

Quality Control Check Report. Stage: After Finishing Stage III (Apartments)

Flat No	A-401	Other	Sl. No.	37862
Company	MPL	Project	Phase	
Prepared by	T. Vinod Kumar	Sign	Date	29-06-21
Project Manager	Subba Reddy	Sign	Date	29-06-21
Previous stage report no.	36646	Report filed and signed by PM	Yes ☒ No ☐	
Checked By MD on	MD Sign	For filling	Yes ☐ No ☐	

Recommendation:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- ☐ Proceed with further work. ATR not required.

Inspection should be done after :

- Completing stage II works.
- Complete works like doors, windows, grills, electrical wiring, switches, french door glass, etc.
- In case of modular kitchen provide platform, granite and dado and modular kitchen in this stage.
- Provide video door phone in this stage.
- Possession for wood work cannot be given until QC check for stage III is completed and all corrections mentioned in the report are made.

Miscellaneous check:

Modular kitchen to be provided	☒ Yes ☐ No	Modular kitchen provided	☐ Yes ☒ No
Modular kitchen workman ship	☐ Good ☐ Avg ☐ Poor	Modular kitchen granite & dado workman ship & finishing	☐ Good ☐ Avg ☐ Poor
Video door phone /wifi cam to be provided	☒ Yes ☐ No	Video door phone/wifi cam provided	☐ Yes ☒ No
Painting marks and drops are cleaned from floor, windows, walls.	☐ Good ☒ Avg ☐ Poor		

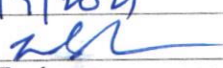
Certified that all corrections mentioned in the QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
T. Vinod Kumar	29/6/21	29/6/21

Quality Control Check Report. Stage: After Finishing Stage III (Apartments)

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor – needs correction ✗, NA)											
		Door, door knob & door stopper fitting	Door, door knob & door stopper cleaning	Window grills & quality	Window grills fitting & finishing	Windows quality	Window fitting & finishing	Balcony railing quality & finishing	French door quality & fitting	CP jali quality and fitting	Edge building	Switch boards fitting & covering with plastic covers	Junction box covers painting
1	Bedroom 1- M. Bed	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2- C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3- G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1- Pooja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Toilet 1- M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Toilet 2- C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		Note:- 1. In M. Bed, door is not locking. 2. In C. Toi door frame is broken. 3. In balcony, railing glass not provided.											

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	Modi Properties Pvt Ltd	Site	May Flower Platinum
Name of the customer	Dr. G. Narasimha Rao		
Villa/ Flat No.	A - 401		
Sl.No	Description	Amount	
1	Total extra Charges	6,820/-	
2	Total refundable amount	32,180/-	
3	Net amount to be charges (if any)	-	
4	Net amount to be refunded (if any)	32,180/-	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date 8/9/2021		Date	
Sign: 		Sign:	

Note: 1. Enclose measurement & estimate sheet. 2. Send scanned copy by email to plans@modiproperties.com & CR. 3. Maintain originals in A&A of customers at site.

ESTIMATE SHEET									
Company Name:	MPL			Approved by:					
Project:	May Flower Platinum			Sign:					
Work Description:	Extra Specs								
Flat No.	A-401								
Prepared By	K. Narendar Reddy								
Date:	08-09-2021								
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total		
	Extra Charges								
1	UPVC Window	Mesh Provision for windows	32.00	sft	60.00	1920.00			
2	Big Tiles	Big Tiles laying labour charges	1225.00	sft	4.00	4900.00			
		Sub Total A					6820		
	Refund Amount								
	Refund								
1	Tiles	Tiles	975.00	sft	40.00	39000.00			
		Sub Total B					39000		
		Grand Total (B-A)					32180		
	Amount in words - Thirty Two Thousand One Hundred and Eighty Rupees only								

MEASUREMENT SHEET												
Company Name:			MPL									
Project:			May Flower Platinum									
Work Description:			Extra Specs									
Flat No.			A-401									
Prepared By			K. Narendra Reddy									
Date:			08-09-2021									
S No.		Item Head		Item Description								
		Extra charges										
1		UPVC Window		Mesh Provision for windows								
				5.00								
				4.00								
				1.00								
				1.00								
				3.00								
				1.00								
				1.00								
2		Big Tiles		Big Tiles laying work								
				838.00								
				1.00								
				1.00								
				1.00								
				1.00								
				1.00								
		Refund										
1		Tiles		Complete flat flooring - 65 % of SBUA -1500								
				975.00								
				1.00								
				1.00								
				1.00								
				1.00								
				1.00								
				975.00								
				sft								
				975.00								

Narasimha Rao <lion6017@gmail.com>

Thu, Sep 23 at 11:35 AM

A 401

To: G B Rambabu, Vineela G

Cc: narender@modiproperties.com

Dear Rambabu garu and Vineela garu,

As discussed with both of you and as per your guidance, I am placing the observations and works to be finished at my flat. These are based on my observations on visit to my flat, these are the present conditions and the further observations will be shared with you to complete the same before handing over to me for possession. Please ensure taking up the works listed:

1. ఫ్లాట్ లో ఎక్కడైనా ప్యాచ్ వర్క్స్ (సిమెంట్, లప్పం, ఇతర ప్యాచ్ వర్క్ లు etc) ఉంటే సరిచేసి నీట్ గా చేయాలి
2. అన్నీ గదులలో తలుపులు, కమ్మీలు నీట్ గా, పెయింట్ మరకలు లేకుండా చేయాలి
3. అన్నీ గదులలో, వాష్ ఏరియా, సిటాట్ లో ఫ్లోరింగ్ మరియు 'S' కటింగ్ టైల్స్ నీట్ గా కడగాలి. పెయింట్, సున్నం మరకలు లేకుండా చేయాలి.
4. అన్నీ గోడలు మరకలు కనబడుతున్నాయి. సెకండ్ కోట్ నీట్ గా వేసి, కనబడకుండా వేయాలి
5. రెండు బాత్ రూమ్ లు ఫ్లోరింగ్ నీట్ గా కడగాలి
6. అన్నీ గదులలో స్విచ్ బోర్డులు వంకర, టింకరగా లేకుండా నీట్ గా చేయాలి
7. అన్నీ గదులలో స్విచ్ బోర్డుల చుట్టూ గ్యాప్ లేకుండా లప్పం/మక్కు పెట్టాలి. అన్నీ స్విచ్ బోర్డులు చుట్టూ లప్పం గ్యాప్ లేకుండా సరి చేయాలి. అన్నీ గదులలో విండోల చుట్టూ లప్పం ఫినిషింగ్ నీట్ గా చేయాలి
8. విండోల ఐరన్ ఫ్రేమ్ కలర్ (వైట్ కలర్) సరిగా వేయలేదు. ప్యాచ్ లు కనబడుతున్నాయి. సెకండ్ కోట్ పెయింటింగ్ వేయాలి

9. అన్నీ కిటికీలలో అమర్చిన స్లైడింగ్ డోర్ లు, మెష్ డోర్ లు సరిగా స్క్వాట్ గా పడేలా, లాక్ సరిగా పడేలా చేయాలి. కిటికీల స్లైడింగ్ ఫ్రీగా మూవ్ అవడం లేదు. సరి చేయాలి

