

Construction division
Additions & Alteration Charges Approval From

Company Name:	SCLLP	Site:	Serun farm
Name of Customer:	Dr. Shalini Soni		
Villa/Flat No:	7		
SL. NO.	Discription	Amount	
1	Total extra charges	Rs-	38,058 +
2	Total refundable amount		NA
3	Net amount to be charges (if any)	Rs	38,058 +
4	Net amount to be refuted (if any)		NA
Remarks: work completed.			
Approved by Project Manager		Approved by Design Team	
Date: 24-09-18		Date:	
Sign: <i>Sgt. Lyla Soni</i>		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.

Certified by:
Sgt. Lyla Soni
S.R. ENGINEER
Modi Farm House (Hyd) LLP

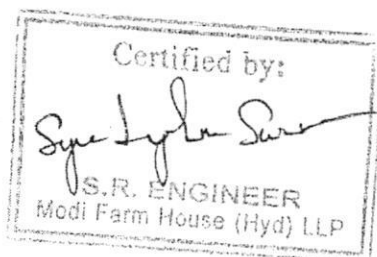
ESTIMATE						
COMPANY NAME		SERENE CONSTRUCTION LLP	APPROVED BY			
PROJECT		SERENE FARMS	SIGN:			
WORK DISCRIPTION		FALSE CEILING WORK				
PREPARED BY		SYED GOLAM SARWAR				
DATE		24-09-2018				
CONTRACTOR NAME		VIDYA SHANKAR				
SL NO	ITEM HEAD	ITEM DISCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
1	FALSE CEILING WORK	FALSE CEILING WORK IN VILLA-07	928.2493	SFT/RFT	41	38058.2213

MEASUREMENT SHEET										
COMPANY NAME			SERENE CONSTRUCTION LLP			APPROVED BY				
PROJECT			SERENE FARMS			SIGN:				
WORK DISCRIPTION			FALSE CEILING WORK							
PREPARED BY			SYED GOLAM SARWAR							
DATE			24-09-2018							
CONTRACTOR NAME			VIDYA SHANKAR							
			A	B	C	D	E=AxBxCxD	F		
SL NO	ITEM HEAD	ITEM DISCRIPTION	LENGTH	WIDTH	HEIGHT	NOS	QUANTITY	UNITS		
1	FALSE CEILING WORK	FALSE CEILING WORK IN VILLA-07								
		HALL	14.5	10	1	1	145	SFT		
		VERTICALS	6	1	1	8	48	RFT		
			10.5	1	1	2	21	RFT		
		KITCHEN PORTION	10.33	6	1	1	61.98	SFT		
		VERTICALS	1.75	1	1	2	3.5	RFT		
			6.33	1	1	2	12.66	RFT		
		DIAGONAL WALL	6	3	1	1	18	SFT		
		PASSAGE	14.833	4.5	1	1	66.7485	SFT		
		VERTICALS	3.25	1	1	12	39	RFT		
			0.75	1	1	12	9	SFT		
		PORTION BETWEEN PASSAGE AND CHILDRENS BEDROOM	3.33	1.16	1	1	3.8628	SFT		
		CHILDREN'S BEDROOM	13.5	12	1	1	162	SFT		
		VERTICALS	8	1	1	4	32	RFT		
			2	1	1	8	16	RFT		
			4.083	1	1	4	16.332	RFT		
		MASTER BEDROOM	16	12	1	1	192	SFT		
		VERTICALS	3	1	1	6	48	RFT		
			6	1	1	2	12	RFT		
			1.5	1	1	4	6	RFT		
			4.833	1	1	2	9.666	RFT		
			2.75	1	1	2	5.5	RFT		

Construction division
Additions & Alteration Charges Approval From

Company Name:	SCLLP	Site:	Seenu farm
Name of Customer:	Shalini Soni		
Villa/Flat No:	07		
SL. NO.	Discription	Amount	
1	Total extra charges	nil	
2	Total refundable amount	na	
3	Net amount to be charges (if any)	nil	
4	Net amount to be refunded (if any)	na	
Remarks: No Extra Specification			
Approved by Project Manager		Approved by Design Team	
Date: 25-07-20		Date:	
Sign: <i>Sye Lyha Soni</i>		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.



