



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	17	Building type	Villa/cottage
Buyer Name			
Phone No.	9440810022	Email	Kaushikcd@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 _____. 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	Kaushik	Engg. Sign	Syed qasim Saad
Date:	23.06.2017	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:

Kaushik

Engg. Sign:

Syed qasim Saad

Date:

Choice of colours (internal painting):

Same as in the model villa.

Changes in flooring:

Same as in the model villa.

Buyers sign:

Indira

Engg. Sign

Syed Yousaf Saad

Date:

Changes in electrical points: (mark on plan)

① A/c provision in the hall.

Details of false ceiling (at extra cost):

As per revised drawing dated April 4, 2017.

Changes of Bathroom tiles, CP fittings & Sanitary ware:

Same as in the model villa.

Changes in kitchen platform: (mark on plan)

Same as in the model villa.

- RCC slab in the kitchen at 32" (Same as ~~model villa~~ ^{model villa})

Buyers sign:

Victor

Engg. Sign:

Syed Jaleel

Date:

Changes in plantation:

Already done.

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:

① In the gallery, rearise door opening with floor level and remaining portion with window (glass + grill) ② ~~All windows~~ Iron mesh and exhaust fan in the two bathrooms.

③ A/C point in hall as mentioned in the drawing. ④ slabs in the store room (height - 3' & 5' width - 1' 6")

④ The depth of the pool shall be 4' 6" only.

⑤ one provision for the lighting in the pool.

Buyers sign: Indul

Engg. Sign: Syed ghu Sarwar

Date:

gbrambabu@modiproperties.com

Serene

From: "kaushik satish" <kaushikfd@yahoo.com>
Date: 05 November 2017 13:39
To: <gbrambabu@modiproperties.com>
Cc: "Tushar Kaushik" <tushardude@gmail.com>; "Vidushi Kaushik" <vidushikaushik87@gmail.com>
Subject: Arranging a meeting with Mr. Modi, MD-Request-Regarding

Dear Rambabu,

I am writing to bring to your attention certain concerns regarding my farm no 17 @ serene farms.

1. Despite repeated requests regarding the upkeep of my plants at the site, I regret to inform you that I am not happy with the maintenance undertaken by the gardening staff. I have time and again given specific instructions to water and keep it free from weeds. However, every time I visit, there is little progress. The drip system is either broken or not supplied with enough water. In the process, a number of expensive fruit plants I had bought from a nursery in Rajahamundry had put in stunted growth. This may cause me substantial financial loss besides defeating the purpose. pl ensure that atleast one gardener shall work for 3 days in a week for watering, cleaning, soil working and mixing inputs like fertiliser and manure etc.

2. The villa's construction has been slow. I was assured of possession in December. I hope to shift soon given that my plants are not being looked after well and require my personal attention.

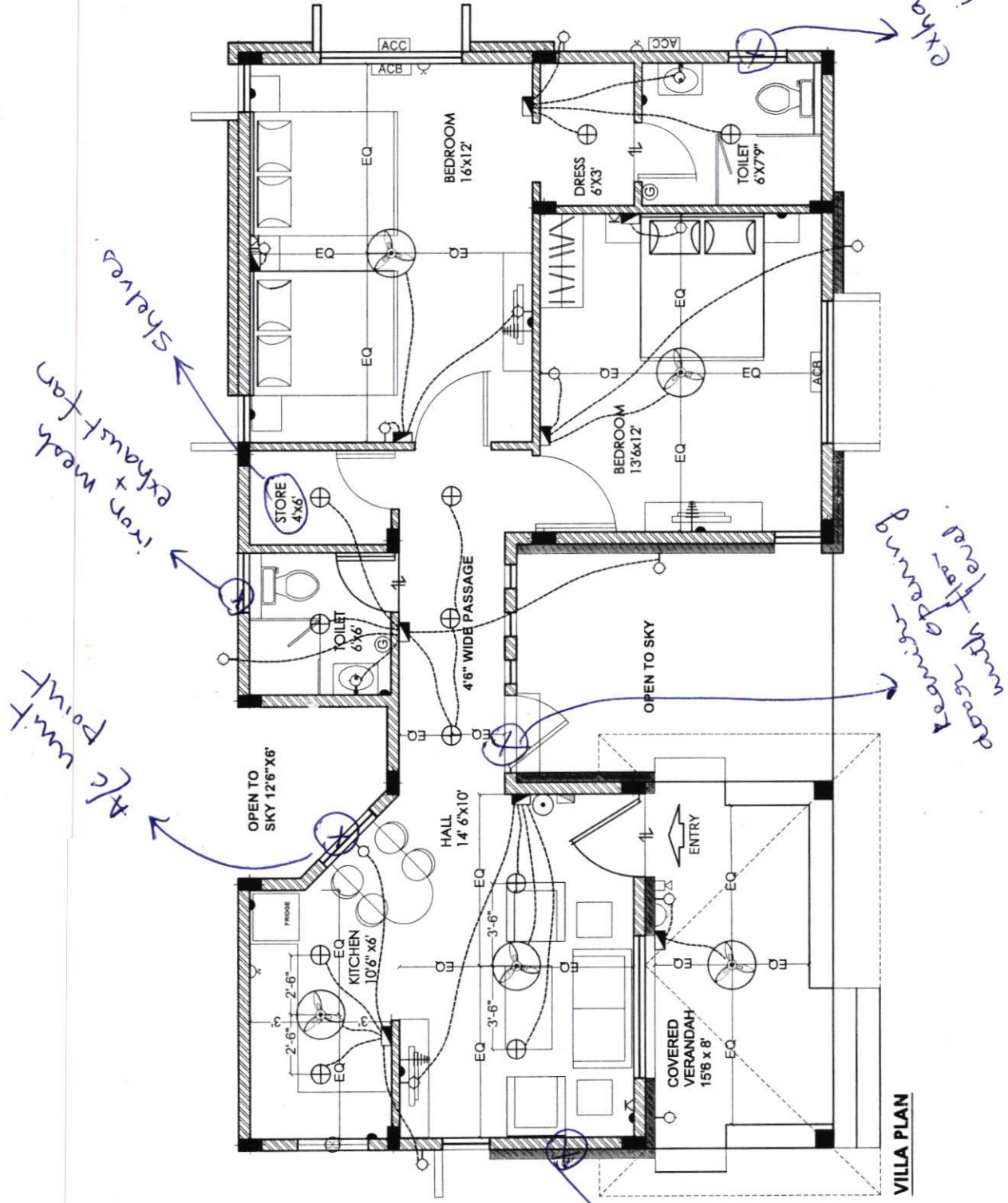
3. We have still not been informed about the pool features by the consultant. We have also informed the project manager of certain modifications that have been recorded in writing. they have not been carried out.

