

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	606	Block no.	'A'
Flat Area	1800 sft	Type	Deluxe / Luxury
Buyer Name	Jagana Lokesh / Lalitha Kumari. P		
Phone No.	9963889378/ 9493404522(sasi)	Email	SasiBhushana.Jagana @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	I Sasi	Engg. Sign	K. Sasi
Date:	10/6/2020	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.

I Sasi
Buyers sign:

K. Sasi
Engg. Sign:

10/6/2020
Date:

Choice of colours:

Same as A-106

Changes in flooring:

- ① Drawing, Living, dining ^{kitchen} area upgrade to big tile (TRAVELCON ROMANCEO) (As A-106 same) *
- ② MBR, CBR, LBR Same as CBR & LBR in A-106
- ③ Bathroom tiles Same as model flat.
- ④ Kitchen flooring Same as ^{living area} CBR & LBR in A-106
(240x240) Tiles. ~~MBR~~
- ⑤ MBR & CBR - wooden tiles as A-106
- ⑥ LBR - As in A-106

I. Sene
Buyers sign:


Engg. Sign:

Date: 10/6/2020

Changes in electrical points: (mark on plan)

- ① Dining Area near wash basin 15amp pt required for refrigerator.
- ② Internet cable wire connection required in as per TV points. & Drawing room
- ③ 5amp pt in living area
- 4) Kitchen 2 extra 15-amps points
- 5) Dining internet cable laying to TV-point
- 6) 3 Bedroom 2 way switches

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① Bathroom tiles same as A-106.
- ② Wash basin pt to be shifted outside common bathroom wall (marked on plan)
- ③ All Sanitary ware pure white colour.
- ④ Balcony place extra washbasin.
- ⑤ WC Shifted from west facing to South facing.

J. Suresh
Buyers sign:



Engg. Sign:

Date: 10/6/2020

Changes in kitchen platform: (mark on plan)

① Kitchen platform Granite U shape beside the Switch
Geared.

Other Changes:

① False ceiling design decide later.

② Balcony railing with glass.

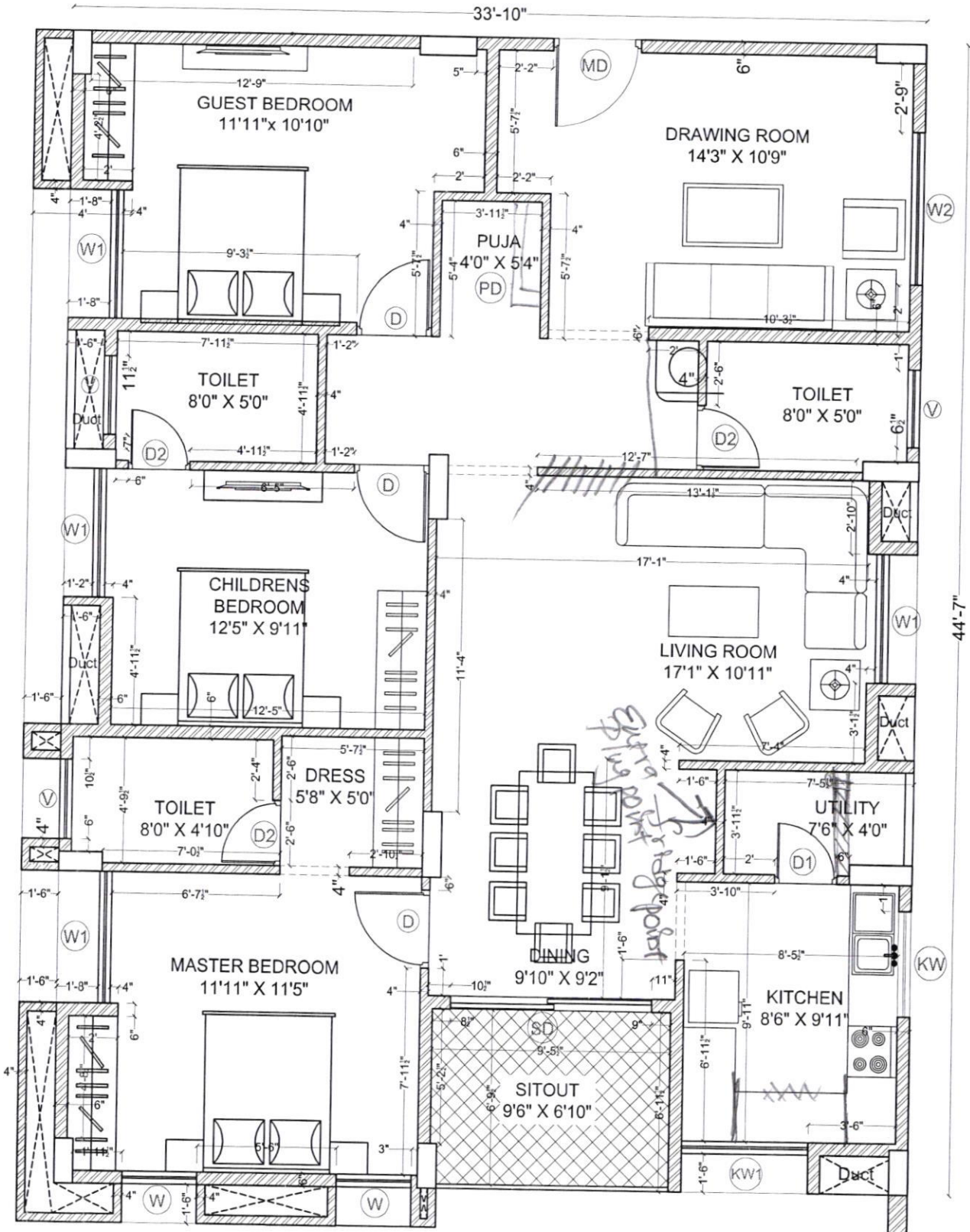
③ Extra wall at utility upto 4" height (Marked on
plan)


