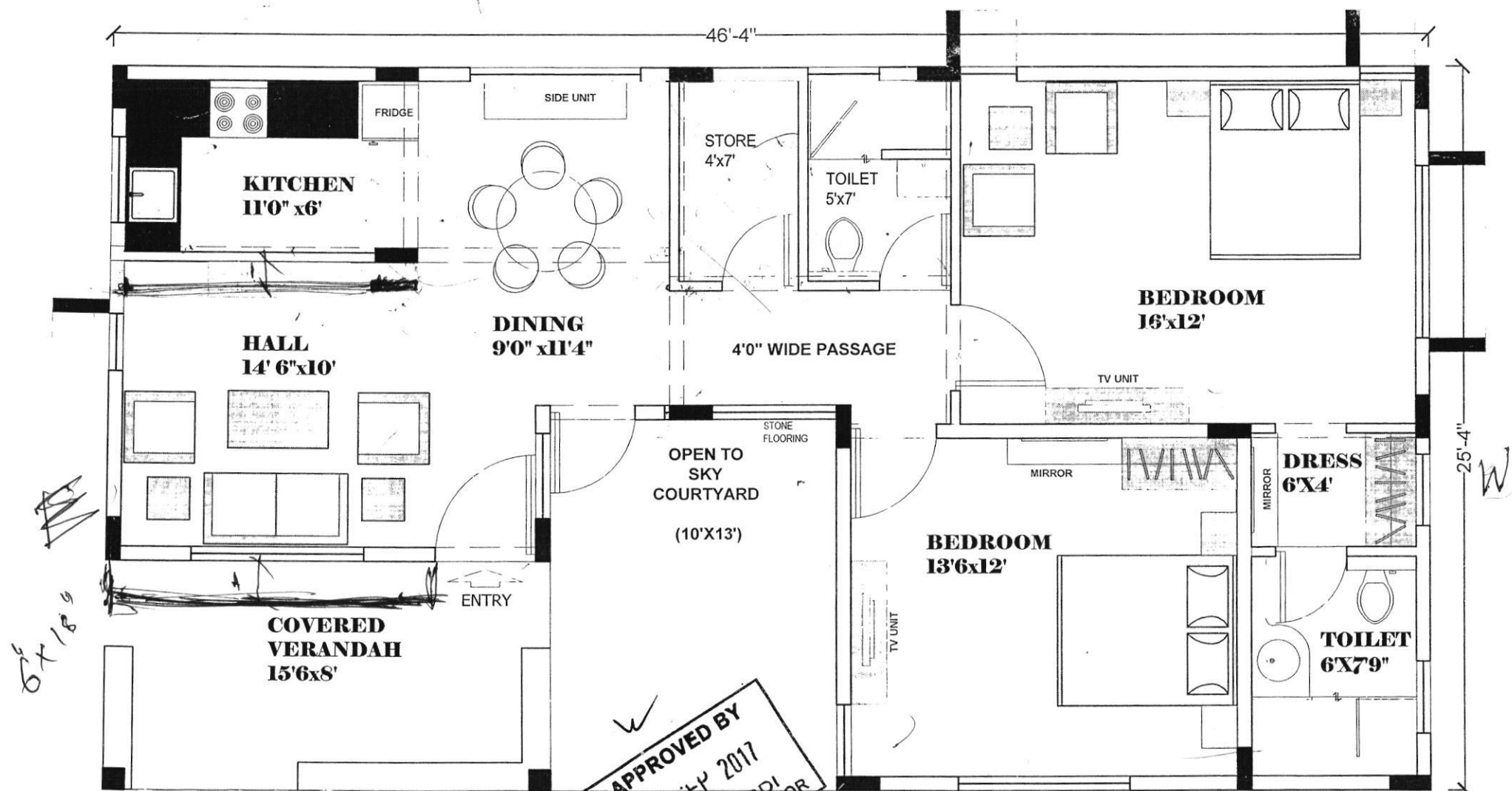




FARM HOUSE -2BHK FLOOR PLAN
 BUILT UP AREA = 1044 Sq.Ft.
 {875 + 125 (Covered Verandah)}

APPROVED BY
 29 SEP 2017
 SOHAM MODI
 MANAGING DIRECTOR

make paper plan!

PROPOSED COLUMN & BEAM LAY-OUT

Serene

From: aruna@modiproperties.com
Sent: 15 12 2017 10.43 AM
To: syednoorahmed@modiproperties.com
Cc: GB Rambabu; Soham Modi
Subject: RCC work of Villa no. 31 - Serene farms

Noor,

We can go ahead with the RCC work of Villa no. 31 without any changes.