10. హాల్ లో కట్లర్ ఫ్లెస్ దగ్గర వాటర్ డ్రైన్ పైప్ డమ్మీ చేయాలి

11. వాష్ ఏరియాలో ఐరన్ గ్రిల్ సరిగా ఫిట్ చేయాలి, లప్పం పెట్టి నీట్ గా, రక్షణ ఉండేలా ప్యాక్ చేయాలి

12. వాష్ ఏరియాలో డోర్ పైన (at slab) లప్పం ఫినిషింగ్ ఒక చోట పూర్తి చేయలేదు. అది పూర్తి చేయాలి

13. వాష్ ఏరియా తలుపు లాక్ సరిగా పడటం లేదు. సరిచేయాలి లేదా మార్చాలి

14. వంట గదిలో డాడ్ టైల్స్ కింద లప్పం ఫినిషింగ్ సరిగా లేదు. పూర్తి చేయాలి. సరిగా లేదు. సరి చేయాలి

15. వంట గదిలో గ్రానైట్ బండ పైన అంచు నీట్ గా కట్టాలి. అంచులు ఫినిష్ చేయాలి. వంట గదిలో గ్రానైట్ అంచులు ఫినిషింగ్ మౌల్టింగ్ చేయాలి

16. వంట గదిలో రెండు చోట్ల (గ్యాస్ పొయ్యి దగ్గర, వాష్ బేసిన్ దగ్గర) స్విచ్ బోర్డు ఊడి పోయాయి. సరిగా పెట్టాలి

17. పూజ గదిలో సీలింగ్ ఫినిషింగ్ దగ్గర కొంచెం గ్యాప్ ఉంది. పూర్తి చేయాలి

18. ప్రెంచ్ డోర్ సరిగా లేదు. వంకర టింకరగా ఉంది. మెష్ డోర్, ఇతర డోర్ లు సరిగా పడటం లేదు. సరి చేయాలి. మస్కిటో మెష్ డోర్ బాగాలేదు. మార్చాలి

19. గెస్ట్ బెడ్ రూమ్ లో చిన్న విండో హ్యాండిల్ ఇరిగి పోయింది. కొత్తది వేయాలి

20. యూనిట్ బెడ్ రూమ్ తలుపు లాక్ సరిగా పడిటం లేదు. కొత్తది చేయాలి

21. మొత్తం ఫ్లోర్ సెకండ్ కోట్ వైట్

పెయింట్ గ్రూప్ ప్రవేశం, పూజ అయిన తర్వాత చేయించండి. దాని వల్ల గోడలు మరకలు లేకుండా, శుభ్రంగా ఉంటాయి

22. సిట్ అవుట్ లో గోస్ తర్వాత పెట్టిన ఐరన్ గ్రిల్ బూక్ పెయింట్ సిట్ గా చేయలేదు. సెకండ్ కోట్ చేయించి సిట్ గా చేయాలి

23. బాత్ రూమ్ లలో 'Wall Mixture' పెట్టివద్దు. వేడి నీళ్ళకు, చిన్నీళ్ళకు, అలాగే షవర్ కు సెపరేట్ ట్యాప్ లు ఫిట్ చేయగలరు

24. ఒకటి extra వాష్ బెసిన్ మేము కొని ఇస్తాం. వాష్ ఏరియా లో ఫిట్ చేయించగలరు

25. బాత్ రూమ్ లలో exhaust fan పెట్టిడానికి పీలుగా హూల్ చేయించాలి.

26. అన్ని కిటక్కిలు, తలుపుల ఫ్రేమ్, అద్దాలు మరకలు లేకుండా క్లీన్ చేయాలి. ప్యాచ్ వర్క్ ఉంటే పెయింట్ చేయాలి

27. ఫ్లోరింగ్ షైల్డ్ మధ్యలో గ్రోటింగ్ సరిగా లేదు. గాస్ట్ టన్నాయి. అన్ని రూమ్ లు మళ్ళీ గ్రోటింగ్ చేయాలి

28. స్మిత్, అండ్ సాకెట్స్ కొన్ని చోట్ల అవసరం ఉంది. కనీసం అవసరం ఉన్న చోట్ల కూడా పెట్టేసుండా పరిశోధించారు. సాకెట్స్ పెట్టి సిగ్నల్ పెట్టేసుండా పరిశోధించారు.

With best regards

Dr Narasimha Rao G

Quality Control Check Repot. Stage: After Finishing Stage II (Apartments)

Flat No	A-401	Other	Sl. No.	36646
Company	MPL	Project	Phase	-
Prepared by	T. Vinod Kumar	Sign	Date	19-12-20
Project Manager	Subba Reddy	Sign	Date	19-12-20
Previous stage report no.	36107	Report filed and signed by PM	☒ Yes ☐ No	
Checked By MD on	MD Sign	For filling	☐ Yes ☐ No	

Recommendation:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- ☐ Proceed with further work. ATR not required.

Inspection should be done after:

- Completion of flooring, bathroom /utility tiles, first coat of paint.
- Completion of doors, windows, grills, electrical wiring, switches must be done in next stage
- False ceiling must be completed before flooring.
- Kitchen platform, granite and dado must be completed where modular kitchen is not provided.
- Provide granite soffit for main door and balconies in this stage.

Certified that all corrections mentioned in the QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
Subba Reddy		21/12/2020

Miscellaneous check:

Main door fixed with lock & stopper	☒ Yes ☐ No	Granite soffit for balcony provided	☒ Yes ☐ No
Granite soffit for balcony required	☒ Yes ☐ No	Balcony granite soffit edge polishing	☐ Good ☒ Avg ☐ Poor
Balcony granite soffit workmanship	☐ Good ☒ Avg ☐ Poor	Granite soffit for main door provided	☐ Yes ☒ No
Granite soffit for main door required	☒ Yes ☐ No	Main door granite soffit edge polishing	☐ Good ☐ Avg ☐ Poor
Main door granite soffit workmanship	☐ Good ☐ Avg ☐ Poor		

Quality Control Check Repot. Stage: After Finishing Stage II (partments)

Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor – needs correction XX, NA)												
S No	Room	Workmanship of tiling	White cement filling around CPVC lines	Corners finishing	Finishing near doors	Finishing on top of tiles	Finishing near ventilators	Step at bathroom entrance / utility	Step for shower / pot wash	Tile joint grouting	Granite platform finishing and edge polishing	Granite platform slope	Granite platform height	Finishing under granite platform
1	Toilet 1 – M.Toilet	✓	X	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2 – C.Toilet	✓	X	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3 –	–	–	–	–	–	–	–	–	–	–	–	–	–
4	Toilet 4 –	–	–	–	–	–	–	–	–	–	–	–	–	–
5	Wash basin in dining area	✓	✓	✓	–	–	–	–	–	✓	–	–	–	–
6	Kitchen	✓	✓	✓	✓	–	✓	–	–	✓	–	–	–	–
7	Utility	XX	X	✓	✓	X	–	✓	✓	XX	–	–	–	–
8	Other													
9	Other													
Remarks		Note:- 1. In utility & both toilets false ceiling work not done.												

Quality Control Check Report. Stage: After Finishing Stage II (Apartments)

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor – needs correction XX, NA)												
S No	Room	Color variation of floor tiles	Flooring workman ship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door beading, luppam and painting quality.	Edge building
1	Bedroom 1 - M. Bed	✓	✓	✓	✓	X	✓	✓		✓	✓	✓	✓	✓
2	Bedroom 2 - C. Bed	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
3	Bedroom 3 - G. Bed	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
6	Lobby 1 - Pujya	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
7	Utility / balcony 1	X	X	X	X	X	✓	✓		✓	X	✓	✓	✓
8	Utility / balcony 2	X	X	X	X	X	✓	✓		✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Other													
12	Other													
Remarks		Note: 1. In Balcony & utility flooring not provided.												
		2. Self-check not done properly by engineer.												