Buyers sign:


Engg. Sign:

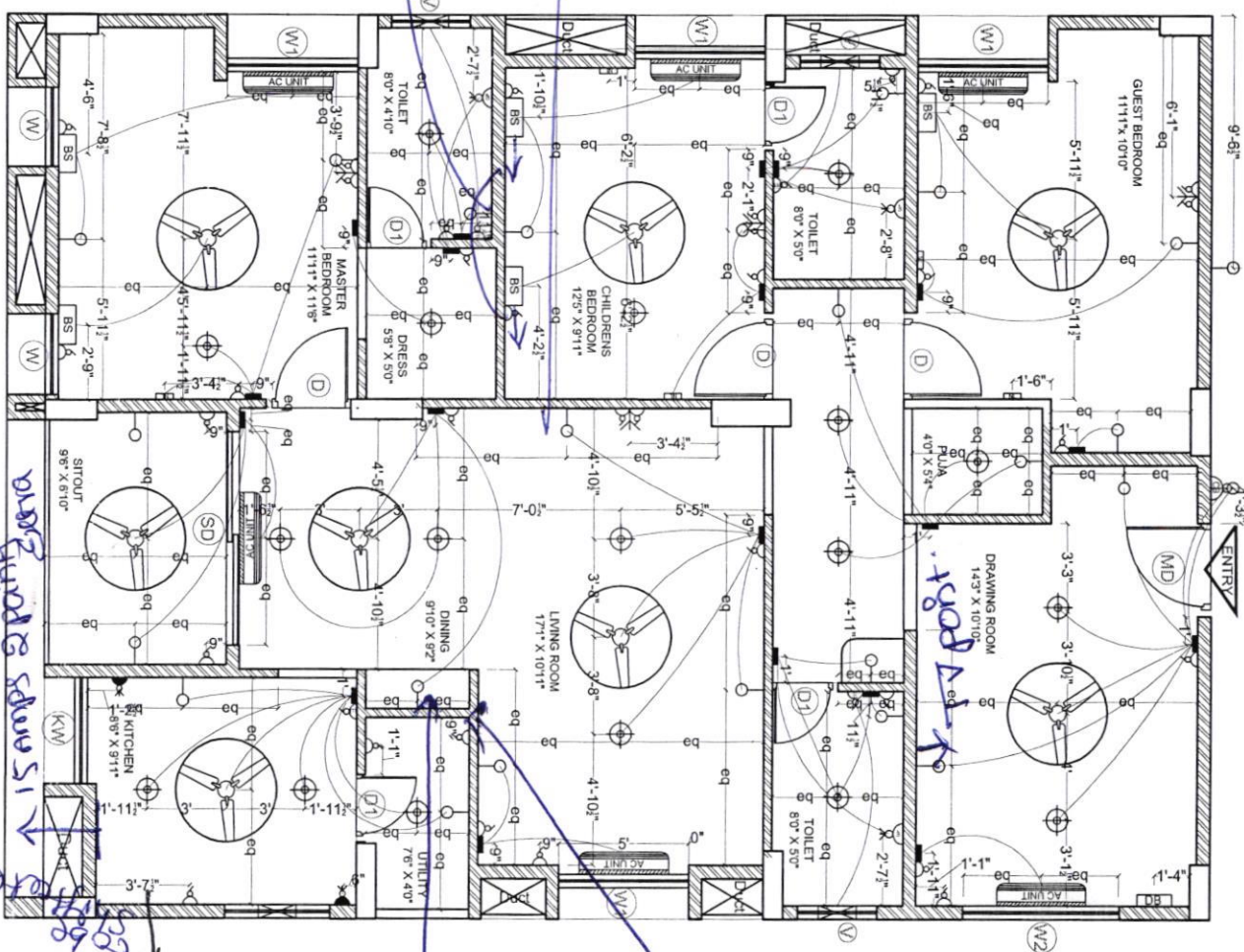
Date: 10/6/20

A6



Description	Direction	Owners & Developers :	Date :	18.03.2020	Promoted by
WORKING DRAWING OF FLAT.NO.A-6		Modi Properties Pvt Ltd.	Prepared By :		Modi Properties Pvt. Ltd Phone: +91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		MAYFLOWR PLATINUM	Scale :	N.T.S	

606



