



**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 | 48849        | Building type | Villa/cottage     |
| Buyer Name   | Theresa Remy |               |                   |
| Phone No.    | 9652520398   | Email         | bram.55@gmail.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 12/10/2018. 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 | B. Theresia | Engg. Sign | Syed Yehum Saad |
| Date:       | 12/10/2018  | 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:

B. Theresia

Engg. Sign:

Syed Yehum Saad

Date:

13-10-18

Choice of colours (internal painting):

Changes in flooring:

Buyers sign:

Engg. Sign:

Page 2 of 4

Date:

13-10-18

Changes in electrical points: (mark on plan)

Discuss later as per email

Details of false ceiling (at extra cost):

Changes of Bathroom tiles, CP fittings & Sanitary ware:

Commodor & bath faning

Changes in kitchen platform: (mark on plan)

Buyers sign:

Engg. Sign:

Page 3 of 4

Date:

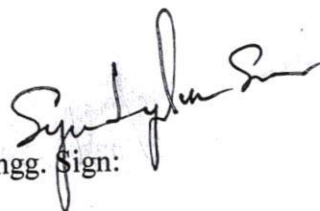
13-10-19



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

Buyers sign:

Engg. Sign:



Date:

13-10-18

# Addition & Alteration Approval Form

| Project            | Serene farm                                                                                                                                                        | Flat Villa No.                                      | 48-49                  |                        |               |                                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------|------------------------|---------------|---------------------------------|
| Customer Name      | B. Ramu                                                                                                                                                            | Request letter date                                 | 13-10-18               |                        |               |                                 |
| A&A Signed         | Yes/ No<br>NO                                                                                                                                                      | A&A date                                            | 13-10-18               |                        |               |                                 |
| 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 cross slab portion to be straight by re-casting slab                                                                                                       | Yes                                                 | yes                    | Yes                    | YES           | YES                             |
| 2.                 | Kitchen cross wall to be remove and straight and provide window (w3).                                                                                              | Yes                                                 | Yes                    | Yes                    | NO            | YES                             |
| 3.                 | Remove common toilets.                                                                                                                                             | No                                                  | Yes                    | Yes                    | NO            | YES                             |
| 4.                 | Master bedroom toilets to be divide in 2 part . and make 2nos toilets.<br>1) Opening towards master bedroom (6'x7')<br>2) Opening towards children bedroom (6'x5') | Yes                                                 | Yes                    | Yes                    | YES           | YES                             |
| 5.                 | South side of villa to be provide compound wall at distance from villa 10' by cement block .                                                                       | Yes                                                 | Yes                    | Yes                    | YES           | YES                             |
| 6.                 | On south west fencing to be provide additional gate for villa entrance.                                                                                            | Yes                                                 | Yes                    |                        | YES           |                                 |
| 7.                 | Main entrance to be provide on place of villa no 49                                                                                                                | yes                                                 | yes                    | yes                    | No            | Yes                             |
| 8.                 |                                                                                                                                                                    |                                                     |                        |                        |               |                                 |
| Remarks by MD:     |                                                                                                                                                                    |                                                     |                        |                        |               |                                 |

Notes: 1. Site engineer may approve or disapprove as per standard guidelines. 2. Request has to be sent by CR / ~~MD~~ 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.

sk at cost.

9/11/18

## G B Rambabu

---

**From:** Ramu [bramu.ss@gmail.com]  
**Sent:** 16 October 2018 13:55  
**To:** gbrambabu@modiproperties.com  
**Cc:** suresh@modiproperties.com  
**Subject:** Requested Few Changes

Dear Rambabu Garu,

I am Ramu, owner of villa 48 & 49 Serene Farms. I went to the farm and requested few changes to Sarwar and I am sending you the list of changes requested.

- 1) Move common bathroom to the next to the master bedroom bathroom and remove the dressing area from master bedroom.
- 2) The cut in the dinning area to be removed and it should be straightened.
- 3) Entrance gate should be towards east side and it will be at the 49 and should face the north side.
- 4) To separate farm and house we need 4 to 5 ft wall and the gate should be for the farm should be facing west side. This is for vastu correction, we will do separate registrations for farm and house. I have explained this to Mr. Suresh while booking the 49 and accepting the 1000sft villa.

