

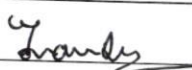
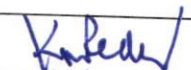
MAYFLOWER PLATINUM

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	407	Block no.	'A'
Flat Area	1800 sft	Type	Deluxe / Luxury
Buyer Name	Pulakanti Mohan Rao/ Rama Devi		
Phone No.	9949595509/ 9866171777	Email	pulakanti.mohan.e@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:	12.08.2020	Date	12/8/2020

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:


Engg. Sign:

Date: 12/8/2020

Choice of colours:

- Same as A-106

Changes in flooring:

- ① Upgrade to big tiles in drawing, living & dining area at extra cost Rs 60/- per sq ft.
- ② MBR, CBR upgrade to wooden type tiles similar to MBR in A-106 model at an extra cost of Rs 60/- per sq ft

Buyers sign:

Handwritten signature
12/8/2020

Engg. Sign:

Handwritten signature

Date:

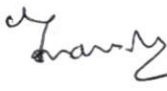
12/8/2020

Changes in electrical points: (mark on plan)

① marked on plan

Choice of Bathroom tiles, CP fittings & Sanitary ware:

① Same as A-106

Buyers sign: 
12/08/2020

Engg. Sign: 

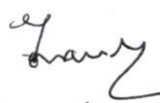
Date: 12/08/20

Changes in kitchen platform: (mark on plan)

- ① 7 M4 - 15 AM in living area
- ② 1 M4 - 15 AM in Kitchen
- ③ TV in drawing room

Other Changes: ① wall to be removed between
drawing & living.

② all windows - 3 track.

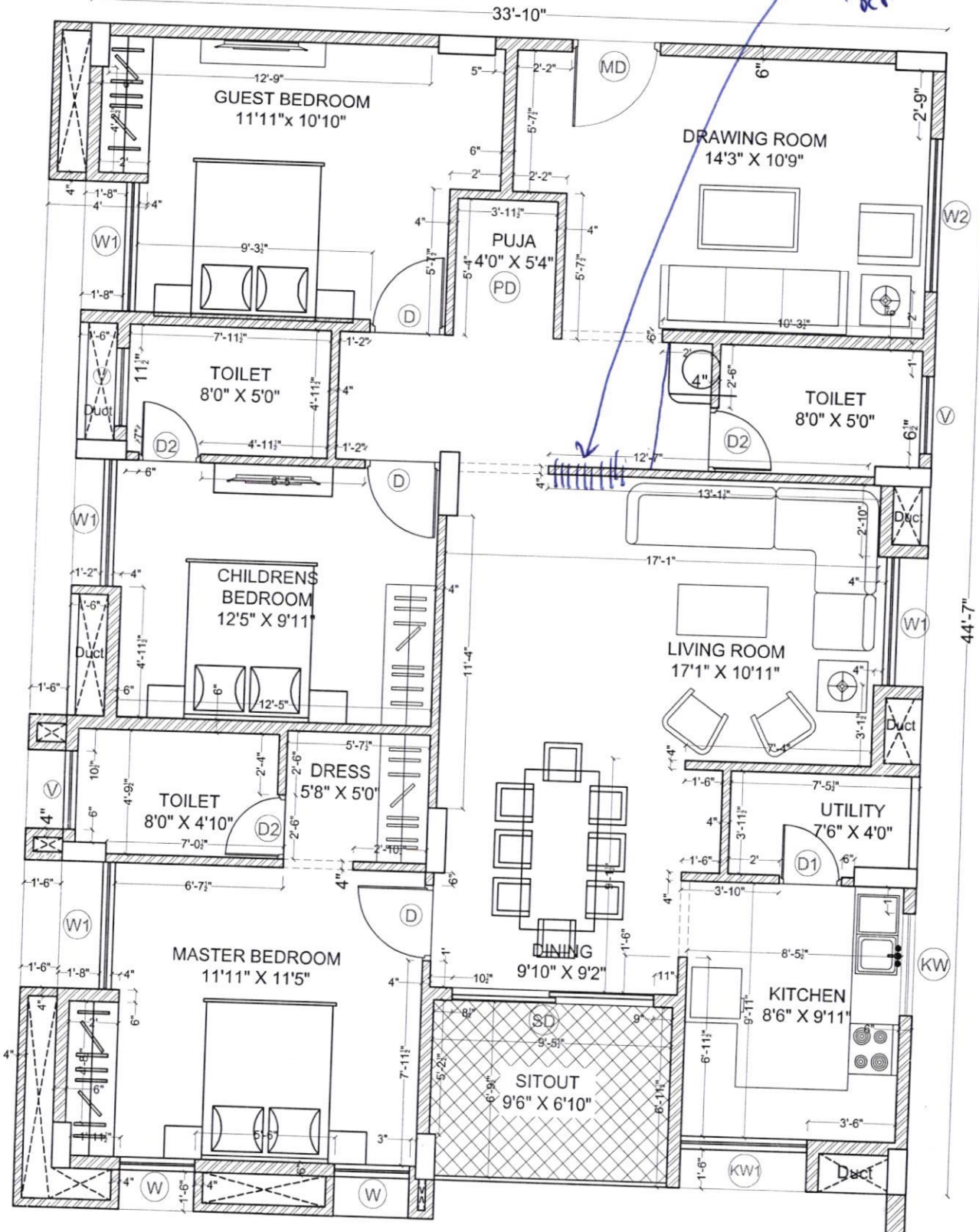
Buyers sign:  12/08/2020.