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
	Ceiling bell switch	4'-6" from FFL
	Ceiling bell	8'-0" from FFL
	Exhaust	7'-0" from FFL

Description

Direction

Owners & Developers :

Date :

02.12.2019

Promoted by

BNC Estates

Prepared By :

02.12.2019

Modi Properties & Investments Pvt. Ltd.

ELECTRICAL PLAN OF FLAT-A6

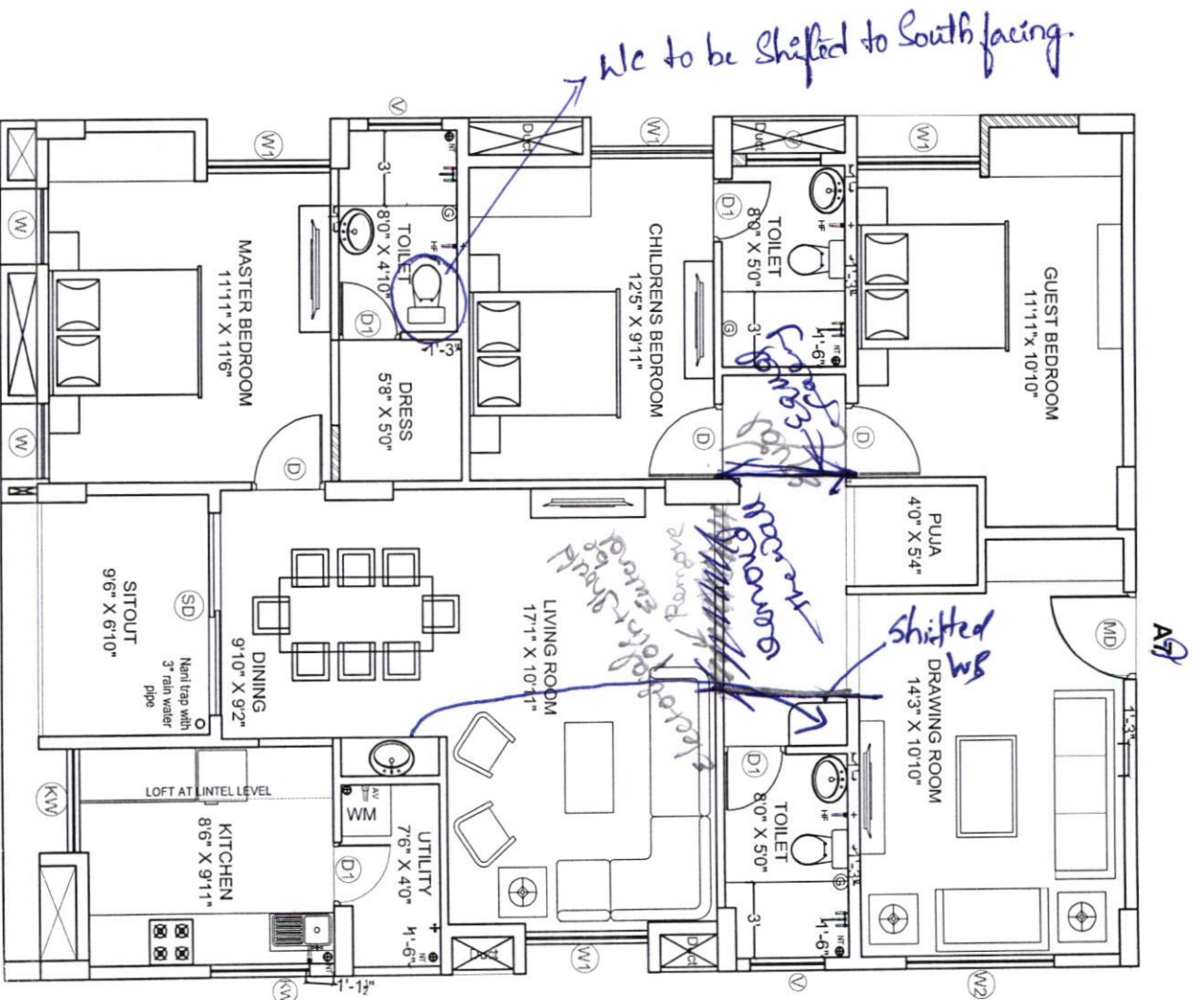
Project Name & Phase :