Soham Modi.

Save

From: aruna@modiproperties.com
Sent: 15 12 2017 10.42 AM
To: GB Rambabu
Cc: Soham Modi
Subject: Reply to Dr. Rama – Farmhouse no. 31/33

Reply to Dr. Rama – Farmhouse no. 31/33
Date: 15.12.2017

1. Column damage – appropriate correction has been made – 15 years structural guarantee is been given.
2. Working drawing and structural drawing are consistent. Copies attached.
3. Water in villa no. 33 will be removed and earth filled after completion of civil work.
4. Villa finished floor level will be 18” above natural ground level.
5. Villa structure is for G floor only.
6. Electrical plan and bathroom layout plan are attached herein.
7. Villa design cannot be customised. Only minor changes in position of walls can be made. Please coordinate with Madhav for the minor corrections.
8. External cladding – latrite stone contractors are not available in that area. Therefore, country tiles are being used.
9. Water is being supplied through a common storage tank, connected to 5 borewells. Meet site engineer for details.

syednoorahmed@modiproperties.com

From: "Rashmme" <rashmitiwari12@gmail.com>
Date: 15 December 2017 15:01
To: <gbrambabu@modiproperties.com>
Cc: "Suresh M" <suresh@modiproperties.com>; "syednoorahmed" <syednoorahmed@modiproperties.com>
Subject: Re: Villa no.31/33 - Serene Farms

Mr. Ram Babu

Please arrange for a meeting with your MD - Mr. Soham Modi. Till then stop the work at site. I will not accept any terms and conditions from your end as you all have cheated us in terms of the quality of work. Kindly arrange the meeting as soon as possible or else you will have to face the consequences.

Rashmi Tiwari

Architect
8008889281

On Fri, Dec 15, 2017 at 2:00 PM, <gbrambabu@modiproperties.com> wrote:

Dear Madam,

With reference to the queries please find herewith an updation as well as plans (attached).

1. Column damage – appropriate correction has been made – 15 years structural guarantee is been given.
2. Working drawing and structural drawing are consistent. Copies attached.
3. Water in villa no. 33 will be removed and earth filled after completion of civil work.
4. Villa finished floor level will be 18" above natural ground level.
5. Villa structure is for G floor only.
6. Electrical plan and bathroom layout plan are attached herein.
7. Villa design cannot be customised. Only minor changes in position of walls can be made. Please coordinate with Mr. Madhav for the minor corrections.
8. External cladding – latrite stone contractors are not available in that area Therefore, country tiles are being used.
9. Water is being supplied through a common storage tank, connected to 5 borewells. Meet site engineer for details.

For more clarifications please mail / call us.

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 | 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

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

We build affordable flats & villas in gated communities.



Serene Farms

Site Office: Sy. No. 44, Yenkepally Village,
Chevella Mandal, R.R. Dist. - 501 503

Owned & Developed by: MODI FARM HOUSE (Hyderabad) LLP



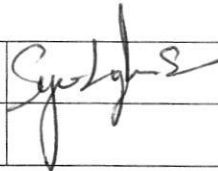
MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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	31 & 33	Building type	Villa/cottage
Buyer Name	D. Roshmi Tirumal		
Phone No.	—	Email	—

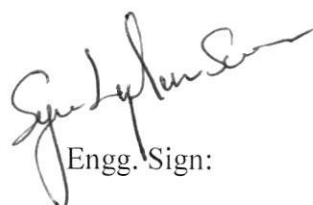
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred farmhouse in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you 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:

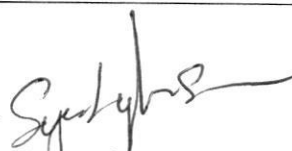

Engg. Sign:

Date: 06-12-17

Choice of colours (internal painting):

Changes in flooring:

Buyers sign:


Engg. Sign:

Date: 06-12-17

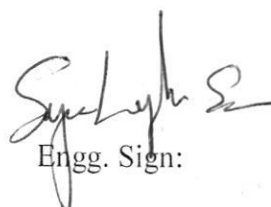
Changes in electrical points: (mark on plan)

Details of false ceiling (at extra cost):

Changes of Bathroom tiles, CP fittings & Sanitary ware:

Changes in kitchen platform: (mark on plan)

Buyers sign:



Engg. Sign:

Page 3 of 4

Date: 06-12-17

- 1) The store to be changed as Toilet from $4' \times 6'$ to $5' \times 7'$
- 2) The store shud come adjacent to the toilet - $4' \times 7'$
- 3) orientation of the column (C2) to be changed as marked in the dwg i.e. (6/12/2017)
- 4) The orientation of the column (C4) also to be changed as per the ~~new~~ dwg.
- 5) The kitchen dimensions (internal) shud be $11' \times 7'$
 ↓
 the East side platform shud be $2'$ ($24''$)
 the south side platform ~~shud~~ can be $20''$
- 6) As the Hall is getting narrow request you to
 & further move the front wall of verandah by $1'$
 for the Hall to become $14'6'' \times 10'$
- 7) Therefore verandah becomes lesser $\Rightarrow 15'6'' \times 7'$
- 8) The passage area wall needs to be flushed
 in the (C6) column. as shown in the dwg.
 and additional new column shud be proposed
 in the same wall i.e. (C3)
- 9) Kitchen wall to have additional
 column (C5)

~~**~~ The columns shud be as per the
 approved dwg 29/sep/17.

C9 becomes - C2 (new)
 C5 - new column.
~~C6 - new column.~~
 C7 $\rightarrow$ C3 (new)
 becomes
~~C6 - new column.~~
 (C4) $\rightarrow$ moves down
 & orientation to be
 changed.

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:

The layout ^{needs to be} modified. (Kitchen/Hall/Dining area to be modified)
Have been chasing the whole team ~~since~~ more than 4 months but there is no response.
Have paid 80% percent of amount but the progress of the work is very slow.

Buyers sign:



Engg. Sign:

Date: 06-12-17



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:

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@modiproperties.com

From: "Rashmme" <rashmitiwari12@gmail.com>
Date: 05 January 2018 13:13
To: <gbrambabu@modiproperties.com>
Cc: <serene@modiproperties.com>; "Suresh M" <suresh@modiproperties.com>; "syednoorahmed" <syednoorahmed@modiproperties.com>; <madhav@modiproperties.com>
Subject: Re: Serene Farms- Villa no.s 31 & 33

Dear Mr. Noor Ahmed

This is the final plan which is approved by Mr. Soham Modi sir and please go ahead with this revised plan and column positions as shown in the drawing. - (PLOT NO. 31& 33)

NOTE:

- 1) Make sure that all the old columns are removed and new columns to be casted as per the attached plan.
- 2) The plinth should be raised to 2 feet 6 inches as mentioned in the dwg.
- 3) A extra door is being provided near dining area. - Please check.

Any deviation from the attached plan is strictly not accepted.

I shall be visiting the site soon.

Keep me updated about the progress of the work with photographs.

Thanks

Rashmme

On Fri, Jan 5, 2018 at 10:59 AM, <gbrambabu@modiproperties.com> wrote:

Dear Madam,

Please find the attached drawing as requested by you.

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 | 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

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

We build affordable flats & villas in gated communities.

serene@modiproperties.com

From: "Rashmme" <rashmitiwari12@gmail.com>
Date: 05 January 2018 13:13
To: <gbrambabu@modiproperties.com>
Cc: <serene@modiproperties.com>; "Suresh M" <suresh@modiproperties.com>; "syednoorahmed" <syednoorahmed@modiproperties.com>; <madhav@modiproperties.com>
Subject: Re: Serene Farms- Villa no.s 31 & 33

Dear Mr. Noor Ahmed

This is the final plan which is approved by Mr. Soham Modi sir and please go ahead with this revised plan and column positions as shown in the drawing. - (PLOT NO. 31& 33)

NOTE:

- 1) Make sure that all the old columns are removed and new columns to be casted as per the attached plan.
- 2) The plinth should be raised to 2 feet 6 inches as mentioned in the dwg.
- 3) A extra door is being provided near dining area. - Please check.

Any deviation from the attached plan is strictly not accepted.

I shall be visiting the site soon.

Keep me updated about the progress of the work with photographs.

Thanks

Rashmme

On Fri, Jan 5, 2018 at 10:59 AM, <gbrambabu@modiproperties.com> wrote:

Dear Madam,

Please find the attached drawing as requested by you.

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 | 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

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

We build affordable flats & villas in gated communities.

serene@modiproperties.com

From: <gbrambabu@modiproperties.com>
Date: 05 January 2018 10:59
To: "Rashmi tiwari" <rashmitiwari12@gmail.com>
Cc: <serene@modiproperties.com>
Attach: Serene Farms (Villa)-type31-Model.pdf
Subject: Serene Farms- Villa no.s 31 & 33

Dear Madam,

Please find the attached drawing as requested by you.

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 | 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

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

We build affordable flats & villas in gated communities.