Engg. Sign: 

Date: 12/08/2020

A7

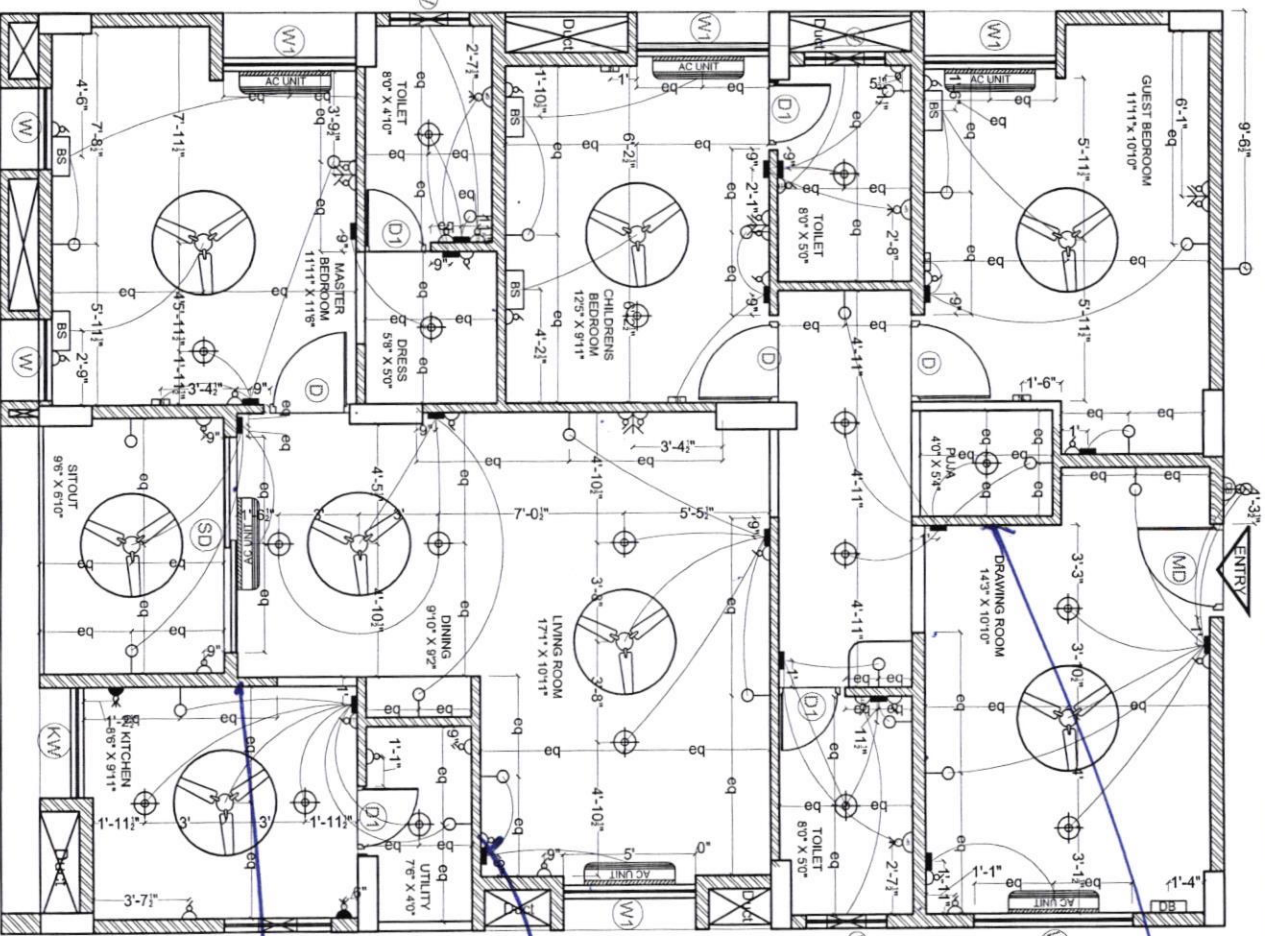
have to be removed



12/8/2020

12/8/2020

Description	Direction	Owners & Developers :	Date :	18.03.2020	Promoted by
WORKING DRAWING OF FLAT.NO.A-7		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	



15amp for AC unit
15amp for AC unit
15amp for AC unit

15amp for AC unit
15amp for AC unit
15amp for AC unit

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'-6" from FFL

Description

Direction

Owners & Developers :

Date :

02.12.2019

Promoted by

BNC Estates

Prepared By :

Modi Properties & Investments Pvt. Ltd.

Project Name & Phase :

Approved By :