MEASUREMENT & ESTIMATE SHEET									
COMPANY NAME		SERENE CONSTRUCTIONS LLP	APPROVED BY						
PROJECT		SERENE FARMS	SIGN:						
WORK DISCRIPTION		Extra specification and Estimate							
PREPARED BY		SARWAR							
DATE		25-07-2020							
COUSTOMER NAME		SHALINI SONI							
VILLA NO		7							
			A	B	C	D	E=AxBxCxD	F	G
SL NO	ITEM HEAD	ITEM DISCRIPTION	LENGTH	WIDTH	HEIGHT	NOS	QUANTITY	UNITS	RATE
1	NIL	NIL							NIL



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	7	Building type	Villa/cottage
Buyer Name	DR. SHALINI		
Phone No.	9848307908	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		Engg. Sign	
Date:		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):

Kids Room colour white & Blue (Sky Blue)

Purple color wall in Master bedroom
(as in kids room in model villa)

Changes in flooring:

Same as model villa.

Buyers sign:



Engg. Sign:



Date:

Changes in electrical points: (mark on plan)

A/c point in hall needed.

Details of false ceiling (at extra cost):

Same as in model villa.

Changes of Bathroom tiles, CP fittings & Sanitary ware:

Same as in model villa.

Add. Curtain rod in children (big) room near shower.

Changes in kitchen platform: (mark on plan)

Same

Buyers sign:



Engg. Sign:



Date:

Changes in plantation:

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

Tomato

Chili

Brinjal

Cauliflower

Ladyfingers

Drum sticks

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

Hybrid coconut

Pomegranate

Guava

Mango (Alphonso)

Grapes

Jamun

Banana

Chico

Other Changes:

exhaust fan in toilets -

~~Red~~ dark brown color in Ceiling in toilets

A Hook for tying dog in Verandah -

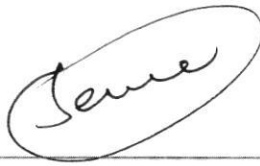
Buyers sign:



Engg. Sign:



Date:



Sent at: 24-01-2017 14:04:26

Fw: Plantation for plot 7@Serene Farms

From: Rambabu CR <gbrambabu@modiproperties.com>

To: Soham Modi <soham@modiproperties.com>

Sir,

Dr. Shalini Soni is not interested in Sandal wood plants instead opting fruit bearing plants.

please advise.

Regards,

G B Rambabu

Asst. General Manager Customer Relations | +91 98496 48945 | gbrambabu@modiproperties.com

Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551 |

Don't just buy a flat or villa! Buy a great lifestyle!

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From: Shalini Soni

Sent: Tuesday, January 24, 2017 11:08 AM

To: gbrambabu@modiproperties.com

Subject: Plantation for plot 7@Serene Farms

This is regarding plantations for plot no 7 (Villa) @Serene Farms.

Upon full enquiry prior to purchase I was informed that we can have choice (yours or ours) of fruit bearing plants instead of sandalwood for the same pricing.

Kindly let me know what fruit bearing plants you are planning for my plot as I am totally against sandalwood.

Dr Shalini Soni



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

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:

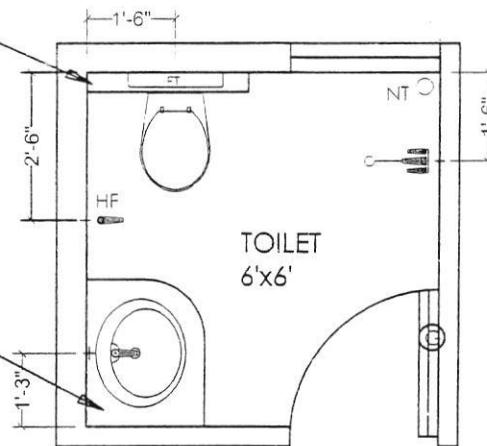
- Kitchen & Bathroom tiles.
- Flooring: Tiles / Marble.
- CP Fittings.
- Sanitary ware & Bath tubs.
- Doors & Hardware.
- Kitchen Sink.
- Civil work.

No refunds shall be made for:

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

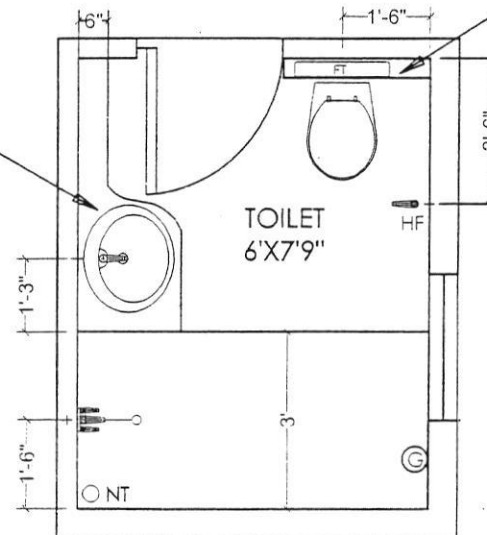
WALL HANGING WC WITH
CONCEALED FLUSH TANK

COUNTER TOP WASH BASIN



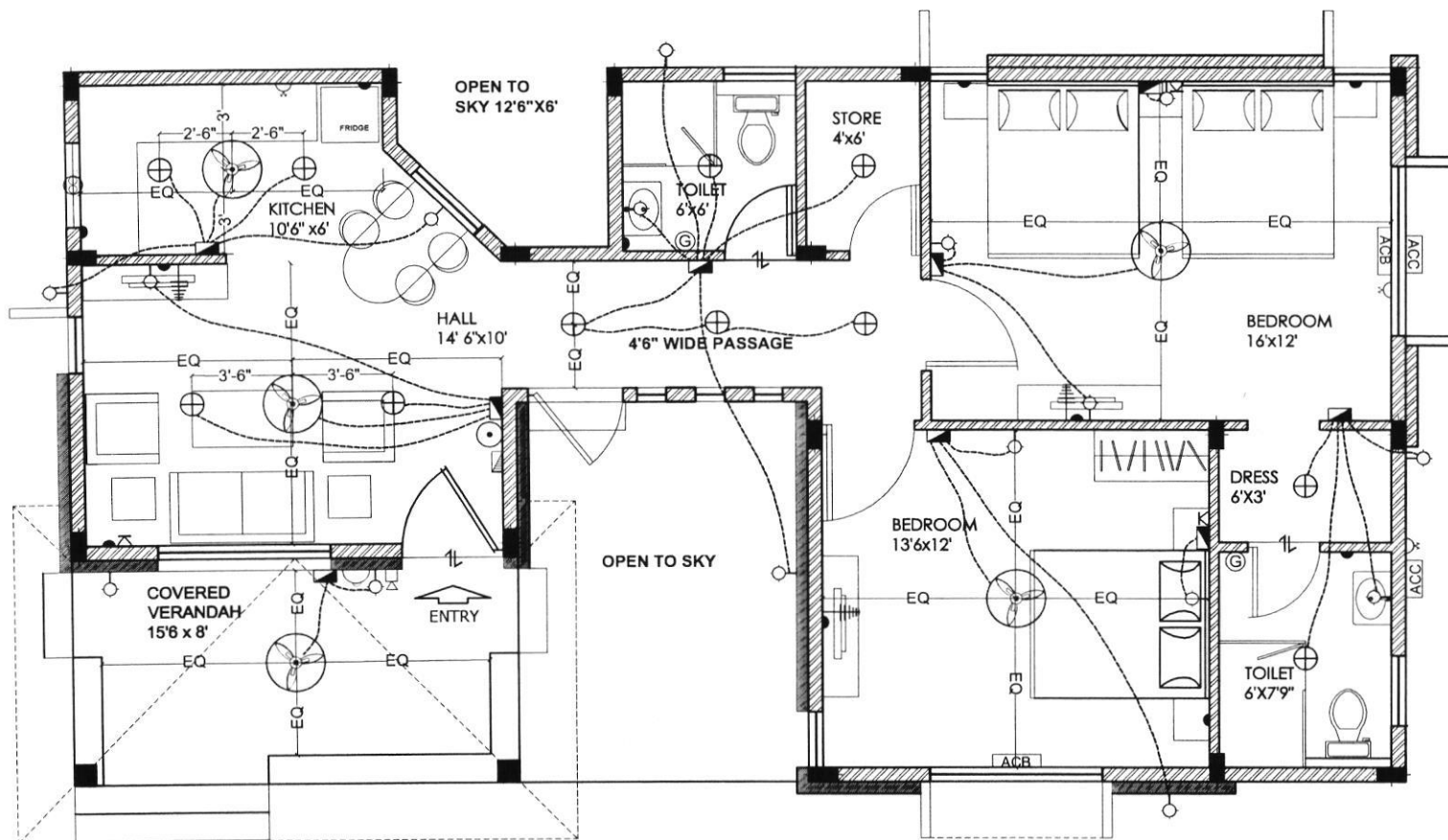
COUNTER TOP WASH BASIN

WALL HANGING WC WITH
CONCEALED FLUSH TANK



h
Approved for
Const 1.

Description	Direction	Owners & Deveioopers :	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



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. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		SERENE FARMS	Scale :	N.T.S	