

ATR on Quality Control Check Report. (Apartments)

Flat No	B 505	QC report stage	Stage -3	Sl. No.	38007
Company	MPL	Project	MCP	Phase	-
Prepared by	Sravani K	Sign	<i>[Signature]</i>	Date	2017/21
Project Manager	Subbarreddy S.R	Sign	<i>[Signature]</i>	Date	2017/21
Receipt by QC date	19/7/21	Sign		Other	-
Receipt at HO date		Sign		Other	-
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No
Recommendation that was made by QC: ☐ 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.					

Notes:

1. Attach a copy of the QC report to this sheet.
2. Circle each correction with a red pen - tick (✓) each circle for work completed and cross (X) each circle where work has not been completed.
3. Give remarks for each case where work has not completed on this sheet.
4. Make 2 copied of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks:

17 Completed
 27 Completed
 37 Completed
 47 Completed
 67 Completed

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

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor - needs correction X X, 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	✓	✓	✓	✓	✓	✓	✓	-	✓	X	✓	✓
2	Bedroom 2 C. Bed	✓	X	✓	✓	✓	X	-	-	-	-	✓	✓
3	Bedroom 3- G. Bed	✓	X	✓	✓	✓	X	-	-	-	X	✓	✓
4	Drawing	XX	✓	✓	✓	✓	✓	-	-	-	-	✓	✓
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	✓	X	✓	✓	✓	✓	-	-	✓	-	✓	✓
12	Toilet 2- G. Toi	✓	✓	✓	X	✓	✓	-	-	✓	-	✓	✓
13	Toilet 3- G. Toi	✓	✓	✓	✓	✓	✓	-	-	✓	-	✓	✓
14	Other												
15	Other												
Remarks		Note:- 1. Main door not looking properly.											
		2. In G. Bed, dining hole packing done but painting not done											
		3. In Utility door lock not provided.											
		4. In Utility grill not fixed.											
		5. In balcony for railing, glass not fixed.											

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

Flat No	B-505	Other		Sl. No.	38007
Company	MPL	Project	MFP	Phase	
Prepared by	T. Vinod Kumar	Sign	T. Vinod Kumar	Date	19-07-21
Project Manager	Subba Reddy	Sign		Date	19-07-21
Previous stage report no.	57126			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		

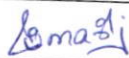
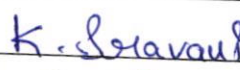
MAYFLOWER PLATINUM

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	505	Block no.	'B'
Flat Area	1800 sft	Type	Deluxe / Luxury ✓
Buyer Name	Pamuluru Sumasri		
Phone No.	7702056682/ 9440152777/ 8919034724	Email	p.sumasri@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 05/07/2020. 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:	10/06/2020	Date	10/06/2020

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:

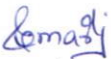
10/6/2020

Changes in electrical points: (mark on plan)

- ① Increase ht of its above kitchen platform 6-model switch board.
- ② Dining Area wash basin ① 5amp socket & light pt secured. ~~1/10~~
- ③ 15 amp socket in Kitchen & dy marked on plan.

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① Tiles of CBR to be similar to mpp bathroom
- ② Anglo India tile in CBR
- ③ Glass partition required in mpp bathroom.
- ④ Tile provision for WB in dining area. (customer will buy tile)


Buyers sign:


Engg. Sign:

Date: 10/6/2020

Changes in kitchen platform: (mark on plan)

- ① Remove loft in kitchen ~~to make~~
- ② Dado tiles with 4 to 4
- ③ Kitchen granite half round / one pathi square below granite.