Soham Modi

Phone:+91-40-6635551

ELECTRICAL PLAN OF FLAT-A7

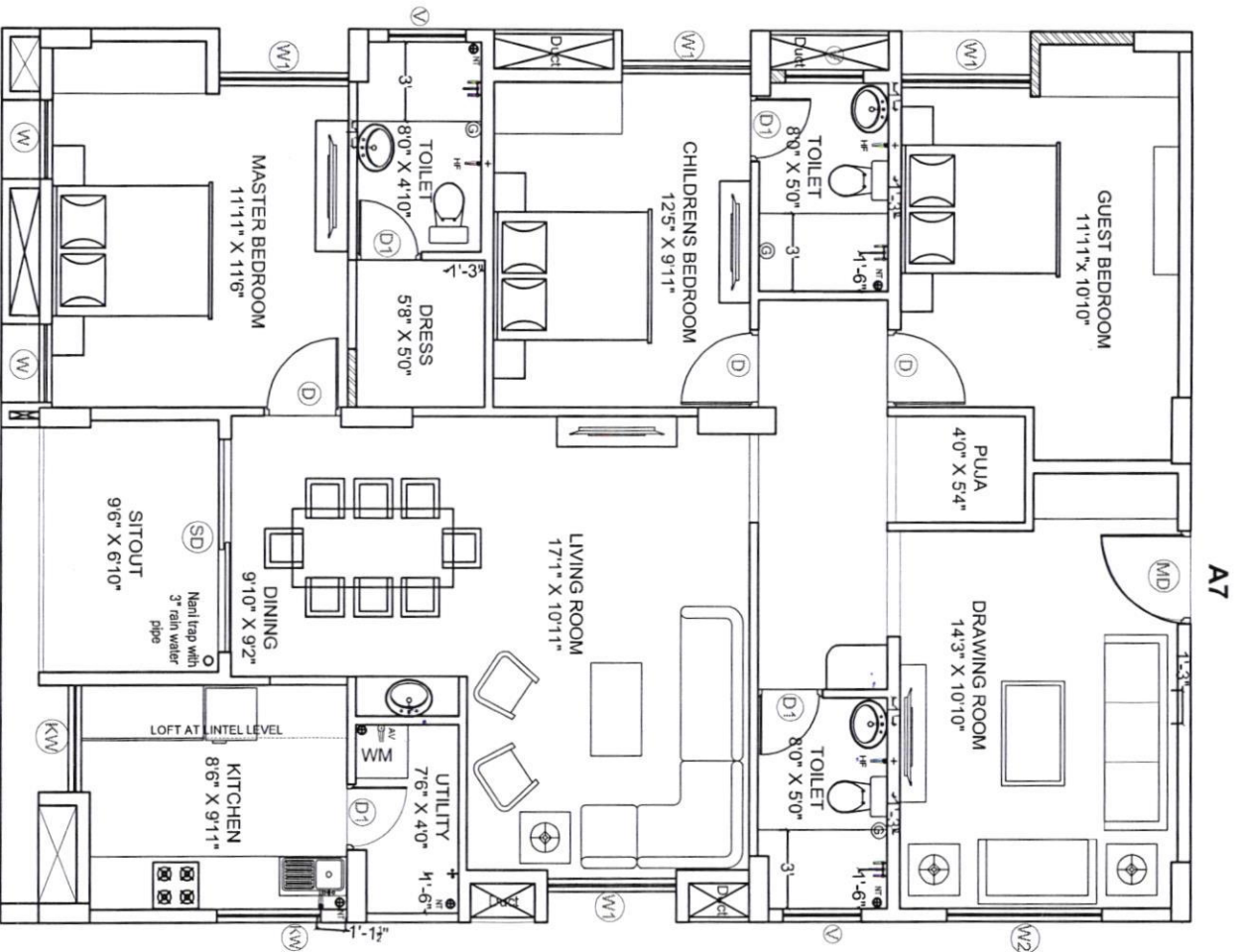


Mayflower Grande

Date :

N.T.S

12/08/2019



LEGEND

+	HEALTH FAUCET
⌋	ANGLE VALVE
○	MAIN TRAP
○	3" RAIN WATER PIPE
⊙	GEASER POINT
≡	WALL MIXTURE
+	TAP / LONG BODY

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12/08/2020

Handwritten signature
12/08/2020

Description	Direction	Owners & Developers :	Date :	Prepared By :	Promoted by
PLUMBING PLAN OF A7	N	Modi Properties Pvt. Ltd. Project Name & Phase : Mayflower Platinum	09.01.2020	Approved By : Scale : Soham Modi N.T.S	Modi Properties & Investments Pvt. Ltd. Phone: +91-40-66335551

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

Flat No	A-407	Other	Sl. No.	37917
Company	MPL	Project	Phase	
Prepared by	T.Vinodkumar	Sign	Date	08/07/21
Project Manager	Subba Reddy	Sign	Date	08/07/21
Previous stage report no.	36983	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.

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

Project in-charge	Sign	Date
22/8/21		22/8/21

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)

Rate the quality of (Good ✓, Avg. ✕, Poor - needs correction ✕✕, NA)													
S No	Room	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 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks		In C. Bed door backside skirting upon for civil work not done											
		2. Main door after locking founding gap between door & door frame.											

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	Modi Properties Pvt Ltd	Site	May Flower Platinum
Name of the customer	pulakanti Mohan Rao / Rama Devi		
Villa/ Flat No.	A 407		
Sl.No	Description	Amount	
1	Total extra Charges	70140 = 00	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	70140 / —	
4	Net amount to be refunded (if any)	—	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date 8/7/2021		Date	