I am hopeful of your cooperation regarding my above concerns. My overall experience with Modi Properties has been very positive. I wish to discuss some of these issues personally with the Mr. Modi in the coming week. Pl inform the date and time of meeting well in advance.

Regards,
Kaushik
Plot no. 17

Sir,

*Please advise for a meeting
w/ Mr. Kaushik.*



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.	Geyser 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	[ACC]
16.	AC Blower	[ACB]
17.	Switch board with 5A socket	

Note :- Switch boards next to bed side must be centered @ 36" center of bed.

iron mesh exhaust fan

23/06/17

ELECTRICAL PLAN OF VILLA	Description	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





aruna@modiproperties.com

From: "Soham Modi" <sohammodi@modiproperties.com>
Date: 12-05-2017 8:43 PM
To: <aruna@modiproperties.com>
Subject: FW: Regarding alterations for farm house no.17, Serene Farms

Print

-----Original Message-----

From: gbrambabu@modiproperties.com [mailto:gbrambabu@modiproperties.com]
 Sent: 12 05 2017 10:52
 To: sohammodi <sohammodi@modiproperties.com>
 Subject: Fw: Regarding alterations for farm house no.17, Serene Farms

-----Original Message-----

From: kaushik satish
 Sent: Thursday, April 20, 2017 5:49 PM
 To: gbrambabu@modiproperties.com ; Vidushi Kaushik ; narender@modiproperties.com
 Cc: kaushik satish
 Subject: Re: Regarding alterations for farm house no.17, Serene Farms

Dear Mr. Rambabu,

As per your email, we made a site visit and met with the site engineer/manager including Mr. Noor Ahmed.

The following changes/modifications have been suggested. These are only the interior changes. Mr. Ahmed suggested that changes to the exterior and other fittings can be made after the completion of the civil works at a later date.

The changes/modifications are as follows:

1. The power point for the TV to be shifted to the adjacent wall.
2. Power points to be provided along with holes for ACs in both the bedrooms as well as the drawing room. The location has been pointed out to Mr. Ahmed.
3. Space for ventilator fans to be provided in both the bathrooms and the kitchen.
4. 2 slabs to be fixed in the store room.
5. All the windows to be provided with both glass and iron mesh

Rest of the design and fittings are as indicated by you in the plan and brochure.

Regards,
 kaushik
 Plot no17

 On Tue, 4/4/17, <gbrambabu@modiproperties.com> wrote:

Subject: Re: Regarding alterations for farm house no.17, Serene Farms
 To: "Vidushi Kaushik" <vidushikaushik87@gmail.com>, narender@modiproperties.com
 Cc: "kaushik satish" <kaushikfd@yahoo.com>

Date: Tuesday, 4 April, 2017, 7:56 AM

Dear Sir,

Please find the attached scanned copies of letter
regarding additions &
alterations along with drawings.

Regards,

G B Rambabu

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