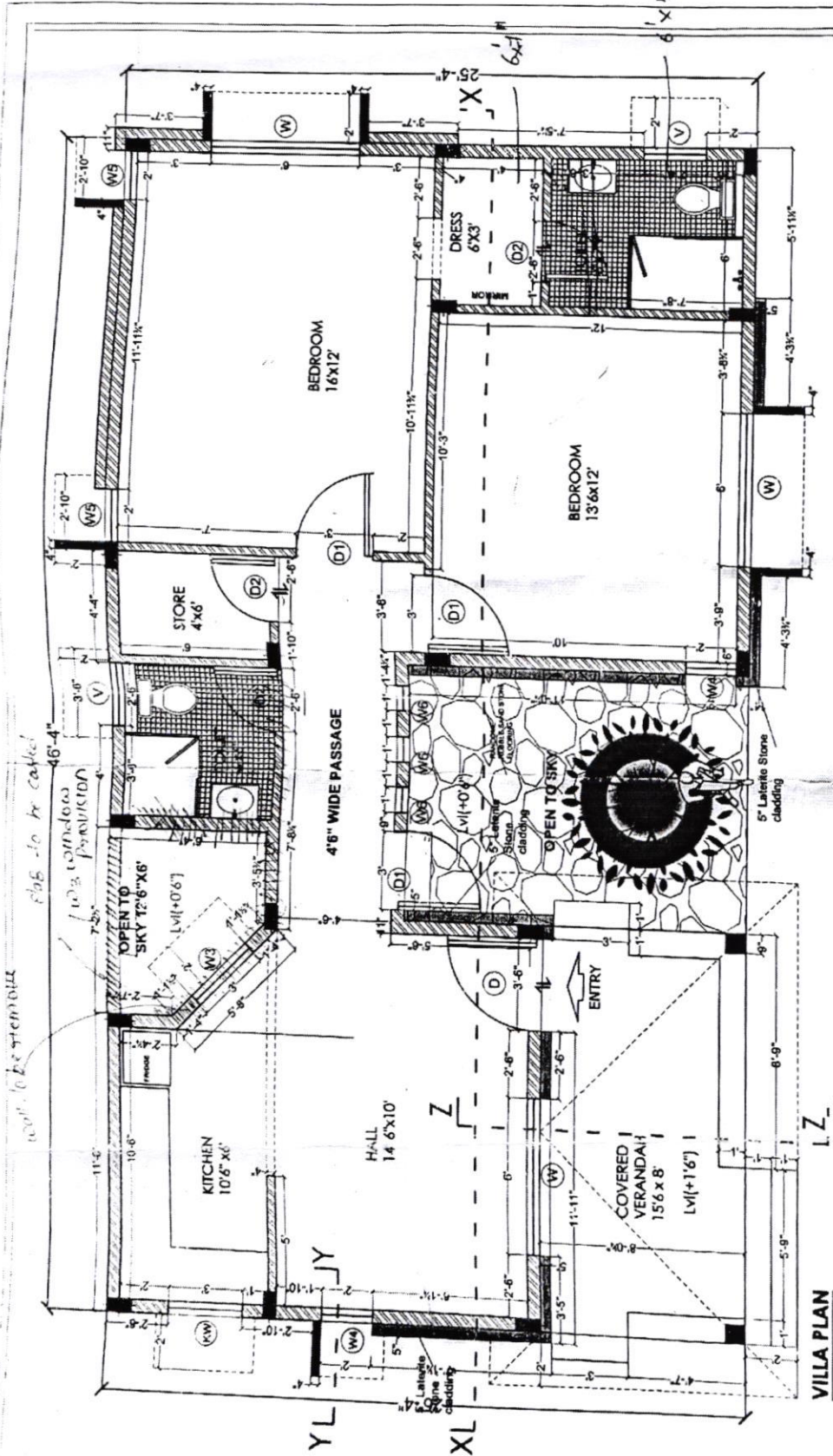
I met Sarwar and Sai Krishna last weekend, I have explained above changes to them.

Requesting you personally, please give the approval for the above changes, as its under construction stage, we can make the changes.

Hoping to hear from you soon as permitted for the above requested changes.