Sign: [Signature]		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.

MEASUREMENT SHEET										
Company Name:		MPL								
Project:		May Flower Platinum								
Work Description:		Extra Specs								
Flat No.		A-407								
Prepared By		K. Narender Reddy								
Date:		08-09-2021								
S No.	Item Head	Item Description		Length	Width	Height	Nos.	Quantity	Units	Item Head Total
1	Electrical points	16amps Switch & socket point near in living		1.00	1.00	1.00	1.00	1.00	nos	1.00
2	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		214.00	1.00	1.00	1.00	214.00	sft	
										1,063.00
3	UPVC Window	Mesh Provision for windows		5.00	1.00	4.00	1.00	20.00	sft	
				6.00	1.00	4.00	1.00	24.00	sft	
				4.00	1.00	3.00	1.00	12.00	sft	
										56.00

ESTIMATE SHEET							
Company Name:		MPL					
Project:		May Flower Platinum			Approved by:		
Work Description:		Extra Specs			Sign:		
Flat No.		A-407					
Prepared By		K. Narendar Reddy					
Date:		11-08-2021					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total
1	UPVC Window	Mesh Provision for windows	56.00	Sft	60.00	3360.00	
2	Electrical points	16amps Switch & socket point near in living	1.00	nos	3000.00	3000.00	
3	Big Tiles laying	Drawing, Dining, Living, Master Bedroom	1063.00	Sft	60.00	63780.00	
		Total					70140.00
Amount in words - Seventy Thousand and One Hundred and Forty Rupees only							

Quality Control Check Repot.	Stage: After Plumbing & Electrical (Apartments)
1. Verify all plumbing fixtures (sinks, toilets, showers) are installed correctly and leak-free.	
2. Check electrical outlets, switches, and lighting fixtures for proper installation and functionality.	
3. Inspect for any visible damage or defects on walls, floors, and ceilings.	
4. Confirm that all necessary permits and inspections have been completed.	
5. Document any issues found and provide a detailed report to the project manager.	