Other Changes: ① ~~3~~ ³ track / window all windows
② ~~4~~ ³ track under for floor under
③ wall to be removed beside common toilet (marked on plan) ~~to make~~

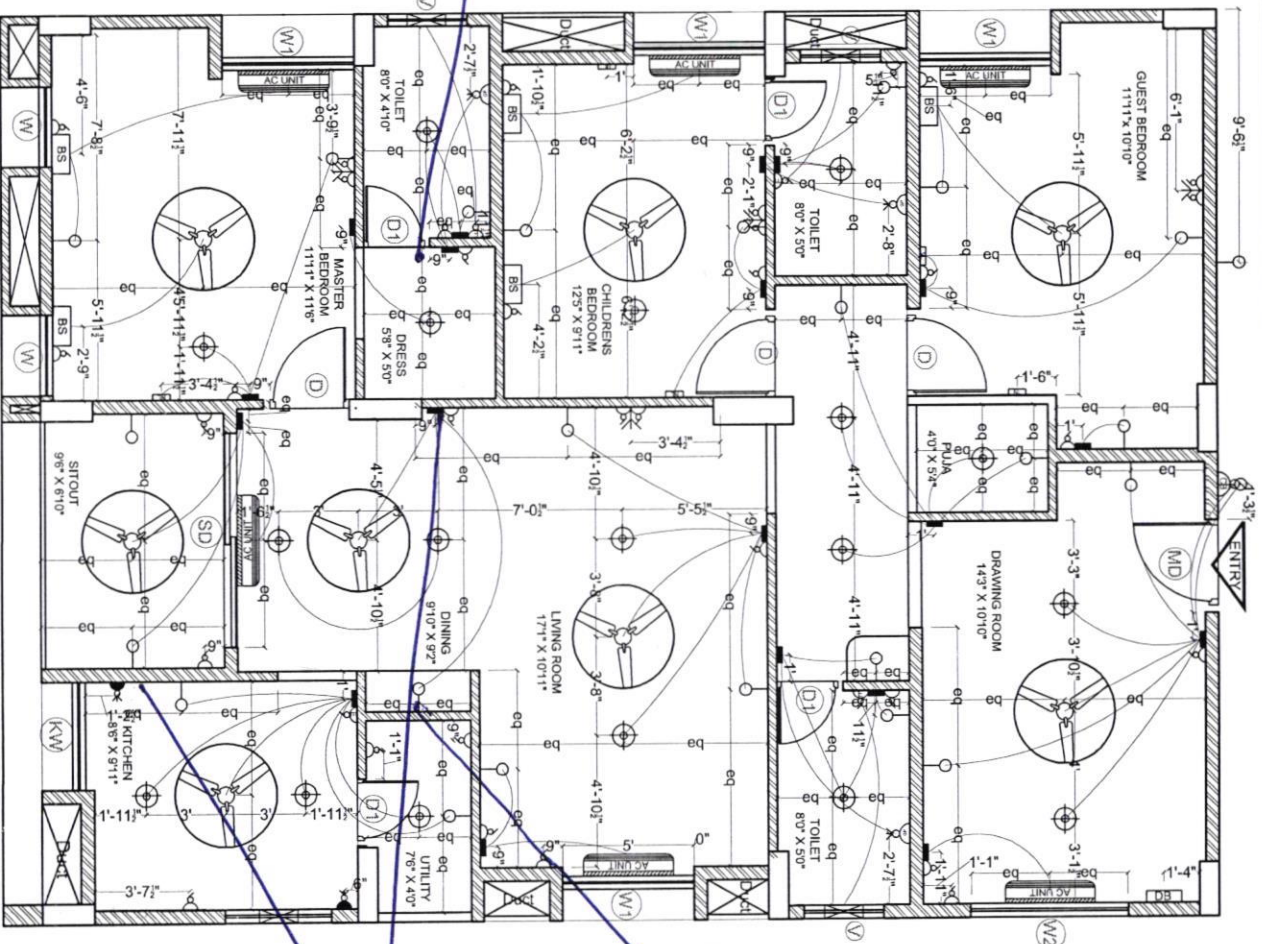
④ Pogg room wall tiles are to be provide by contractor

⑤ MBR w.c provide should be change south facing.

