



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: 12/6/17

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.



Serene Farms

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Details of Additions & Alterations

Farmhouse No	36	Building type	Villa/cottage
Buyer Name	Tejal Mehata / Rendi Mehata (Hardik Mehata)		
Phone No.	9390031006	Email	

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	Hardik	Engg. Sign	C. S. S.
Date:	12/6/17	Date	12/6/17

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: Hardik

Engg. Sign: C. S. S.

12/6/17
Date:

Choice of colours (internal painting):

As per Model villa no 35

Changes in flooring:

As per Model villa no 35

Buyers sign:

Handwritten signature

Engg. Sign:

Handwritten signature

Page 2 of 4

12/6/12

Date:

Changes in electrical points: (mark on plan)

Details of false ceiling (at extra cost):

As per new drawing
4/10/2017

As per.
model villa.

Changes of Bathroom tiles, CP fittings & Sanitary ware:

Changes in kitchen platform: (mark on plan)

Same as Model villa.

Buyers sign:

Handwritten signature

Engg. Sign:

Handwritten signature

Page 3 of 4

Date:

12/6/12

Changes in plantation:
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:

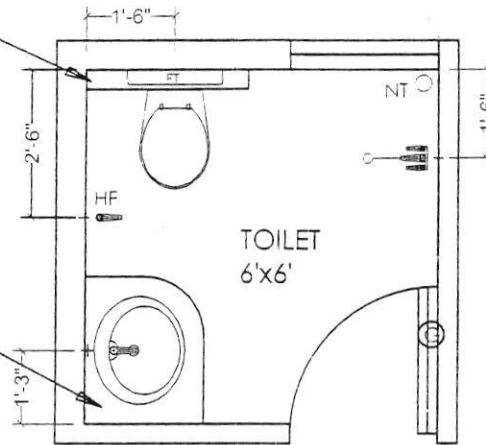
Handid
Buyers sign: _____

Engg. Sign 
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12/6/17
Date: _____

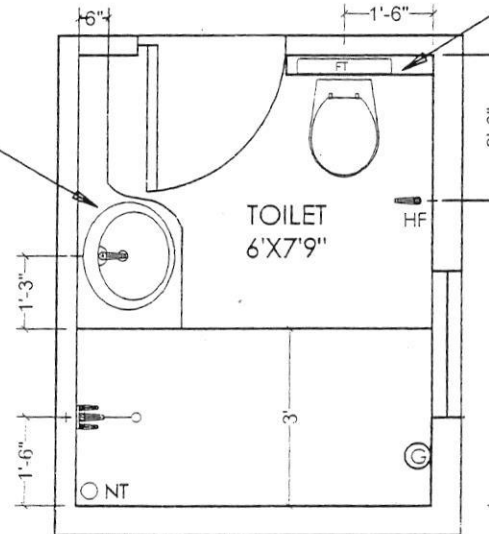
WALL HANGING WC WITH
CONCEALED FLUSH TANK

COUNTER TOP WASH BASIN



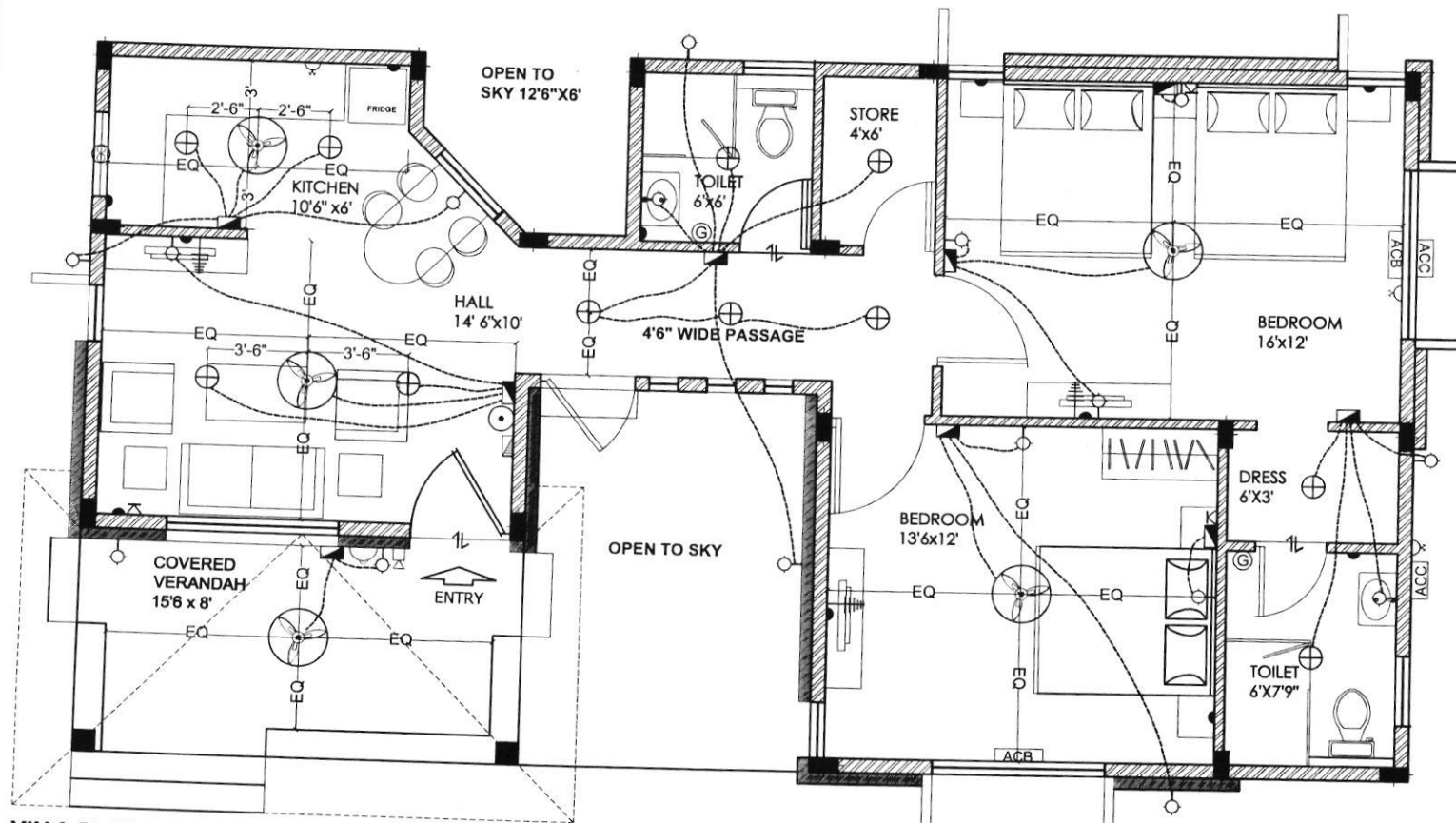
COUNTER TOP WASH BASIN

WALL HANGING WC WITH
CONCEALED FLUSH TANK



*Approved for
Constl.*

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: 01-12-1111



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.

Description	Direction	Owners & Developers :	Date :	09.12.15	Promoted by
ELECTRICAL PLAN OF VILLA		Modi Properties & Investment Pvt Ltd.	Prepared By :	M.Nagalaxmi	Modi Properties & Investments Pvt. Ltd.
		Project Name & Phase :	Approved By :	Soham Modi	
		SERENE FARMS	Scale :	1:100	