Flat No.	A-407	Other	—	Sl. No.	36500
Company	MPL	Project	MFP	Phase	—
Prepared by	T. Achi	Sign	<i>T. Achi</i>	Date	28/11/20
Project Manager	S.V. Subba Reddy	Sign	<i>S.V. Subba Reddy</i>	Date	28/11/20
Previous stage report no.		35874		Report filed and signed by PM? ☒ Yes ☐ No	
Additions & alterations sheet date		12/8/2020		All pages signed by engineer & customer? ☒ 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:

- 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 e 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

Draft Elec. Plumbing check.report.pts dt 19-10-2020 ver5

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

Flat No.	A- 407	Other	-	Sl. No.	35874
Company	MPL	Project	MFP	Phase	-
Prepared by	G. RAJESH	Sign	<i>GR</i>	Date	18 08 20
Project Manager	Subha Reddy	Sign	<i>SR</i>	Date	18 08 20
Previous stage report no.	35362	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 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. 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 1/4".
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 1/2" 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	Signature	Date
Shyam Bala	<i>SB</i>	20 08 20

Quality Control Check Repot. 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.β	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M.γ	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K.β	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 K.γ	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G.β	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 G.γ	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												

Remarks Note: Balcony sill level (1) Brickwork was not layed.

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

Flat No.	A-407	Others	Sl. No.	35362
Company	MPL	Project	Phase	-
Prepared by	T. Vinod Kumar	Sign	Date	16/05/20
Project Manager	Subba Reddy	Sign	Date	16/05/20
Previous stage report no.	35349	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. Subramanian	SS	17/5/20

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 Difference in inches	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 + M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
2	Toilet + M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
3	Bedroom 2 - C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
4	Toilet 2 - C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
5	Bedroom 3 - C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
6	Toilet 3 - C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
9	Lobby 1 Puja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
14	Other												
15	Other												
Remarks Note: - Balcony wall not casted.													
2. In M. Toi Shuttering left 2 no.													

Quality Control Check Report. 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 ½" 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 flat 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 Repot. 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/Peelambar check (✓ or X)	Windows lintil & 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. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby 1 Pu. Ja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 Plastering (Apartments)**

Flat No.	A- 407	Other	-	Sl. No.	35874
Company	MPL	Project	MFP	Phase	-
Prepared by	G. RAJESH	Sign	<i>[Signature]</i>	Date	18 08 20
Project Manager	Subha Reddy	Sign	<i>[Signature]</i>	Date	18 08 20
Previous stage report no.	35362	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 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. 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	<i>[Signature]</i>	19 8 2020

Quality Control Check Repot. 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)	Screening in bathroom & utility (✓ or X)	Screening 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-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony-2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												

Remarks Note : Balcony sill level (1") Brickwork was not Jayed.

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

Flat No.	A-407	Others	SI. No.	35362
Company	MPL	Project	Phase	-
Prepared by	T.Vinod Kumar	Sign	Date	16/05/20
Project Manager	Subba Reddy	Sign	Date	16/05/20
Previous stage report no.	35349	Report filed and signed by PM?	Yes ☒ No ☐	
Apartment No		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]	18/5/2020

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 + M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
2	Toilet + M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
3	Bedroom 2 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
5	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
6	Toilet 3 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
9	Lobby-1 PuJa	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
14	Other												
15	Other												
Remarks Note: #Balcony wall not casted.													
2. In M. Toi Shuttering left 1 no.													

Quality Control Check Report. 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. 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.

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	Modi Properties Pvt Ltd	Site	May Flower Platinum
Name of the customer	pulkanti Mohan Rao / Ramadevi		
Villa/ Flat No.	A 407		
Sl.No	Description	Amount	
1	Total extra Charges	70140 = 00	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	70140 / —	
4	Net amount to be refunded (if any)	—	
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.

