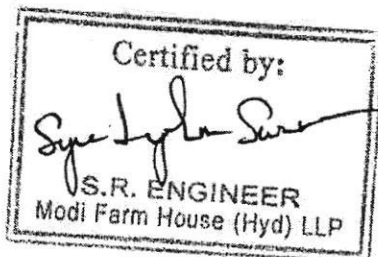


Construction division
Additions & Alteration Charges Approval From

Company Name:	SCLLP	Site:	Serun farm
Name of Customer:	Deapa koka		
Villa/Flat No:	46		
SL. NO.	Discription	Amount	
1	Total extra charges	Rs	3,37,467
2	Total refundable amount		NA
3	Net amount to be charges (if any)	Rs	3,37,467
4	Net amount to be refunded (if any)		
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 Sare</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		DEEPA KOKA				
VILLA NO		46				
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

MEASUREMENT SHEET								
COMPANY NAME		SERENE CONSTRUCTIONS LLP	APPROVED BY					
PROJECT		SERENE FARMS	SIGN:					
WORK DISCRIPTION		Extra specification and Estimate						
PREPARED BY		SARWAR						
DATE		22-06-2020						
COUSTOMER NAME		DEEPA KOKA						
VILLA NO		46						
			A	B	C	D	E=AxBxCxD	F
SL NO	ITEM HEAD	ITEM DISCRIPTION	LENGTH	WIDTH	HEIGHT	NOS	QUANTITY	UNITS
1	Structures	Kitchen extent Extra Area	21	12	1	1	252	SFT
	French Window	French window with door oppening	8	1	7	1	56	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



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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	46	Building type	Villa/cottage
Buyer Name	KOKA VINEET		
Phone No.	9959191115	Email	VINEET.KOLAA @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 _____. 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 NOV 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:

24/11/2017

Choice of colours (internal painting):

SAME AS MODEL VILLA NO 35

Changes in flooring:

SAME AS MODEL VILLA NO 35

Buyers sign:

Engg. Sign:

Page 2 of 4

Date:

24/11/2017

Changes in electrical points: (mark on plan)

→ AS PER DRAWING

→ EXTRA ON EXTENDED KITCHEN

→ EXTRA OUTSIDE KITCHEN WALL ON SWIMMING
POOL SIDE

Details of false ceiling (at extra cost):

TO BE DECIDED LATER

Changes of Bathroom tiles, CP fittings & Sanitary ware:

NO CHANGES IN TOILET

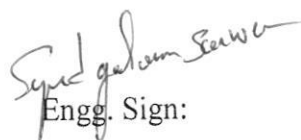
Changes in kitchen platform: (mark on plan)

AS PER EXTENDED KITCHEN DRAWING

Buyers sign:



Engg. Sign:

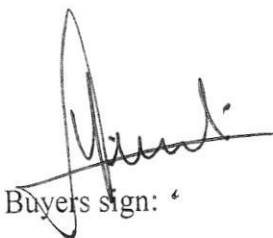


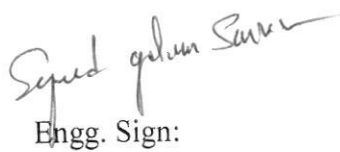
Page 3 of 4

Date:

24/11/2017

Changes in plantation:
NO CHANGE
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: 

24/11/2017
Date:

REMARKS

☐ SOB ☐ VSC ☐ BNC ☐ VOC ☐ VISTA ☐ GWE ☐ MNM ☒ SERENE ☐ AGH

Flat no. 45

Date 28.10.2017

Name: Capt. Vineet

313

Please advise for the changes requested by customer.

Customer is reaching Hyderabad on 6 th November from Bangkok.

1 Plan attached

By: GB Rambabu



Work Completed

gbrambabu@modiproperties.com

From: "Vineet Koka" <vineet.koka@gmail.com>
Date: 27 October 2017 11:24
To: "GB Rambabu" <gbrambabu@modiproperties.com>; "Koka, Deepa" <deepkoka@amazon.com>
Subject: Re: 45 ans 46 Villa - Updates and building status

Dear Sir,

Kindly find the changes of Villa No 46 - Vineet Koka.

1. Everything as per the attached plan. Kitchen window to be center as per the attachment.
2. Dining area - The 8 feet french door as per the attachment opening towards swimming pool side.
3. Dinning Area - On the other side instead of 8 feet window, a matching design with fixed glass, similar to what we have on the Front Open to Sky side (next to the passage).
4. Door in dinning area remains as per the attachment.
5. In the master bedroom 16x12, the big size window to be on the East side wall. The two small windows existing on East to be moved to the North side wall.

Rest all things remain as per the shared attachment, major changes:

1. Moving the windows on the master bedroom North big window to East, East two small Windows to North wall.
2. Dinning area instead of big window, a wall with fixed glass design similar to front side Open to Sky.

This stands the final plan for my villa 46.

My sister will write a mail to you on Villa 45, as she does not want the kitchen window to be center and needs to decide other things.

Thanks and Regards,
Vineet

On Fri, Sep 15, 2017 at 5:14 AM, <gbrambabu@modiproperties.com> wrote:
Sir,

Please find the attachment of drawing as per request and confirm with us.

Regards,

G B Rambabu
AGM - C.R. | [+91 98496 48945](tel:+919849648945) | 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](tel:+914066335551)
Don't just buy a flat or villa! Buy a great lifestyle!
We build affordable flats & villas in gated communities.

From: Vineet Koka

Sent: Saturday, August 19, 2017 10:29 AM

To: GB Rambabu

Subject: Re: 45 ans 46 Villa - Updates and building status

On 19 Aug 2017 11:42, "Vineet Koka" <vineet.koka@gmail.com> wrote:

Dear Ram Babu Sir,

It was my plessure speaking to you yday. Thanks for you time and convey my regards to MD Sir.

As discussed I request for the following things to be implemented in both the villas. This stands in line to my discussion on 10th Dec 2016 with your team and MD sir.

These are the final 04 changes.

1. No dress area pls mix with bathroom. I mean both the bathrooms we need big size. Accordingly the bathroom fitments should also be adjusted.
2. In the extension of 200 ft (11 x 21'6) need central French windows 8 feet on both the sides. Reson being access to pool and garden as part of future planning.
3. In master bedroom 16x12 we need 2 Windows on both sides of the bed. As we will be having a single double bed.
4. One big central window at kitchen.

All changes have been reflected in attached photos.

I am lucky I called you to check, if you remember I had requested you to let me know once you start brick work.

Also sir I don't see any plantation in photos, it looks like just barren land. Pls confirm if the plantation and ground levelling has been done for 45 and 46.

Thanks for your support. My sister can go to site next week end to explain any final changes. Request you to wait till next Saturday before you start construction.

Thanks and Regards
Vineet

28-10-2017



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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PROPERTIES &
INVESTMENTS PVT. LTD.

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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.