Buyers sign: 

Engg. Sign: 

Date: 16/6/20



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 ridge)	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



Direction

Owners & Developers :

BNC Estates

Project Name & Phase :

Mayflower Grande

Date :

02.12.2019

Prepared By :

Approved By :

Scale :

N.T.S

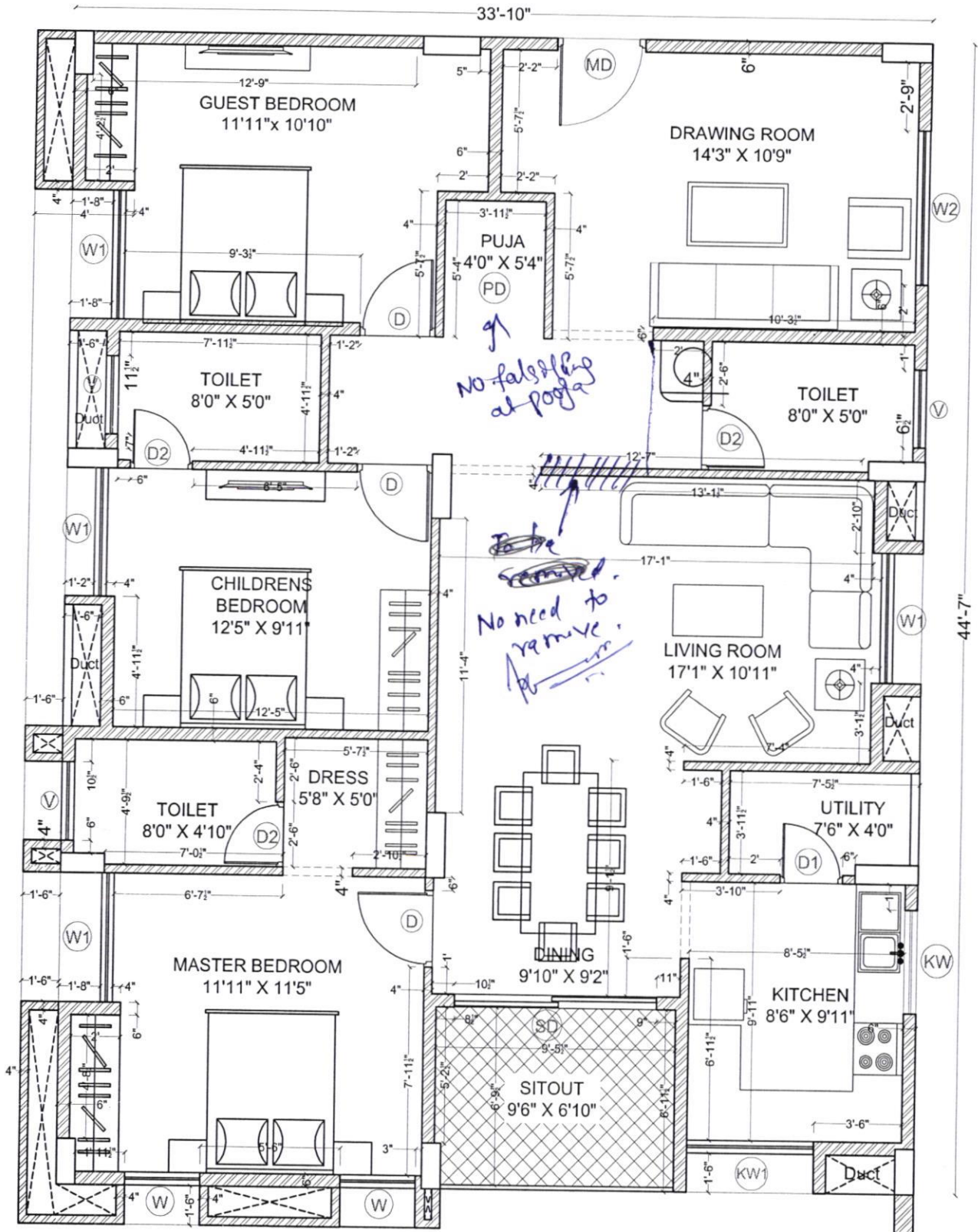
Promoted by

Modi Properties & Investments Pvt. Ltd.

