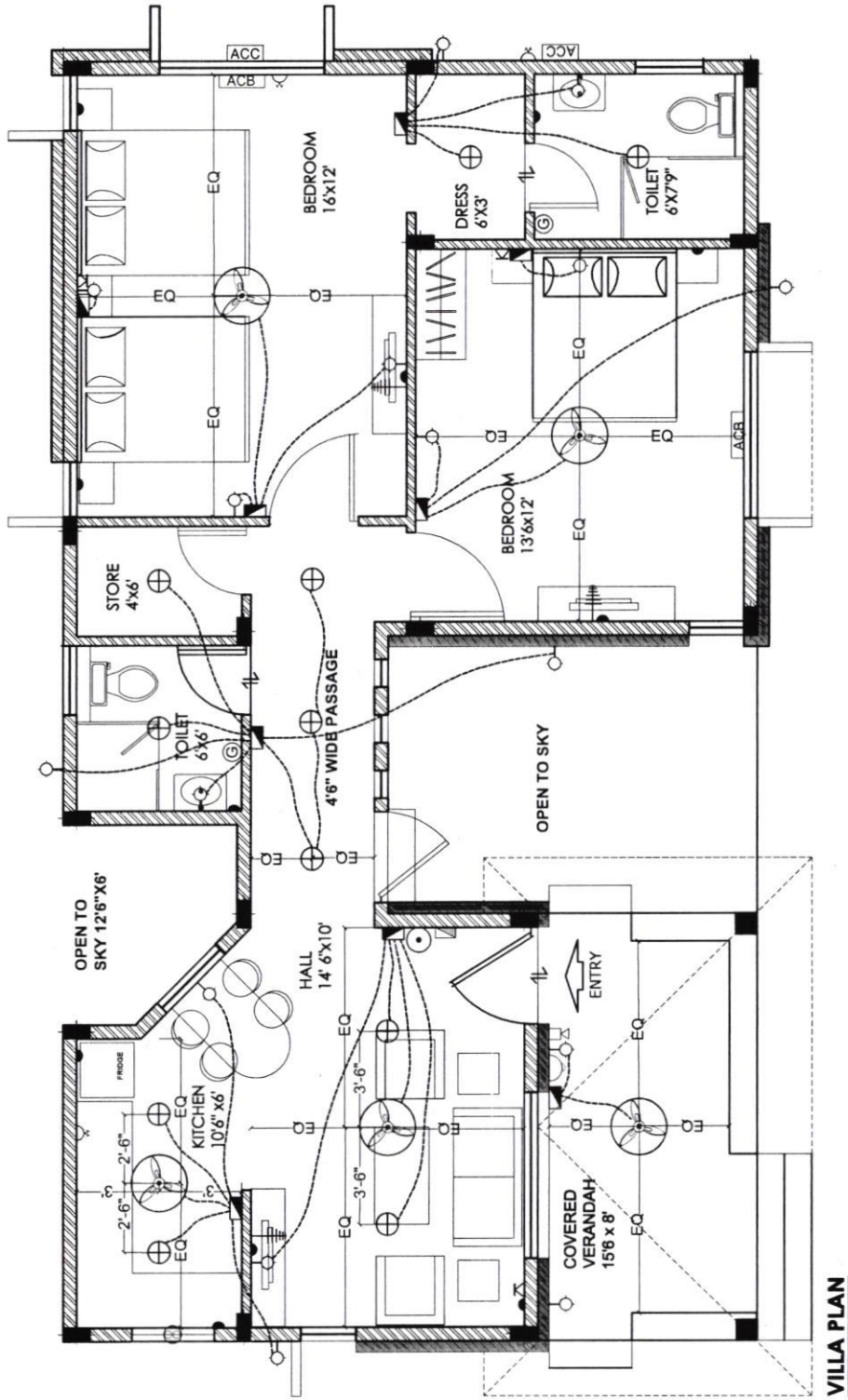


COUNTER TOP WASH BASIN

W

Approved for
Cont.

Description	Direction	Owners & Developers :	Date :	15.04.2016	Promoted by
VILLA - PLUMBING PLAN		Modi Properties & Investments Pvt.Ltd	Prepared By :		Modi Properties &
		Project Name & Phase :	Approved By :	Soham Modi	Investments Pvt. Ltd.
		SERENE FARMS	Scale :	N.T.S	Phone:+91-40-66335551



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.	Geysers 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 @ 3'6" center of bed.

VILLA PLAN

Description	Direction N	Owners & Developers :	Date :	09.12.15	Promoted by
		Modi Properties & Investment Pvt Ltd.	Prepared By :	M.Nagalaxmi	Modi Properties &
		Project Name & Phase :	Approved By :	Soham Modi	Investments Pvt. Ltd.
		SERENE FARMS	Scale :	N.T.S	Phone: +91-40-66335551
ELECTRICAL PLAN OF VILLA					