Phone: +91-40-66335551



Mayflower Grande

I am



LEGEND	
	HEALTH FAUCET
	ANGLE VALVE
	NANI TRAP
	3" RAIN WATER PIPE
	CEASER POINT
	WALL MIXTURE
	TAP / LONG BODY

2025.1

Description		Direction	Owners & Developers :		Date :	Promoted by	
PLUMBING PLAN OF A6		N	Modi Properties Pvt. Ltd.		09.01.2020	Modi Properties &	
			Project Name & Phase :		Prepared By :	Investments Pvt. Ltd.	
			Mayflower Platinum		Approved By :	Soham Modi	
					Scale :	N.T.S	
						Phone: +91-40-66335551	

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

Flat No	A-606	Other	Sl. No.	38257
Company	MPL	Project	Phase	-
Prepared by	T.Vinod Kumar	Sign	Date	27-08-21
Project Manager	Subba Reddy	Sign	Date	27-08-21
Previous stage report no.	37210	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.

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

Project in-charge	Sign	Date
<i>[Signature]</i>	<i>[Signature]</i>	29/8/21

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		

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

S No	Room	Rate the quality of (Good ✓, Avg. ✕, 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 joint 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 - Paja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 - G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												

Remarks: In G. Bed window not fixed due to scaffolding.
 For french door, mosquito mesh not fixed properly.
 In utility grill not fixed.
 In M. Bed window packing done but painting not done.

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	Modi Properties Pvt Ltd	Site	May Flower Platinum
Name of the customer	Jagme Lokesh / Lalitha Kumari. P		
Villa/ Flat No.	A- 606		
Sl.No	Description	Amount	
1	Total extra Charges	1,40,464 = ₹	
2	Total refundable amount	✓	
3	Net amount to be charges (if any)	1,40,464 = ₹	
4	Net amount to be refunded (if any)	✓	
Remarks :			
Approved by Project Manager	Approved by Design Team	Approved by MD	
Date 22/12/2024	Date	Date	
Sign: [Signature]	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-606								
Prepared By	K. Narendar Reddy								
Date:	22-12-2021								
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total		
1	Electrical	15 Amps switch and socket	2.00	nos	3000.00	6000.00			
2	UPVC Window	Mesh Provision for windows	128.00	sft	60.00	7680.00			
3	Big Tiles laying	Big Tiles laying	997.00	sft	60.00	59820.00			
4	False Ceiling	False ceiling	1.00	no	66964.00	66964.00			
		Total							140464.00
Amount in words - One Lakh Fourty Thousand Four Hundred and Sixty Four Rupees only.									

S. V. Subba Reddy
22/12/2021

APPROVED BY
22 DEC 2021
S. V. Subba Reddy
Project Manager

MEASUREMENT SHEET

MEASUREMENT SHEET																					
Company Name:		MPL																			
Project:		May Flower Platinum																			
Work Description:		Extra Specs																			
Flat No.		A-606																			
Prepared By		K. Narendar Reddy																			
Date:		22-12-2021																			
S No.		Item Head		Item Description				Length		Width		Height		Nos.		Quantity		Units		Item Head Total	
1		Electrical		15 Amps switch and socket				1.00		1.00		1.00		2.00		2.00		nos			
2		UPVC Window		Mesh Provision for windows				5.00		1.00		4.00		4.00		80.00		sft			
								6.00		1.00		4.00		1.00		24.00		sft			
								3.00		1.00		4.00		2.00		24.00		sft			
																				128.00	
3		Big Tiles laying		Drawing room				306.00		1.00		1.00		1.00		306.00		sft			
				Living and Dining				329.00		1.00		1.00		1.00		329.00		sft			
				Master Bedroom				214.00		1.00		1.00		1.00		214.00		sft			
				Children Bedroom				148.00		1.00		1.00		1.00		148.00		sft			
																				997.00	
4		False Ceiling		False ceiling				1.00		1.00		1.00		1.00		1.00		no			

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

Flat No	A-606	Other	Sl. No.	37210
Company	MPL	Project	Phase	-
Prepared by	T. Vinod Kumar	Sign	Date	02-03-21
Project Manager	Subba Reddy	Sign	Date	02-03-21
Previous stage report no.	36958	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
T. Vinod Kumar		3/3/2021

Miscellaneous check:

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

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

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.Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2 – C.Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3 – G.Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4 –	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other													
9	Other													
Remarks														

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

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor – needs correction XX, NA)											
		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	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
2	Bedroom 2 - C. Bed	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
3	Bedroom 3 - G. Bed	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
6	Lobby + Pooja	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
11	Other												
12	Other												
Remarks		Note:- Flat to be cleaned.											