Phone: +91-40-66335551

ELECTRICAL PLAN OF FLAT-B5

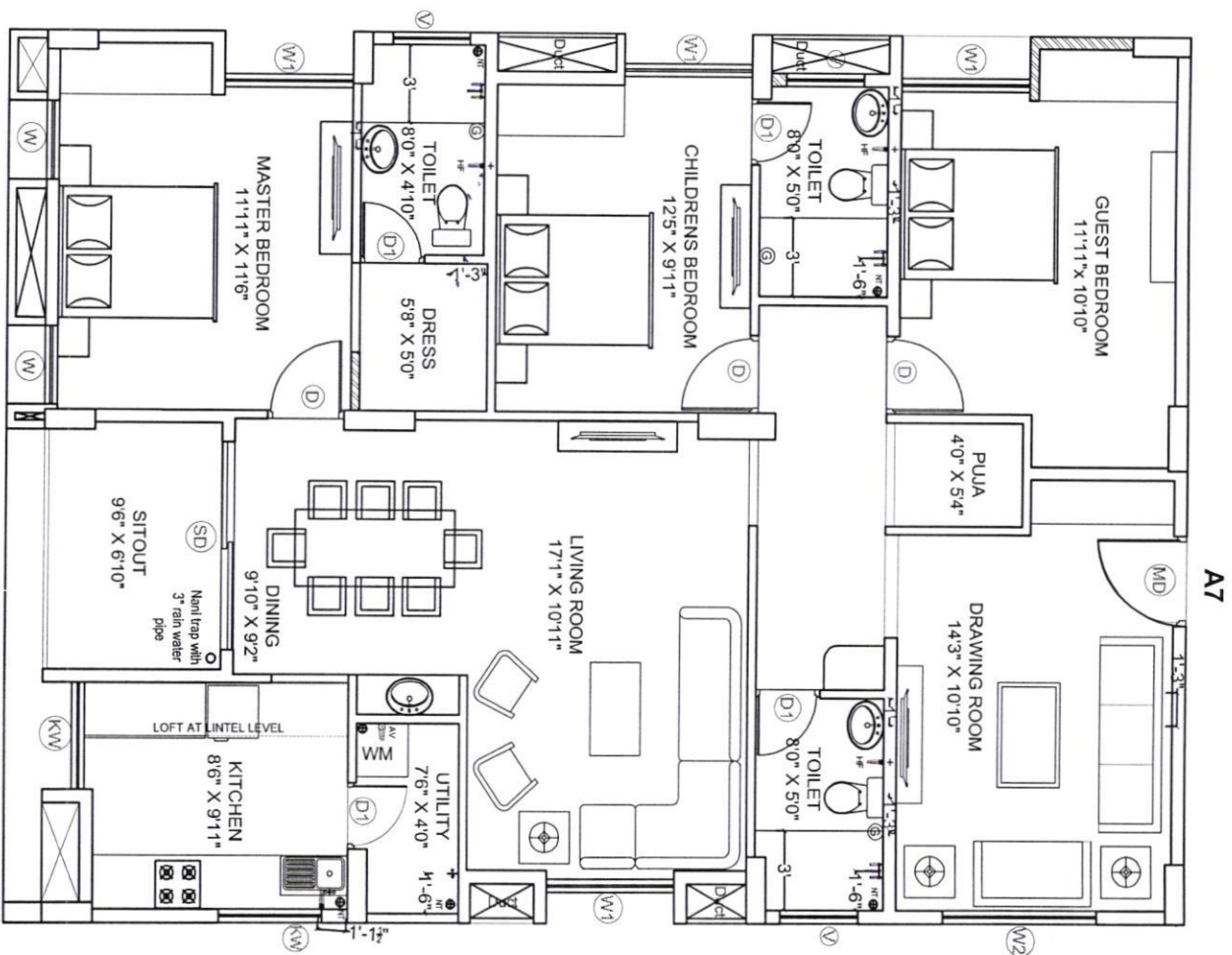
B5



Emadi

Kul

Description	Direction	Owners & Developers :	Date :	18.03.2020	Promoted by
WORKING DRAWING OF FLAT.NO.B-5		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	



Le magi

Kul

LEGEND

+	HEALTH FAUCET
!	ANGLE VALVE
●	MAN TRAP
○	3" RAIN WATER PIPE
⊗	GEASER POINT
≡	WALL MANTURE
+	TAP / LONG BODY

Description	Direction	Owners & Developers :	Date :	Promoted by
PLUMBING PLAN OF B5	N	Modi Properties Pvt. Ltd.	09.01.2020	Modi Properties &
		Project Name & Phase :	Prepared By :	Investments Pvt. Ltd.
		Mayflower Platinum	Approved By :	
		Scale :	Soham Modi	Phone: +91-40-66335551
		N.T.S		

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	Modi Properties Pvt Ltd	Site	May Flower Platinum
Name of the customer	Pamuluru Sumasri		
Villa/ Flat No.	B - 505		
Sl.No	Description	Amount	
1	Total extra Charges	45,180 -00	
2	Total refundable amount	-	
3	Net amount to be charges (if any)	-	
4	Net amount to be refunded (if any)	-	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date 9/9/2022		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.