Quality Control Check Report.						Stage: After Plumbing & Electrical (Apartments)	
at No.	A-401	Other	Project	Sl. No.	36107		
Company	MPL	Project	Sign	Phase	-		
Project Manager	V. Sanketh	Sign	Sign	Date	29/09/2020		
Previous stage report no.	Subba Reddy	Sign	Sign	Date	29/09/2020		
Alterations sheet date	35705	MD Sign	Report filed and signed by PM?	Yes ☒ No ☐			
MD on	10/06/2020	MD Sign	All pages signed by engineer & customer?	Yes ☒ No ☐			
Recommendation:	For filling						
For further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. Proceed with further work only after making corrections pointed out in the QC report. ATR not required. Work should be done after: Before starting painting, tiling & flooring. Plumbing & electrical work is completed (for stage II only). In case there are no additions and alterations printout of email by PM to CR confirming the same must be. Plumbing & electrical work is completed (for stage II only). In case there are no additions and alterations printout of email by PM to CR confirming the same must be.							

Confirmed that all corrections mentioned in the QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
S.V. Sanketh	[Signature]	30/9/2020

For correct or minor mistake which does not require correction

For minor mistake that requires minor correction

For major mistake that requires correction by replacement or re-fixing.

For CPVC & PVC fittings must be checked as per measurements given in circular. Tolerance 1".

Height and spirit level of electrical points must be checked as per measurements given in circular. Tolerance 1".

Finishing must cover all pipes & utility must be neat and mortar should be removed from the pipes.

Must be used as specified in circular. Especially check fixing of PVC pipes.

Box must be 6" below false ceiling level or 12" below slab level.

Any changes in civil work, electrical work and plumbing work, a new drawing must be prepared at HO and approved by MD.

Quality Control Check Report. Stage: After Plumbing & Electrical (Apartments)

Flat No.	A-401	Other		SL. No.	36107
Company	MPL	Project		Phase	-
Prepared by	V. Sanketh	Sign		Date	29/09/2020
Project Manager	Gubba Reddy	Sign		Date	29/09/2020
Previous stage report no.	35705	Report filed and signed by PM?		☒ Yes ☐ No	
Additions & alterations sheet date	10/06/2020	All pages signed by engineer & customer?		☒ Yes ☐ No	
Checked By MD on	MD Sign	For filing		☐ Yes ☐ No	

Recommendation:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- ☐ Proceed with further work. ATR not required.

Inspection should be done after:

- after cleaning the apartment.
- before starting painting, tiling & flooring.
- electrical conduct, waterproofing & plumbing work is completed (for stage II only).
- additions & alterations is finalized and signed. In case there are no additions and alterations printout of email by PM to CR confirming the same must be filed.
- additions & alterations sheets to be transferred to QC file. QC to check if A&A are made as per request.

After Plumbing & Electrical Check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Location of CPVC & PVC fittings must be checked as per measurements given in circular. Tolerance 1".
6. Location, height and spirit level of electrical points must be checked as per measurements given in circular & plan. Tolerance 1".
7. Civil work near pipes in balcony & utility must be neat and mortar should be removed from the pipes.
8. Water proofing must cover all pipes & check height above SFL.
9. Fasteners must be used as specified in circular. Especially check fixing of PVC pipes.
10. Height of DB box must be 6" below false ceiling level or 12" below slab level.
11. In case of many changes in civil work, electrical work and plumbing work, a new drawing must be prepared at HO and approved by MD.

Confirmed that all corrections mentioned in the QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
S.V.S. Reddy	[Signature]	30/9/2020

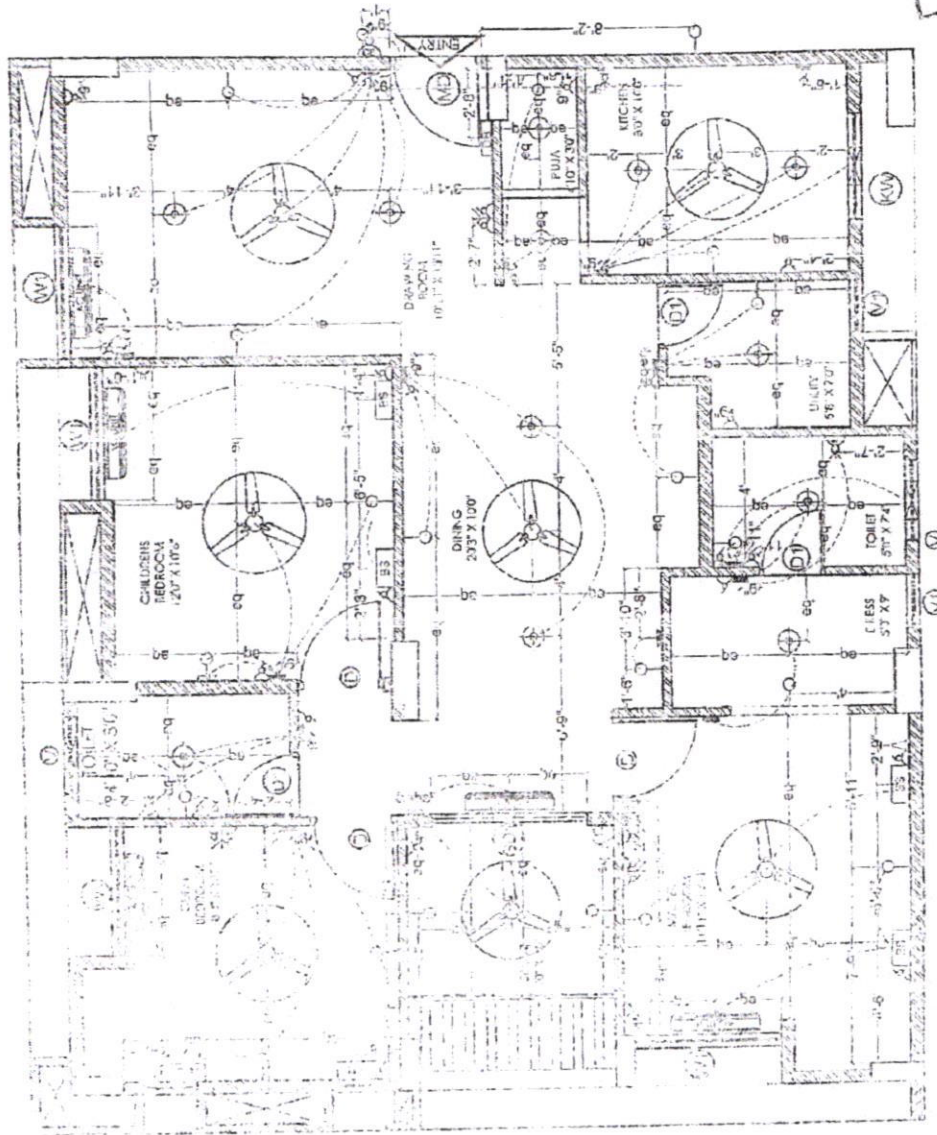
Quality Control Check/Report. Stage: After Plumbing & Electrical (Apartments)