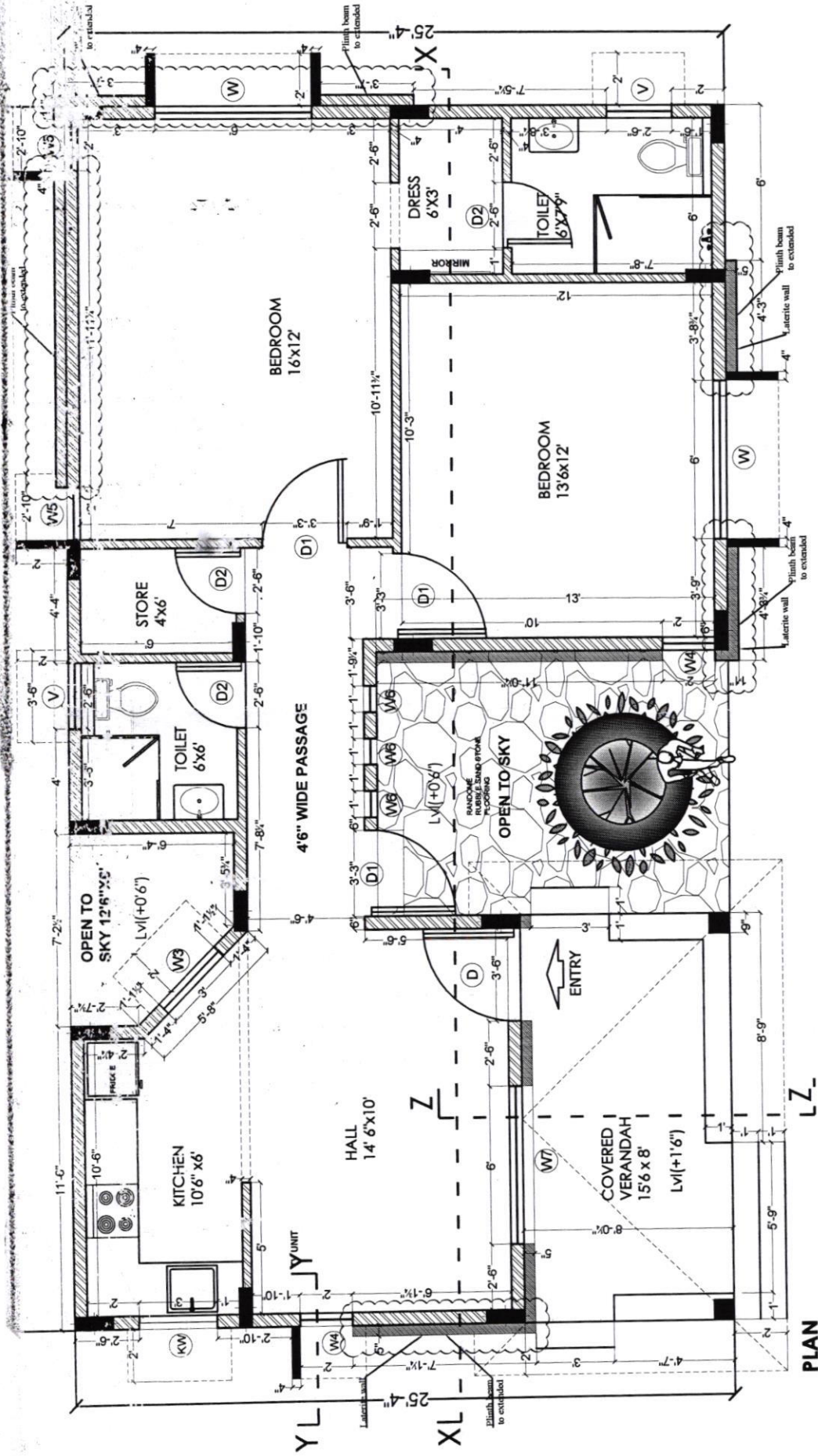
Thank you  
Ramu.