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

Flat No.	A - 606		Other	Type - 3	Sl. No.	36958
Company	MP		Project	MFP	Phase	-
Prepared by	Akheer		Sign	Mit	Date	27/1/21
Project Manager	Subba Reddy		Sign	Mit	Date	27/1/21
Previous stage report no.			Sign		Date	27/1/21
Additions & alterations sheet date			36509	Report filed and signed by PM?	☒ Yes ☐ No	
Checked By MD on			10/6/2020	All pages signed by engineer & customer?	☒ Yes ☐ No	
			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:

- 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 & plan. 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
Mit	28/6/2021	2021

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

S No	Room	Civil work near pipes in balcony & utility (✓ or ✗)	CPVC & PVC Check ⁵ (✓ or ✗)	Electrical points check ⁶ (✓ or ✗)	Water proofing check ⁸ (✓ or ✗)	Proper use of fasteners check ⁹ (✓ or ✗)	Placement of DB ¹⁰ (✓ or ✗)	Placement of Generator changeover (✓ or ✗)
1	Bedroom MB	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 MT	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 KB	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 CT	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 KB	✓	✓	✓	✓	✓	✓	✓
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 Room	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓
Remarks								

Remarks on additions & alteration sheet:

10/6/2020

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

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

Miscellaneous check

Screeding done on walls upto 12" outside bathroom/utility

☒ Yes ☐ No

Bathroom utility filled with 4" water for water proof check

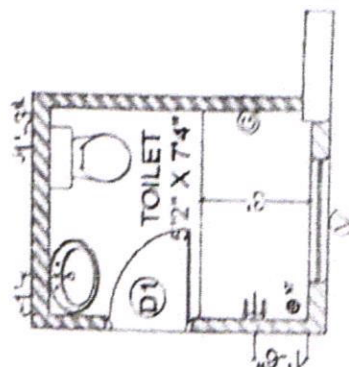
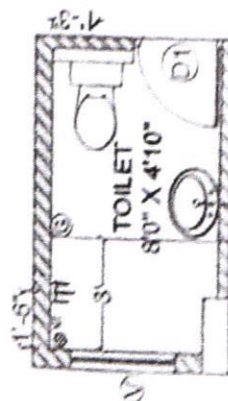
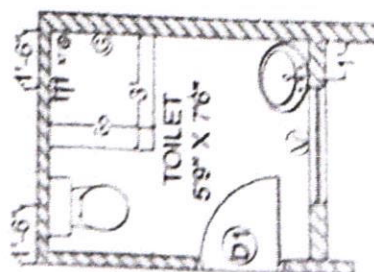
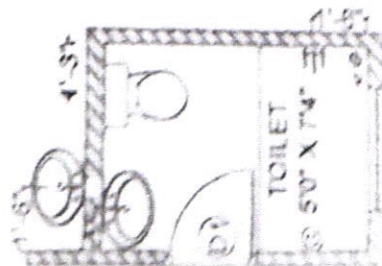
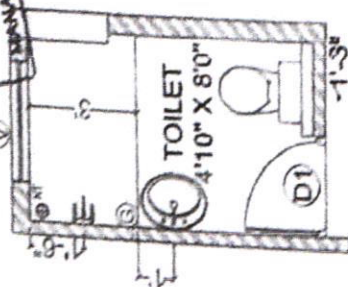
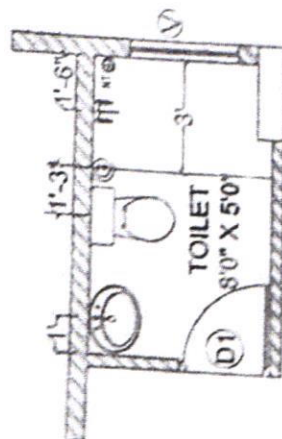
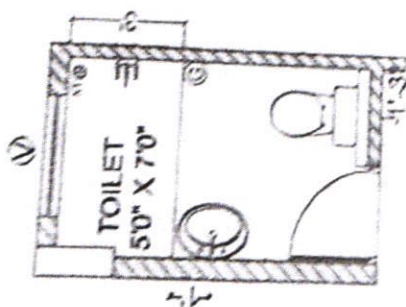
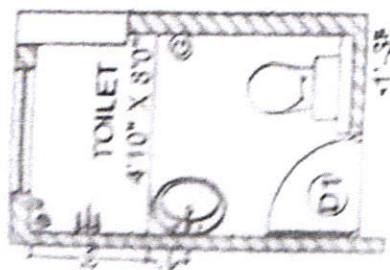
☐ Yes ☒ No