S No	Room	Civil work near pipes in balcony & utility (✓ or ✗)	CPVC & PVC Check (✓ or ✗)	Electrical points check (✓ or ✗)	Water proofing check (✓ or ✗)	Proper use of fasteners check (✓ or ✗)	Placement of DB (✓ or ✗)	Placement of Generator changeover (✓ or ✗)
1	Bedroom 1 MB	-	-	✓	-	-	-	-
2	Toilet 1 M-Toi	-	✓	✓	✓	✓	-	-
3	Bedroom 2 MB	-	-	✓	-	✓	-	-
4	Toilet 2 C-Toi	-	✓	✓	✓	✓	-	-
5	Bedroom 3 MB	-	-	✓	-	-	-	-
6	Toilet 3	-	-	✓	-	-	-	-
7	Drawing	-	-	✓	-	-	✓	✓
8	Dining	-	-	✓	-	-	-	-
9	Lobby 1	-	-	-	-	-	-	-
10	Utility / balcony 1	✓	✓	✓	-	✓	-	-
11	Utility / balcony 2	✗	✓	✓	✗	✓	-	-
12	Utility / balcony 3	-	-	-	-	-	-	-
13	Kitchen	-	✓	✓	-	-	-	-
14	Other	-	-	-	-	-	-	-
15	Other	-	-	-	-	-	-	-

Remarks NOTE: 2'-0" FFL Redoxide level marking not provided at flat internal walls.

Remarks on additions & alteration sheet:

Signed by engineer,	☒ Yes ☐ No	Signed by customer,	☒ Yes ☐ No
Revised drawing required from HO	☐ Yes ☒ No	Approved revised drawing attached	☐ Yes ☐ No



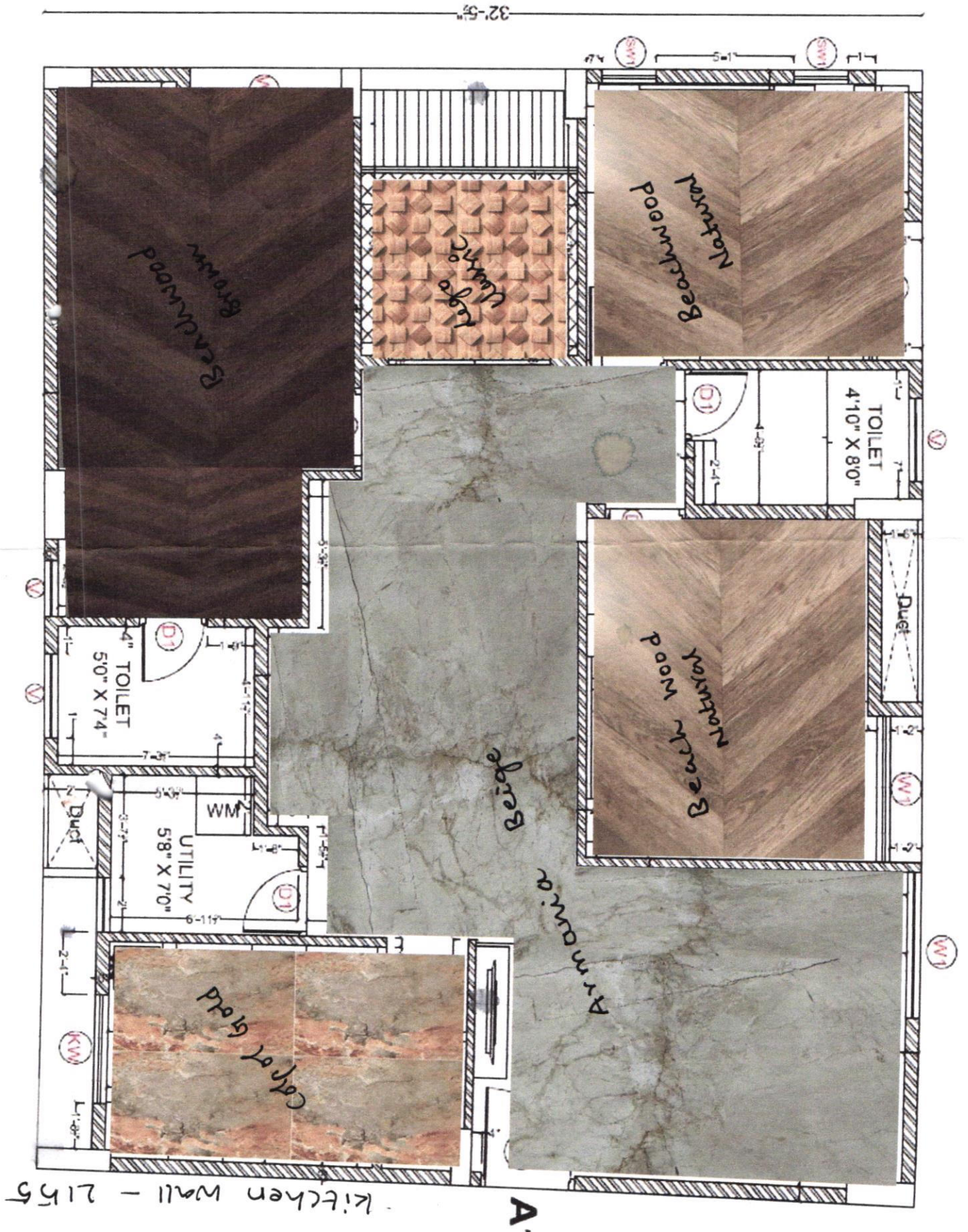
ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	LOCATION
	5 amp outlet with switch on raw power	2-0' from FFL
	Geyser Point	2-0' from FFL
	15 amp outlet with switch on raw power (ridge)	15' from FFL
	Wall light	2-0' from FFL
	Ceiling fan	2-0' from FFL
	TV outlet	2-0' from FFL
	Tub/shower outlet	2-0' from FFL
	LAN / telephone	2-0' from FFL
	Ceiling light	2-0' from FFL
	Switch board	4-0' from FFL
	Bed Side Switch Board	2-0' from FFL
	Distribution boxes	2-0' from FFL
	Exhaust point	7-5' from FFL
	AC UNIT	8' from FFL
	AC Unit	8' from FFL
	Ceiling light switch	4' from FFL
	Ceiling fan	2-0' from FFL
	Exhaust	7-5' from FFL

APPROVED BY
02 DEC 2019
SOHAM MODI
MANAGING DIRECTOR

A-401
Elect

Description	Owners & Developers :	Date :	Promoted by :
	BNC Estates	02.12.2019	Modi Properties & Investments Pvt. Ltd.
	Project Name & Phase :	Prepared By :	Phone: +91-40-66335551
	Mayflower Grande: platinum	Approved By : Soham Modi	
QUALITY CONTROL ELECTRICAL CHECK PLAN OF BLOCK-A TYPE-A1, A1 & A5	Scale :	N.T.S	

A 401



Quality Control Check Report. Stage: After Plastering (Apartments)

Flat No.	A-401	Other	Sl. No.	35705
Company	MPL	Project	Phase	-
Prepared by	G. RAJESH	Sign	Date	07/07/20
Project Manager	Subha Reddy	Sign	Date	07/07/20
Previous stage report no.	35337	Report filed and signed by PM?	☒ Yes ☐ No	
Checked By MD on	MD Sign	For filling	☐ Yes ☐ No	
Recommendation: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☐ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☒ Proceed with further work. ATR not required.				