|                                          |      |                      |      |
|------------------------------------------|------|----------------------|------|
| PROJECT                                  |      |                      |      |
| FARM HOUSES                              |      |                      |      |
| YENKAPALLI                               |      |                      |      |
| Hyderabad                                |      |                      |      |
| CLIENT                                   |      |                      |      |
| MODI PROPERTIES                          |      |                      |      |
| TITLE                                    |      |                      |      |
| ARCHITECTURE DRAWING                     |      |                      |      |
| WORKING DRAWING                          |      |                      |      |
| DOORS:                                   |      |                      |      |
| D - 3'6" X 7'0"                          |      |                      |      |
| D1 - 3'0" X 7'0"                         |      |                      |      |
| D2 - 2'6" X 7'0"                         |      |                      |      |
| WINDOWS:                                 |      |                      |      |
| W - 6'0" X 6'0"                          |      |                      |      |
| W1 - 5'0" X 6'0"                         |      |                      |      |
| W2 - 4'0" X 4'0"                         |      |                      |      |
| W3 - 3'0" X 4'6"                         |      |                      |      |
| KW - 3'0" X 3'6"                         |      |                      |      |
| W4 - 2'X6'0"                             |      |                      |      |
| W5 - 2'X4'6"                             |      |                      |      |
| W6 - 1'0" X 7'0"                         |      |                      |      |
| V - 2'6" X 2'0"                          |      |                      |      |
| S.No                                     | DATE | S.No                 | DATE |
|                                          |      |                      |      |
|                                          |      |                      |      |
|                                          |      |                      |      |
| DRAWING DETAILS                          |      |                      |      |
| TYPICAL VILLA PLAN                       |      |                      |      |
| Working Drawing                          |      |                      |      |
|                                          |      |                      |      |
|                                          |      |                      |      |
|                                          |      |                      |      |
| Scale:                                   |      |                      |      |
| Drawn by:                                |      | AM                   |      |
| Checked by:                              |      | AR                   |      |
| Date:                                    |      | 30/09/2015; 15/06/15 |      |
| Drawing Code:                            |      | AR-WRK-VILLA         |      |
| Sheet No:                                |      |                      |      |
| INTERIOR CONSULTANTS:                    |      |                      |      |
| ARDES                                    |      |                      |      |
| ARCHITECTS & INTERIOR DESIGNERS          |      |                      |      |
| 7-1-212, SHIV-BAGH, AMEERPET, HYDERBAD.  |      |                      |      |
| 040-23753316; email: mailardes@gmail.com |      |                      |      |





| Description             |  | Direction | Owners & Developers :    |  | Date :               | Promoted by               |  |
|-------------------------|--|-----------|--------------------------|--|----------------------|---------------------------|--|
| VILLA - WORKING DRAWING |  |           | Modi Properties Pvt Ltd. |  | 14.12.17             | Modi Properties Pvt. Ltd. |  |
|                         |  |           | Project Name & Phase :   |  | Prepared By : Madhav | Soham Modi                |  |
|                         |  |           | Serene Farms             |  | Approved By : N.T.S  | Phone: +91-40-66335551    |  |





*Serene Farms*

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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 31<sup>st</sup> 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.

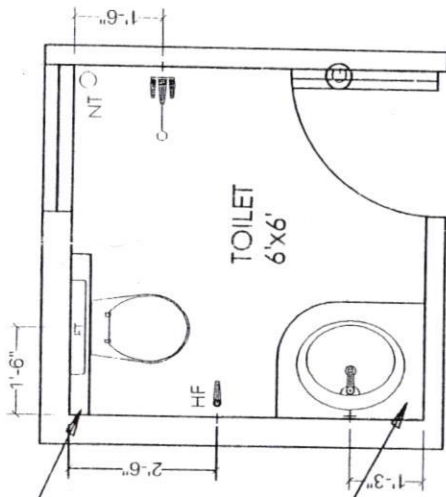
Refund / Charges for upgrade or downgrade or substitutions shall be applicable for:

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

No refunds shall be made for:

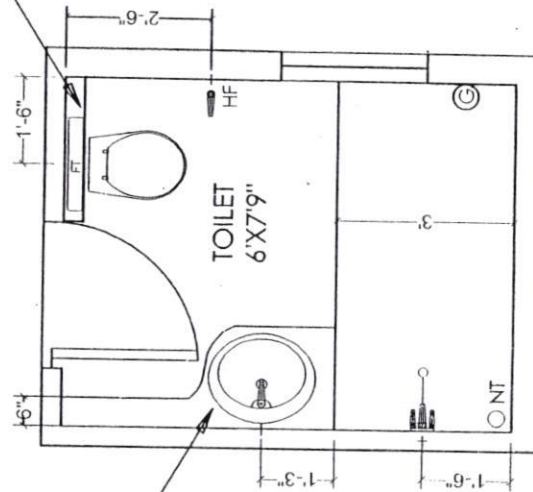
- Kitchen Platform.
- Electrical – wires.
- Civil work.
- Plants & trees.