MEASUREMENT SHEET										
Company Name:		MPL								
Project:		May Flower Platinum								
Work Description:		Extra Specs								
Flat No.		A-407								
Prepared By		K. Narendar Reddy								
Date:		08-09-2021								
S No.		Item Head		Item Description						
1		Electrical points		Length	Width	Height	Nos.	Quantity	Units	Item Head Total
2		Big Tiles laying		1.00	1.00	1.00	1.00	1.00	nos	
				306.00	1.00	1.00	1.00	306.00	sft	1.00
				329.00	1.00	1.00	1.00	329.00	sft	
				214.00	1.00	1.00	1.00	214.00	sft	
				214.00	1.00	1.00	1.00	214.00	sft	
3		UPVC Window								1,063.00
				5.00	1.00	4.00	1.00	20.00	sft	
				6.00	1.00	4.00	1.00	24.00	sft	
				4.00	1.00	3.00	1.00	12.00	sft	
										56.00

ESTIMATE SHEET									
Company Name:		MPL							
Project:		May Flower Platinum			Approved by:				
Work Description:		Extra Specs			Sign:				
Flat No.		A-407							
Prepared By		K. Narendar Reddy							
Date:		11-08-2021							
S No.	Item Head	Item Description			Quantity	Units	Rate	Amount	Item Head Total
1	UPVC Window	Mesh Provision for windows			56.00	Sft	60.00	3360.00	
2	Electrical points	16amps Switch & socket point near in living			1.00	nos	3000.00	3000.00	
3	Big Tiles laying	Drawing, Dining, Living, Master Bedroom			1063.00	Sft	60.00	63780.00	
		Total							70140.00
Amount in words - Seventy Thousand and One Hundred and Forty Rupees only									

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

Flat No	A-407	Other		Sl. No.	36983
Company	MPL	Project	MFP	Phase	-
Prepared by	T. Vinod Kumar	Sign	<i>T. Vinod Kumar</i>	Date	30/01/21
Project Manager	Subba Reddy	Sign	<i>Subba Reddy</i>	Date	30/01/21
Previous stage report no.	36500			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
<i>Subba Reddy</i>	<i>[Signature]</i>	30/01/21

Miscellaneous check:

Main door fixed with lock & stopper	☐ Yes ☒ No	
Granite soffit for balcony required	☒ Yes ☐ No	
Balcony granite soffit workmanship	☐ Good ☒ Avg ☐ Poor	☒ Yes ☐ No
Granite soffit for main door required	☐ Yes ☐ No	☐ Good ☐ Avg ☐ Poor
Main door granite soffit workmanship	☐ Good ☐ Avg ☐ Poor	☐ 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.Toilet	✓	XX	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet 2- C.Toilet	✓	XX	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	
3	Toilet 3- G.Toilet	✓	XX	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	
4	Toilet 4-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8	Other														
9	Other														
Remarks															

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

Flooring & painting		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Bedroom 2 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Lobby + Puja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕	✓	✓	✓	
8	Utility /balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕	✓	✓	✓	
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
11	Other														
12	Other														
Remarks															

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

Flat No.	A-407	Other		Sl. No.	36500
Company	MPL	Project	MFP	Phase	
Prepared by	T. Achi	Sign	<i>T. Achi</i>	Date	28/11/20
Project Manager	S.V. Subba Reddy	Sign	<i>S.V. Subba Reddy</i>	Date	28/11/20
Previous stage report no.			35874	Report filed and signed by PM?	☒ Yes ☐ No
Additions & alterations sheet date			12/8/2020	All pages signed by engineer & customer?	☒ 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:

- 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.

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

Project in-charge

S. Chellu 30/11/20 30/11/20

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

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ 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 M.Rxd	—	—	✓	—	—	—	—
2	Toilet 1	—	✓	✓	✓	—	—	—
3	Bedroom 2	—	—	✓	—	—	—	—
4	Toilet 2	—	✓	✓	✓	—	—	—
5	Bedroom 3	—	—	✓	—	—	—	—
6	Toilet 3	—	✓	✓	✓	—	—	—
7	Drawing	—	—	✓	—	—	✓	✓
8	Dining	—	—	✓	—	—	—	—
9	Lobby 1- Pwja	—	—	✓	—	—	—	—
10	Utility / balcony 1	✓	—	✓	—	✓	—	—
11	Utility / balcony 2	✓	✓	✓	✓	✓	—	—
12	Utility / balcony 3	—	—	✓	—	—	—	—
13	Kitchen	—	✓	✓	—	—	—	—
14	Other	—	—	—	—	—	—	—
15	Other	—	—	—	✓	—	—	—
Remarks								

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

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:	