Inspection should be done after:

- brickwork & 2 coats plastering is completed
- after cleaning the apartment.
- water proofing, screeding in bathrooms is completed.
- before starting painting, tiling & flooring.

Plastering Check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. 9" unplastered area from SFL should be left including in common areas and terraces.
6. Windows must be checked with templates. Plastering must be 3mm margin for lippum work. Tolerance ¼".
7. Provision of tiles in bathrooms, kitchen & wash areas (rough plastering).
8. Check size of sink bowl. Hole should be 1" to 2" larger. (Tolerance: 1")
9. All doors frames should have ½" grooves.
10. Sill top must be of uniform thickness, correct height, at one level & without broken edges.

Certified that all corrections mentioned in the QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
S.V.S. Reddy	[Signature]	07/07/20

Quality Control Check Report. Stage: After Plastering (Apartments)

S No	Room	Skirting Provision (✓ or X)	Finishing around door frame (✓ or X)	Beams & columns finishing (✓ or X)	Finishing of lofts (✓ or X)	Electrical junctions finishing (✓ or X)	Window check ⁶ (✓ or X)	Tiles provision (✓ or X)	Sink provision & size (✓ or X)	Grooves for door frames (✓ or X)	Balcony & terrace sill top finishing (✓ or X)	Screeding in bathroom & utility (✓ or X)	Screeding in 6" above FFL? (✓ or X)
1	Bedroom 1 M.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 K.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 G.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks													

Quality Control Check Report. Stage: After Brickwork (Apartments)

Flat No.	A-401	Others	Sl. No.	35337
Company	MPL	Project	Phase	-
Prepared by	G. RAJESH	Sign	Date	05/05/20
Project Manager	Subha Reddy	Sign	Date	05/05/20
Previous stage report no.		35/77	Report filed and signed by PM?	☒ Yes ☐ No
Apartment No		Other	Other	
Checked By MD on		MD Sign	For filling	☐ Yes ☐ No

Recommendation:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- ☐ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- ☒ Proceed with further work. ATR not required.

Inspection should be done after:

- brickwork is completed
- chicken mesh fixed
- after cleaning the apartment
- electrical conducting work is completed

Brickwork Check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Wall thickness should be as per plan. Use of 4", 6" & 8" blocks must be checked.
6. All walls should have 2 beds of about 2" to 3" thickness with one no. 6 mm or 8 mm rod with M15 CC.
7. Chicken mesh should be used in each and every joint between RCC & Brickwork.
8. Joint between brickwork & beam on external side must be filled.
9. Check room dimensions with working plan. (Tolerance: 1")
10. Diagonals of each room shall be equal. (Tolerance: 2")
11. Balcony sill level should be 3/3" from SFL. (Tolerance: 1")
12. Check room height with specified height. (Tolerance: 1")
13. Check plumb of walls where ever it appears to be out of plumb. (Tolerance: 1/2")
14. Specify the No. of beams which are not aligned by more than 1" in a room.
15. Door frames must have black Japan coating and wood primer / pellambar -- at cost of painter.

Certified that all corrections mentioned in the QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
S.V.S. Reddy	[Signature]	05/05/20

Quality Control Check Report. Stage: After Brickwork (Apartments)

S No	Room	Wall thickness (✓ or X)	Beds in walls (✓ or X)	Chicken mesh (✓ or X)	External brickwork & beam joint (✓ or X)	Room Dimensions (✓ or X)	Room Dimensions Difference in inches	Diagonal (✓ or X)	Diagonal Difference in inches	Balcony sill level (✓ or X)	Room Height (✓ or X)	Plumb of walls (Good/Avg/Bad)	Alignment of beams and walls - Nos.
1	Bedroom 1	M.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
2	Toilet 1	M.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
3	Bedroom 2	K.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
4	Toilet 2	K.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
5	Bedroom 3	L.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
6	Toilet 3	L.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
7	Drawing		✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
8	Dining		✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
9	Lobby 1		✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
10	Utility/balcony 1		✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2		✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
12	Utility / balcony 3		✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
13	Kitchen		✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
14	Other												
15	Other												
Remarks													

Quality Control Check Repot. Stage: After Brickwork (Apartments)

Quality of edges and corners in all rooms?	☐ Good ☒ Avg. ☐ Bad
Specify rooms that need correction:	

<u>Misc. Checks.</u>	
Was 3.75 CFT proportion box provided?	☒ Yes ☐ No
Condition of proportion box?	☐ Good ☒ Avg. ☐ Bad
Was the Apartment cleaned before starting brick work?	☒ Yes ☐ No ☐ Cant' say
Is the Apartment cleaned for plastering?	☒ Yes ☐ No
Wastage?	☐ High ☒ Medium ☐ Low
Storage of building material like bricks sand and cement.	☐ Good ☒ Avg. ☐ Bad
Drum (200 lts) provided for curing in each flat?	☒ Yes ☐ No
Remarks:	

Door Frames & Windows check

Notes:

1. Mark ☒ for correct or minor mistake which does not require correction
2. Mark ☒ for minor mistake that requires minor correction.
3. Mark ☒ for major mistake that requires correction by replacement or re-fixing.
4. Mark ☒ for major mistake that cannot be corrected.
5. Window template depth should be between 2 to 2 1/2" after plastering.
6. Lintel level should be 7'3" from SFL & 7' from FFL. (Tolerance 1")
7. Lofts should be at a height of 7' to 7'3" from FFL. Kitchen plat from should be at a height of 32" or 33" from FFL and 35" or 36" from SFL. (Tolerance 1")
8. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points.
9. Thickness of platforms & lofts should be between 2 & 2.5".
10. Provide single layer table brick at bottom of each door frame without threshold.

Quality Control Check Report. Stage: After Brickwork (Apartments)

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door lintel level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Door frame black Japan/wood primer/Feelambar check (✓ or X)	Windows lintel & sill level (✓ or X)	Windows size (✓ or X)	Windows - template depth & diagonal (✓ or X)	Windows - template powder coated (✓ or X)	Loft & Kitchen platform required? (Yes or No)	Loft & Kitchen platform provided (✓ or X or NA)	Loft & Kitchen platform slope (✓ or X)
1	Bedroom 1	M.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1	M.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2	K.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2	K.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3	G.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	G.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby 1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other													
15	Other													
Remarks:														



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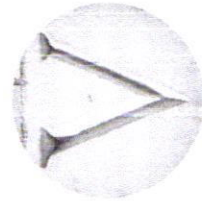


Travel

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+ New Folder

**Vineela CR**

vineela@modiproperties.com

+ Add to contacts

visiting the model flat built by you, we have suggested certain modifications as per the information provided in the file

In addition to the above, as discussed with the Engineer, and as discussed with you and also as informed through email on 24th Jan, 2020, I wish to inform that the following modifications in terms of additions/alterations also to be carried in my flat #401

1. Cement flanks (shelves) in Kitchen, dining hall, in 3 bedrooms to be arranged
2. Instead of the iron grill elevation, Glass partition with MS steel to be arranged as elevation at the balcony (as arranged in the previous project, opposite to NOMA function hall)
3. Kindly do not charge additional cost for removal of wall as proposed in the Kitchen and Master bedroom (specified in the physical file with site engineer), since this was informed much in advance