Hole packing done around all pipes in ceiling and internal walls

☒ Yes ☐ No

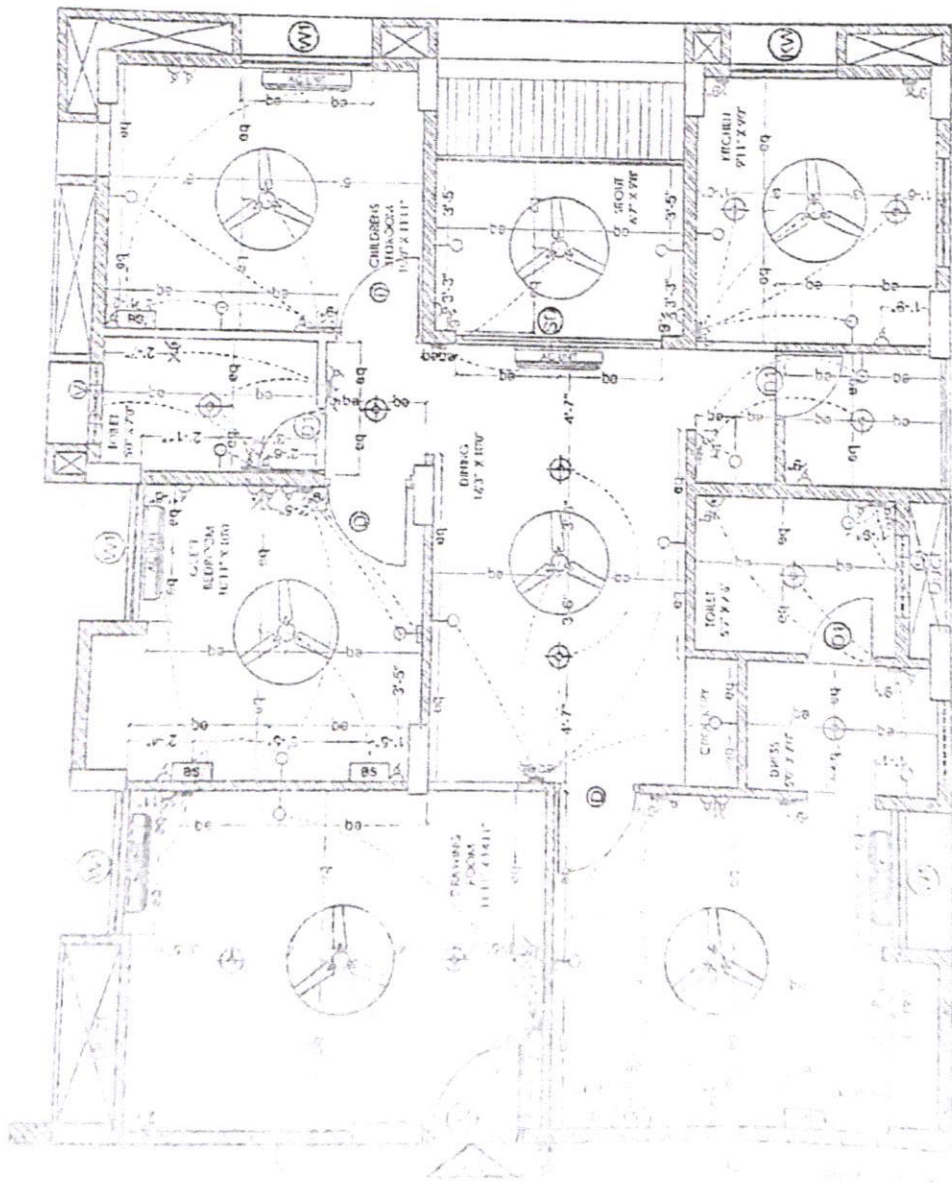
Remarks:

909-4



NO. 11 CARLING CHECK PLAN OF A BLOCK	DATE: 08.02.2020	Promoted by
	Medi Properties Pvt. Ltd.	Medi Properties &
	Project Name & Phase :	Investments Pvt. Ltd.
	Approved By :	Phone: +91-40-66335551
	Scale :	N.T.S.