WALL HANGING WC WITH  
CONCEALED FLUSH TANK



COUNTER TOP WASH BASIN

WALL HANGING WC WITH  
CONCEALED FLUSH TANK

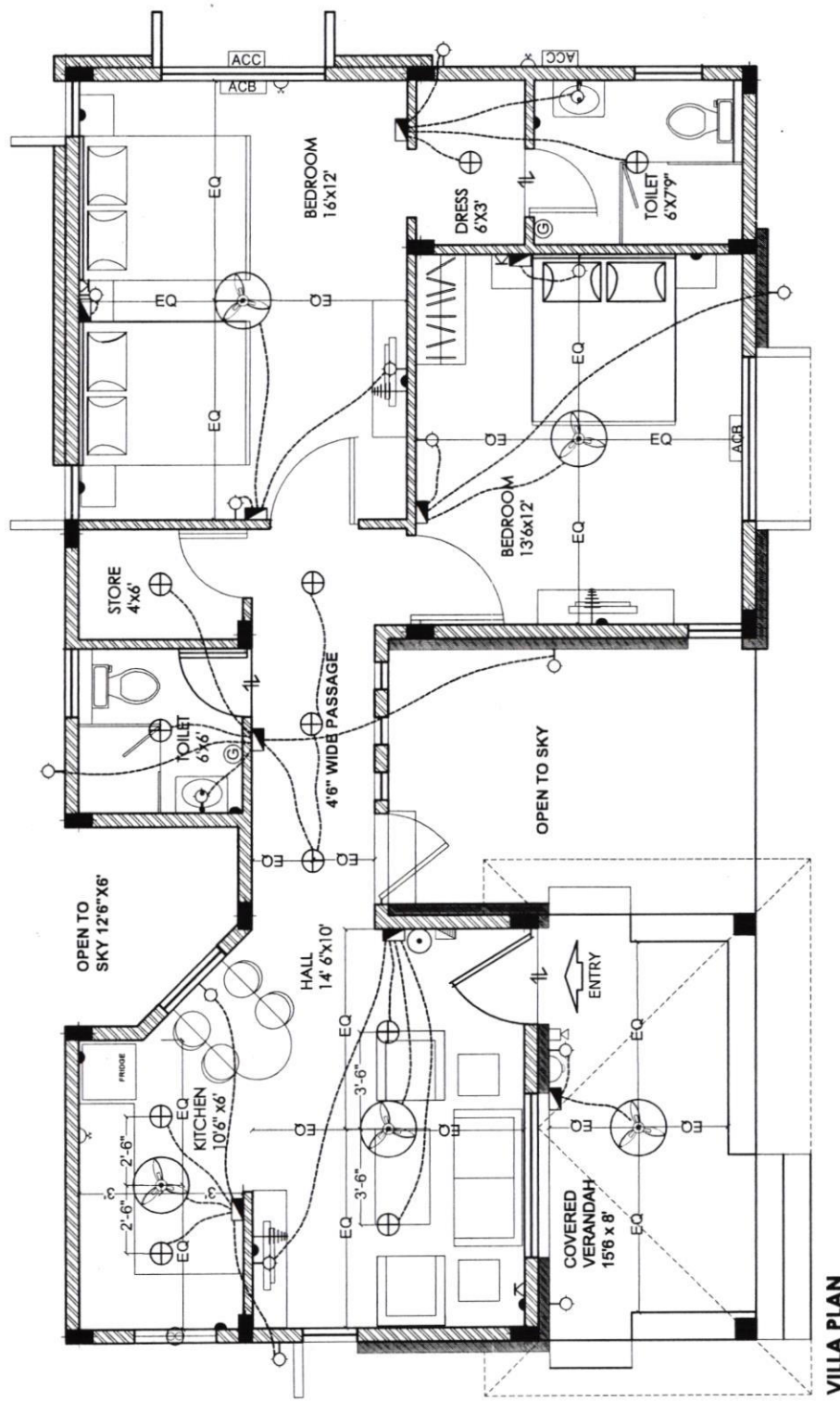


COUNTER TOP WASH BASIN

Approved for  
Const.

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





**VILLA PLAN**

**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                    |        |
| 16.  | AC Blower                        |        |
| 17.  | Switch board with 5A socket      |        |

Note :- Switch boards next to bed side must be centered @ 3'6" center of bed.

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