Looking forward to hearing from you at the earliest. Thank you

Regards

Narasimha Rao G

Project	MPL	Flat Villa No:	A-401			
Customer Name	Dr. G. Narasimha rao	Request letter date	10-06-2020			
A&A Signed	YES	A&A date	10-06-2020			
Remarks of CR/site		stage of work				
		After plastering				
Sr.NO	Description of A&A request by customer	Addition & alterations permitted as per guidelines	approved by site engg	MDs approval required	At extra cost	Modified plans from HO required
1	wash basin required at utility area southside below grill marked on plan	yes	yes	yes	yes	yes
2	sink in kitchen to be placed at north east corner	yes	yes	yes	yes	yes
3	window in the wash area to be arranged as 8th window	yes	yes	yes	yes	yes
4	sit out; we don't want iron grill, but we required stainless steel with glass partitions outer view (External shower)	yes	yes	yes	yes	YES
Remarks By MD						

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

The Customer Relations

Modi Properties Pvt Ltd – Mayflower Platinum

Ref: Flat No.401 'A' Block

Dear Sir/Madam,

With reference to the email received on 23rd May regarding additions & alterations in the flat no. said above, we have approached the Engineers Mr. Narendar Reddy and Ms. Sravani at the Site Office. Duly visiting the model flat built by you, we have suggested certain modifications as per the information provided in the file

In addition to the above, as discussed with the Engineer, and as discussed with you and also as informed through email on 24th Jan, 2020, I wish to inform that the following modifications in terms of additions/alterations also to be carried in my flat #401

1. Cement flanks (shelves) in Kitchen, dining hall, in 3 bedrooms to be arranged
2. Instead of the iron grill elevation, Glass partition with MS steel to be arranged as elevation at the balcony (as arranged in the previous project, opposite to NOMA function hall)
3. Kindly do not charge additional cost for removal of wall as proposed in the Kitchen and Master bedroom (specified in the physical file with site engineer), since this was informed much in advance

Looking forward to hearing from you at the earliest. Thank you

Regards

Narasimha Rao G

company	Mpl	Proposed A&A								
Project :	May Flower Platinum									
type of flat	luxury									
Proposed A&A										
S.No	flat no	choice of colours	changes in flooring	changes in electrical point	choice of bathrooms, tiles, cp fittings & sanitary	changes in platform	other changes			
1	401 A	ceiling and wall to be white painting .	Drawing room; matt finishing tiles will be handover by the flat owner.	children bed room 8way board to be shifted mark on plan.	cera/hindware branded as per model flat A 105.	sink in kitchen to be placed at north east corner.	remove the step provided for washing machine we want plain flooring in wash area.			
		doors enamel brown colour similar to main door As specified in the model flat A105	Dining Room; Bed room balcony , kitchen matt finishing tiles will be handedover by the flat owner	switch board to be shifted to left towards south side of west wall 8model switch board	Wash basin required at utility area southside below grill marked on plan.	wall opening required between dining area and kitchen as marked on plan	dress area wall opening @MBR.			
			all tiles except bathroom will supply be the flat owner		wash basin from common bathroom to be shifted to utility		french window 4track upgrade with mesh window.			
							drawing dining hall 20"x10"celinig ;ights required[5+5]			
							window in the wash area to be arranged as 8thwindow			
							sitout;we dont want iron grill,but we required stainless steel with glass partitionas outer view			

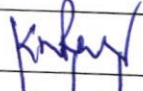
MAYFLOWER PLATINUM

Survey no. 82/1, Mallapur, Hyderabad – 500 076.
Owned & Developed by: M/s. Modi Properties Pvt. Ltd.
Head office; 5-4-187/3&4 M G Road Secunderabad.

Details of Additions & Alterations

Flat No	401	Block no.	'A' ✓
Flat Area	1500 sft	Type	Deluxe / Luxury
Buyer Name	Dr.G.Narasimha rao		
Phone No.	9492656017/9866514375	Email	LION6017@GMAIL.COM

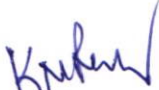
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to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

Buyers sign		Engg. Sign	
Date:	10-June-2020	Date	10/6/2020

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 marble 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.


Buyers sign: 10/6


Engg. Sign:

Date: 10-June 2020

Choice of colours:

- ① ceiling and walls to be white painting
- ② Doors enamel brown color similar to main door as specified in the model flat

A-105

Changes in flooring:

- (i) Drawing room: Matt finishing tiles will be handed over by the ~~vendor~~ flat owner
- (ii) Dining Room, Bedrooms, Balcony, Kitchen - Matt finishing tiles will be handed over by the ~~vendor~~ flat owner

~~iii~~ All tiles will be brought by customer except bathroom tiles, utility tiles.

~~iv~~ 4) A Drawing, kitchen mesh screen window for addition cost.

Buyers sign: 
10/6

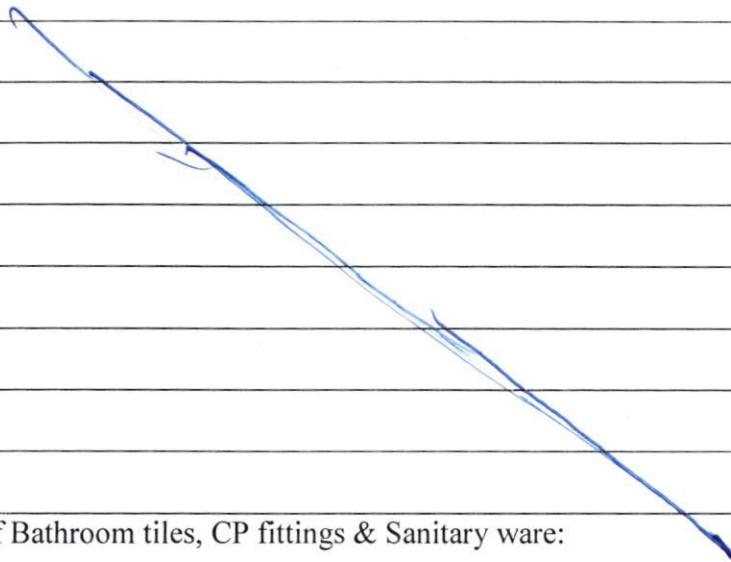
Engg. Sign: 

Date: 10-Jun-2020

Changes in electrical points: (mark on plan)

(i) children bedroom 8 way board to be shifted. Marked on plan

(ii) switch board to be shifted to left → towards south side of west wall (8 model switch board)



Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ✓ CERA / Hindware Branded as per Model flat A 105
- ✓ wash basin required at utility area, @ south side below grill, marked on plan. at
- ✓ wash basin ~~point~~ from Common bathroom to be shifted to utility.