A-606



ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	MOUNTING HT
	5 amp outlet with switch on raw power	3'-6" from FFL
	Geysar Point	6'-3" from FFL
	16 amp outlet with switch on raw power (for fridge)	below counter
	Watt 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	3'-6" from FFL
	Exhaust point	7'-3" from FFL
	AC Point	6'-0" from FFL
	AC Unit	as per standard
	Calling bell switch	4'-6" from FFL
	Calling bell	3'-0" from FFL
	Exhaust	7'-0" from FFL

APPROVED BY
02 DEC 2019
MANAGING DIRECTOR
SOHAN MODI

Block A ELECTRICAL PLAN OF BLOCK A DATE: 02.12.2019	Direction	N		Owners & Developers :	BNC Estates	Date :	02.12.2019	Promoted by	
		Prepared By :		BNC Estates		Modi Properties & Investments Pvt. Ltd.		Phone: 91-40-66335521	
		Project Name & Phase :		Mayflower Grande Platinum		Sohan Modi			
		Scale :		N.T.S					

Sat, 16 Jan at 2:04 pm

G B Rambabu <gbrambal

To:

subbareddy@modiproper

Cc:

vineela@modiproperties.c

sangeetha@modiproprieti

mpl_const@modiproprieti

narender@modiproperties

sravani@modiproperties.c

Dear Subba Reddy,

This is to bring to your kind notice that M.D sir has given approval to change specifications for the following flats from luxury to deluxe:

1. Flat no. A - 602 - Ms. Ashwini
2. Flat no. A - 707 - Ms. Ashwini
3. Flat no. A - 606 - Ms. Lalita Kumari ✓
4. Flat no. B-503 - Mr. Chand Basha Shaik
5. Flat no. C-902 - Mrs. Mamta Shirbhaye & Mr. Chandan Shirbhaye

Regards,

G B Rambabu

AGM - C.R. | +91 98496 48945 | gbrambabu@modiproperties.com

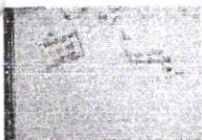
Modi Properties Pvt. Ltd. | www.modiproperties.com

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!

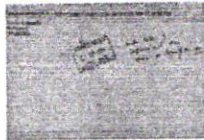
We build affordable flats & villas in gated communities.

Download all attachments as a zip file



16107839652....jpg

47kB



16107839652....jpg

54.7kB



16107839652....jpg

2.9MB

To:

gbrambabu@modiproperties.

, G B Rambabu

Cc:

vineela@modiproperties.com

sangeetha@modiproperties.co

mpl_const@modiproperties.co

narender@modiproperties.co

sravani@modiproperties.com

Dear Rambabu sir,

Flat no: A602, 606 and 707 flats F/ceiling completed. (We will do rest of specifications as deluxe specifications). At the time of A&A billing we will send the bill of F/ ceiling.

Flat no : B 503 and C 902 we will do as deluxe specifications.

Thank you sir,
Regards,
Subbareddy.

Sent from Yahoo Mail on Android

Show original message

Reply, Reply all or Forward

Find messages, documents, photos or people

Home

Compose

Archive Move Delete Spam

Inbox

58

Unread

Starred

Drafts

Sent

More

Views

Hide

Photos

Documents

Subscriptions

Travel

Folders

Hide

+ New Folder

cc: vineeta@modiproperties.com <vineeta@modiproperties.com>;
"sangeetha@modiproperties.com" <sangeetha@modiproperties.com>;
"mpl_const@modiproperties.com" <mpl_const@modiproperties.com>;
"narender@modiproperties.com" <narender@modiproperties.com>;
"sravani@modiproperties.com" <sravani@modiproperties.com>
Sent: Saturday, January 16, 2021, 02:04:02 PM GMT+5:30
Subject: Luxury flat to deluxe flat - MPL flat no. A-602, A-707, A-606,
B-503 & C-902

Dear Subba Reddy,

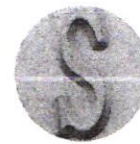
This is to bring to your kind notice that M.D sir has given approval to
change specifications for the following flats from luxury to deluxe:

1. Flat no. A - 602 - Ms. Ashwini ✓
2. Flat no. A - 707 - Ms. Ashwini
3. Flat no. A - 606 - Ms. Lalita Kumari
4. Flat no. B-503 - Mr. Chand Basha Shaik
5. Flat no. C-902 - Mrs. Mamta Shirbhaye & Mr. Chandan Shirbhaye

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.

Download all attachments as a zip file



Sravani . Q

sravani@modiproperties.com
+ Add to contacts

Switch to
Hyderabad's #1
wired broadband!

Get 125 Mbps
speed & 2000 GB
data starting
@ ₹830/month*

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FREE INSTALLATION

hdd 18/01/2021

From: suguna irrigation systems [sugunaimigrationsystems@gmail.com]
Sent: 22 September 2020 14:55
To: vineela@modiproperties.com; gbrambabu@modiproperties.com
Subject: Cancellation of luxury facilities

To,
Mr Ram Babu,
Modi Properties.