* Tiles in Bathroom as shown in the "Northface" model flat
(Small checks tiles) → to be laid
in MBR Toilet (Luna type)

Buyers sign: 

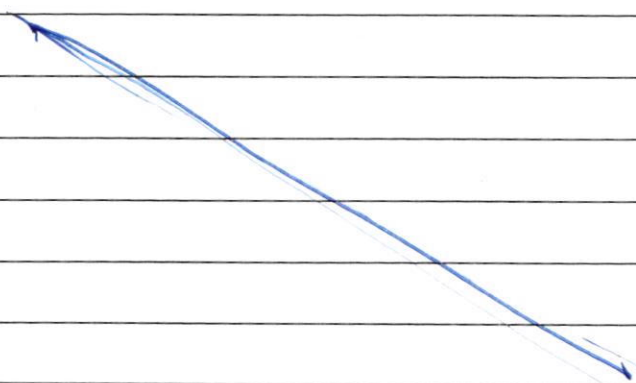
Engg. Sign: 

Date: 10-June-2020

Changes in kitchen platform: (mark on plan)

- Sink in Kitchen to be placed at North east corner
- Wall opening required between Dining area and kitchen. As marked on plan

-



Other Changes:

- Remove the step provided for washing machine ✓
we want plain flooring in wash area. ✗
- Dress area wall opening required (@ Master Bedroom)
- French window 4 track (upgrade) with Mesh window ✓
- We require plain ceiling in all bedrooms ✓
- Designer Ceiling in Hall and Drawing, Dining area.
~~as per model flat A-105.~~ (Discussed with the ceiling designer Mr. Ismail)
- ~~We don't require lights in Bedrooms~~
- Drawing, Dining Hall (20x10) Ceiling lights (5+5) required
- Window in the wash area to be arranged as 8th

window (as per the other windows specifications)

- Sit out point: We don't want Iron grill, but we require stainless steel with 6 bars partition as outer view

Buyers sign: 10/6

Engg. Sign:

Date:

10-6-2020

Description

WORKING DRAWING OF FLAT NO. A-1

Direction



Owners & Developers :

Modi Properties Pvt Ltd.

Project Name & Phase :

MAYFLOWR PLATINUM

Date :

18.03.2020

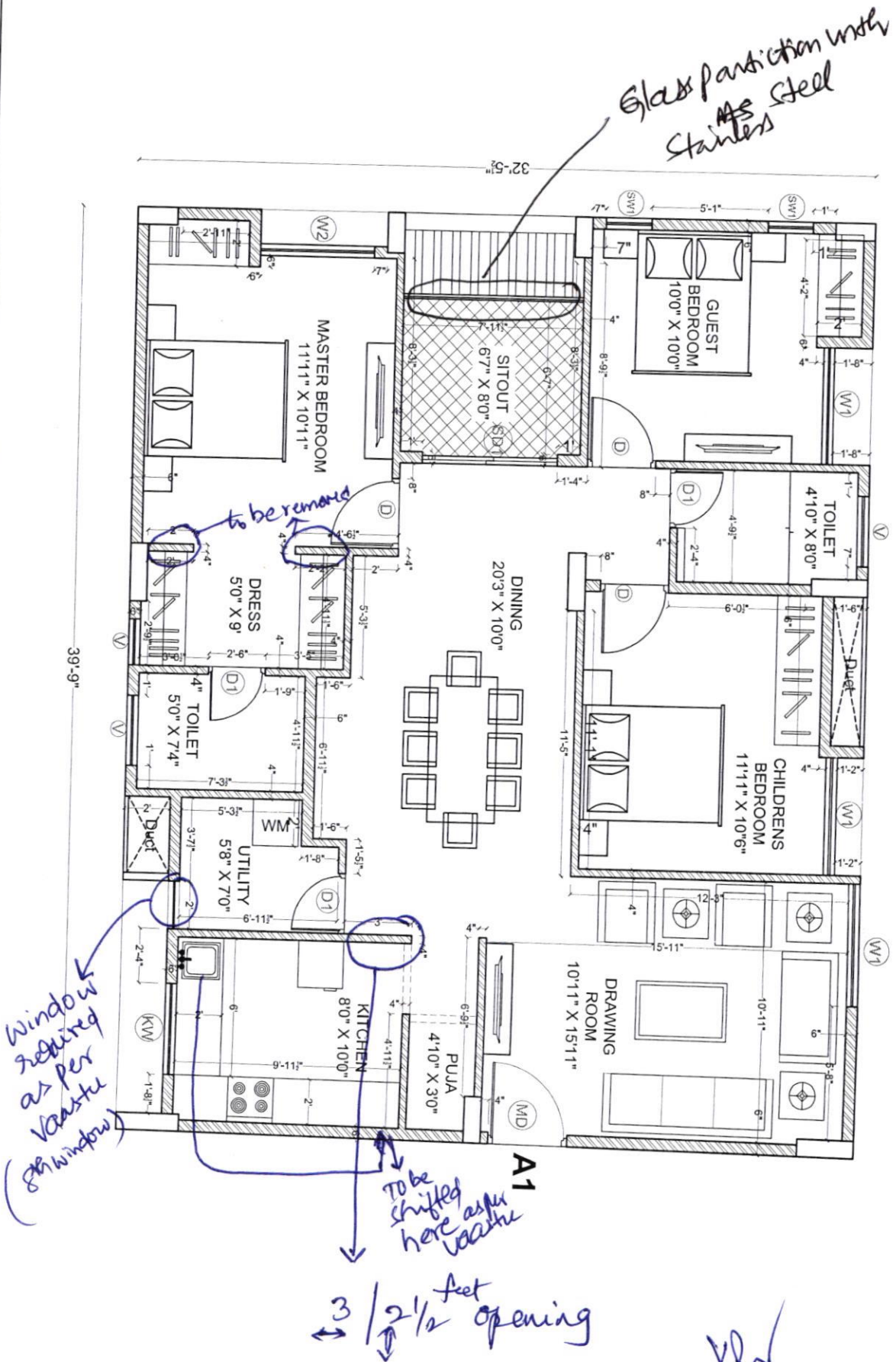
Prepared By :

Approved By :

Soham Modi

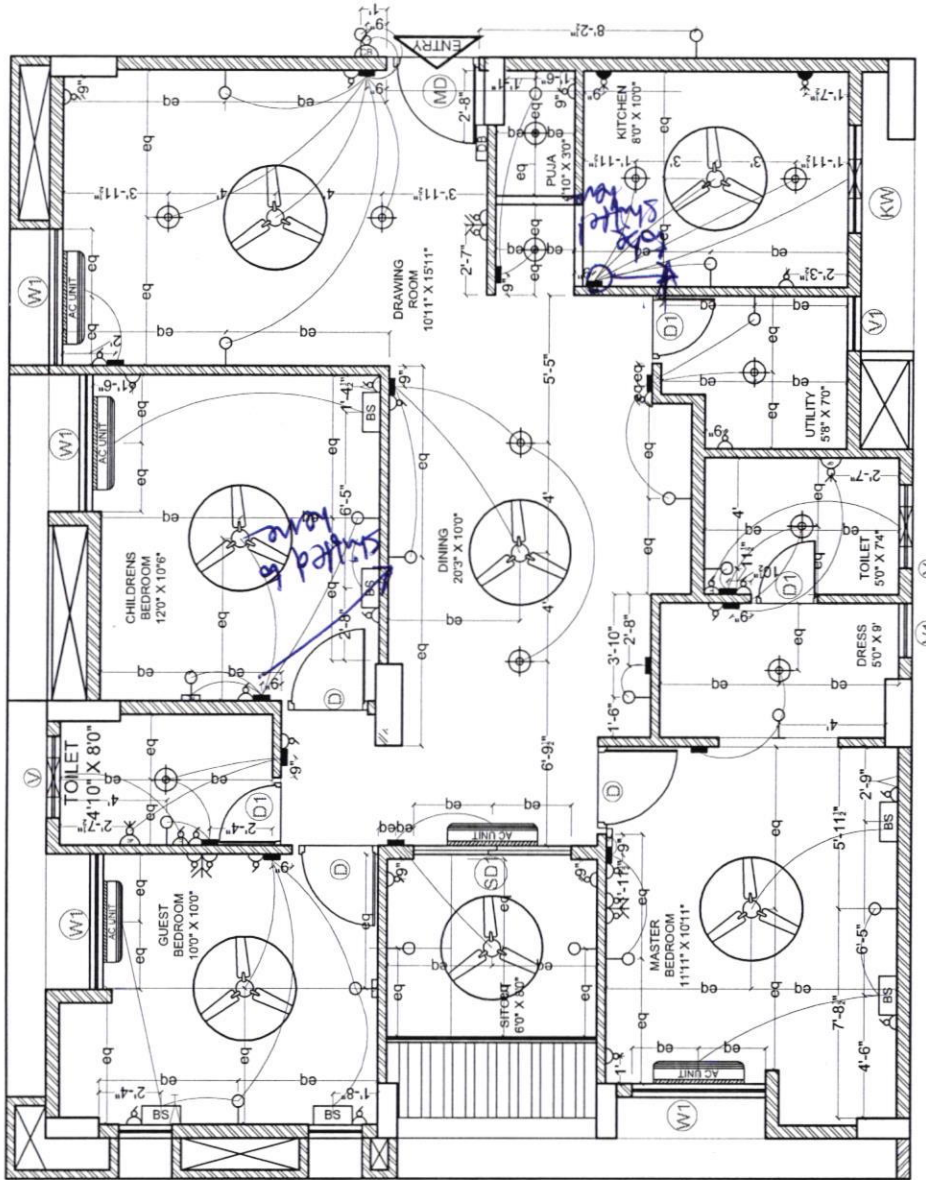
Promoted by

Modi Properties Pvt. Ltd
Phone: +91-40-66335551



9/10/20

901



ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	MOUNTING HT.
	5 amp outlet with switch on raw power	3'-6" from FFL
	Geyser Point	8'-3" from FFL
	15 amp outlet with switch on raw power (for fridge)	below counter
	Wall light	6'-6" from FFL
	Ceiling fan	ceiling ht
	TV point	3'-6" from FFL
	Telephone point	3'-6" from FFL
	LAN / Ethernet	3'-6" from FFL
	Ceiling light	ceiling ht
	Switch board	4'-6" from FFL
	Bed Side Switch board	2'-0" from FFL
	Distribution board	5'-6" from FFL
	Exhaust point	7'-6" from FFL
	AC Point	8'-0" from FFL
	AC Unit	as per standard
	Calling bell switch	4'-6" from FFL
	Calling bell	8'-0" from FFL
	Exhaust	7'-0" from FFL

Description

ELECTRICAL PLAN OF FLAT-A1

Direction



Owners & Developers :

BNC Estates

Date :

02.12.2019

Promoted by

Modi Properties &

Investments Pvt. Ltd.

Phone: +91-40-66335551

Prepared By :

Soham Modi

Approved By :

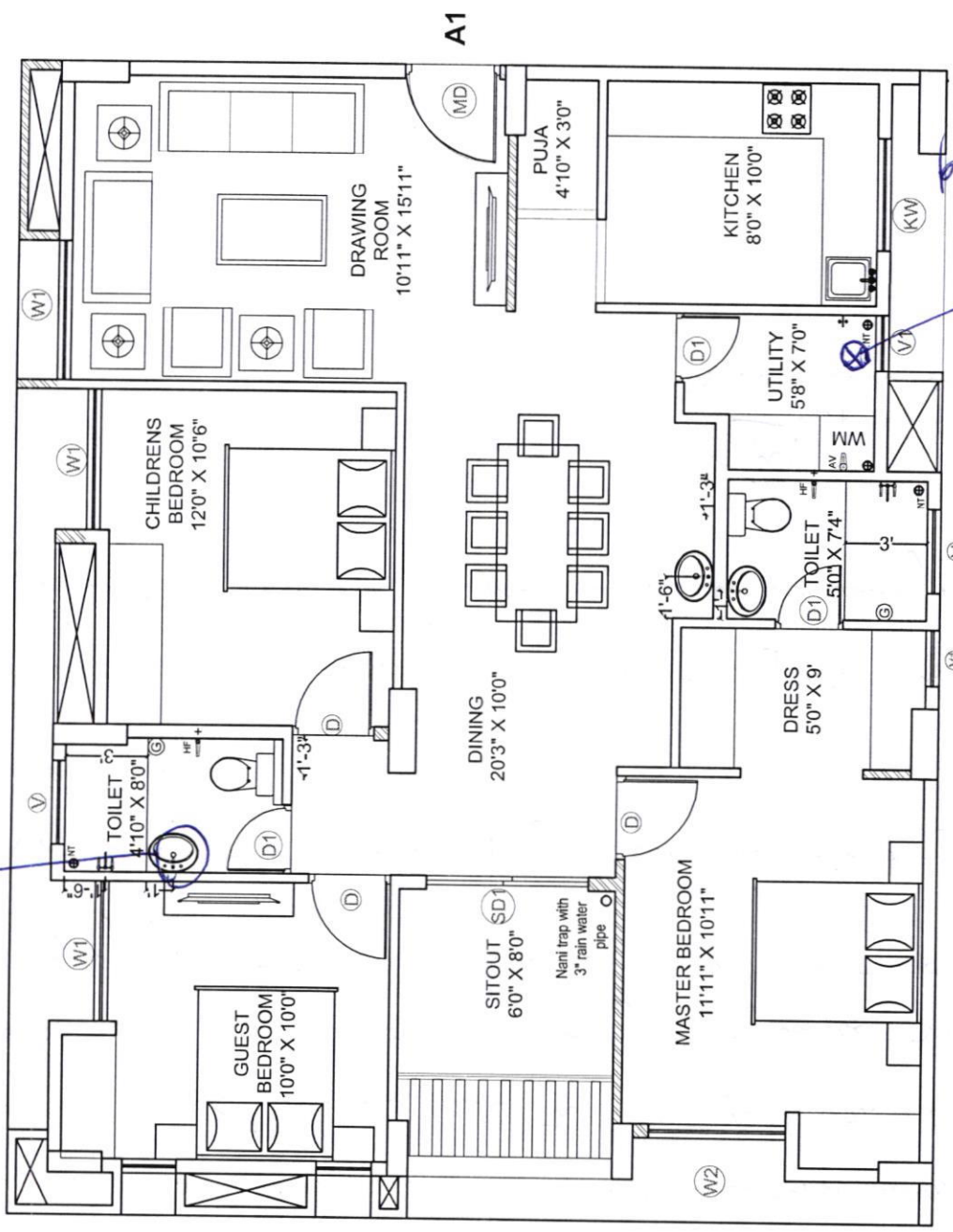
N.T.S

Project Name & Phase :

Mayflower Grande

Scale :

10/6

LEGEND

H	HEALTH FAUCET
V	ANGLE VALVE
N	NANI TRAP
R	3" RAIN WATER PIPE
G	GEASER POINT
W	WALL MIXTURE
T	TAP / LONG BODY

Swachh Banih
 not requiring
 here. But
 keep the
 points.
 this work
 drain to be
 shifted to
 wash area.

Water
 Basin
 Point
 regular

Description	Direction	Owners & Developers :	Date :	Promoted by
PLUMBING PLAN OF A1	N	Modi Properties Pvt. Ltd.	09.01.2020	Modi Properties & Investments Pvt. Ltd.
		Project Name & Phase :	Approved :	
		Mayflower Platinum	Soham Modi	Phone: +91-40-66335551
			Scale :	
			N.T.S	