Sub : Cancellation of luxury Facilities Reg.

Ref : A-602, A-707 & A-606 (J Lalitha Kumari) of MAY FLOWER PLATINUM.

Dear sir,

With reference to the above, we have opted luxury flat at the time of booking. But we are not interested after keen observing Quality of luxury Facilities. We have not at all satisfied with quality of luxury.

Hence, we request you to withdraw luxury facilities and we will continue with deluxe facilities.

Thanks & Regards,
M Ashwini
98 0333303



make letter of
confirmation and show
don't in Booking Account

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

Flat No.	A-606	Other	Sl. No.	36509
Company	MPL	Project	Phase	-
Prepared by	T.Vinod Kumar	Sign	Date	01-12-20
Project Manager	Subba Reddy	Sign	Date	01-12-20
Previous stage report no.		35707	Report filed and signed by PM?	
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 villa.
- 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 me 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
<i>[Signature]</i>	<i>[Signature]</i>	01/12/2020

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

S No	Room	Skirting Provision (✓ or X)	Furnishing around door frame (✓ or X)	Beams & columns finishing (✓ or X)	Finishing of lofts (✓ or X)	Electricity junctions finishing (✓ or X)	Windows check (✓ 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. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 - M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 - C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 - C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 - G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 - G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4 -	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4 -	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1 - Pooja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2 - Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Terrace/ balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Terrace/ balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Terrace/ balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

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

Flat No.	A-606	Others	Sl. No.	35707
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.		Report filed and signed by PM?	Yes ☒ No ☐	
Apartment No		Other	Yes ☐ No ☐	
Checked By MD on		MD Sign	For filling	

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 X for minor mistake that requires minor correction.
3. Mark X X for major mistake that requires correction by replacement or re-fixing.
4. Mark X X X 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
		7/7/20

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	G.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
6	Toilet 3	G.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:	

Misc. Checks.

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. Lentiil 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/Pecelambar 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:



sravani.k



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269

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From: Lokesh Kumar [mailto:lokesh.127345@gmail.com]**Sent:** 16 June, 2020 6:13 AM**To:** vineela@modiproperties.com**Cc:** mpl-const@modiproperties.com; sasi jagana**Subject:** Regarding additions & alterations in your flat -A-606 Mayflower Platinum

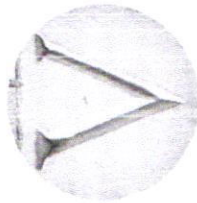
hello

I would like to have some changes to my flat in mayflower platinum.

1. Both the doors of the guest bedroom and children's bedroom should be exactly opposite to each other.
2. Right, and left walls near the common bathroom should be equal which means the wall adjacent to the living area

should be reduced and match to the other wall on its opposite side.

3. In the sit-out area (balcony) replace the M.S. railing with S.S (STAINLESS STEEL) railing and with good quality glass (similar to mayflower grande).
4. The glass thickness for windows and balcony door is very thin (3 mm), change it to 6 mm as in mayflower grande. **INCREASE THE THICKNESS.**
5. The frame for the glass door (sit out area) looks very delicate. So, please change the frame.



Vineela CR

vineela@modiproperties.com

+ Add to contacts



24/7/2020

Project	MPL	Flat Villa No:	A-606
Customer Name	lalitha kumari/jagana		
A&A Signed	YES	Request letter date	13-06-2020
		A&A date	13-06-2020
Remarks of CR/site			
before brick work			
Sr.NO	Description of A&A request by customer	Addition & alterations permitted as per guidelines	approved by site engg
1	kitchen platform extra modular kitchen[marked on plan] U shape	yes	yes
2	balcony railing with glass	yes	yes
3			
4			
Remarks By MD			

APPROVED FOR CONSTRUCTION
21 JUL 2020
SRIAM MODI
MANAGING DIRECTOR

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.

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						
606A		same as model flat A106	Drawing ,dinning ,kitchen same as drawing areas big tiles & MBR,CBR areas same as MBR wooden tiles A106.for addition cost	dining area near wash basin 15amps point required for refrigeration	bathroom tiles same as A106	✓ kitchen platform extra modular kitchen[marked on plan.u shaped false ceiling design decided later
			GBR same as A 106.2'x2' verified tiles	internet cable wire connection required in as per tv point	wash basin point to be shifted outside common bathroom wall	✓ balcony railing with glass
					balcony place they required extra washbasin	extra wall tiles at utility upto 4" height [marked on plan
					wc shifting from west facing to south facing MBR	