ESTIMATE SHEET										
Company Name:		MPL								
Project:		May Flower Platinum								
Work Description:		Extra Specs								
Flat No.		B-505								
Prepared By		K. Narender Reddy								
Date:		09-09-2021								
S No.	Item Head	Item Description				Quantity	Units	Rate	Amount	Item Head Total
1	Electrical points	16amps Switch & socket point in kitchen				1.00	nos	3000.00	3000.00	3000.00
2	Big Tiles	Big tiles laying at Drawing and Dining area				635.00	sft	60.00	38100.00	38100.00
3	UPVC Window	Mesh Provision for windows				68.00	sft	60.00	4080.00	4080
		Total								45180.00
Amount in words - Fourty Five Thousand One Hundred and Elghty Rupees only.										

Amount in words - Fourty Five Thousand One Hundred and Elghty Rupees only.

Flat no.b 505, mayflower platinum

Inbox

**Sumasri Pamuluru** <p.sumasr

Sat, Nov 6 at 11:14 AM

To: Vineela,
narender@modiproperties.com
, G B Rambabu

Sir/Madam,

We are planning for house warming rituals on 11th, 15th & 17th of November, 2021. In this regard, we may be permitted to perform the rituals and we request you to provide necessary electrical connection, water supply and sanitary fittings in wash room before 11th of this month.

Regards,
Sumasri. P.

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

Flat No	B-505	Other	SI. No.	3726
Company		Project	Phase	
Prepared by	npl	Sign	Date	15/08/21
Project Manager	S. SRINIVAS Rao	Sign	Date	15/08/21
Previous stage report no.	Subba Reddy.	Report filed and signed by PM	☒ Yes ☐ No	
Checked By MD on	36/8/21	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>[Signature]</i>		16/2/2021

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		

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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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)

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor – needs correction X X, 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, lippam and painting quality.	Edge building
1	Bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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.	B-505	Other		Sl. No.	368/6
Company	MPL	Project	MFP	Phase	-
Prepared by	T. Vinod Kumar	Sign	T. Vinod Kumar	Date	06/01/21
Project Manager	Subba Reddy	Sign	T. Vinod Kumar	Date	06/01/21
Previous stage report no.	35552			Report filed and signed by PM?	☒ Yes ☐ No
Additions & alterations sheet date	10-06-20			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 SPL.
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 QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
T. Vinod Kumar	T. Vinod Kumar	11/01/2021

Quality Control Check Report. 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-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	Drawing	—	—	✓	—	—	—	—
8	Dining	—	—	✓	—	—	—	—
9	Lobby-1 Puja	—	—	✓	—	—	—	—
10	Utility/balcony 1	✓	—	✓	—	✓	—	—
11	Utility / balcony 2	✓	✓	✓	✓	✓	—	—
12	Utility / balcony 3	—	—	—	—	—	—	—
13	Kitchen	—	✓	✓	—	—	—	—
14	Other							
15	Other							
Remarks								

Remarks on additions & alteration sheet:

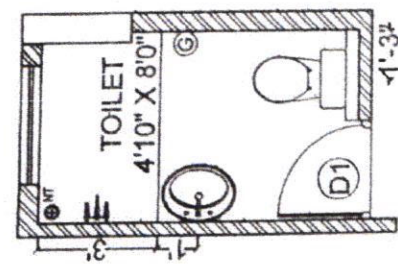
Signed by engineer,	☒ Yes ☐ No	Signed by customer,	☒ Yes ☐ No
Revised drawing required from HO	☐ Yes ☐ No —	Approved revised drawing attached	☐ Yes ☐ No —

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

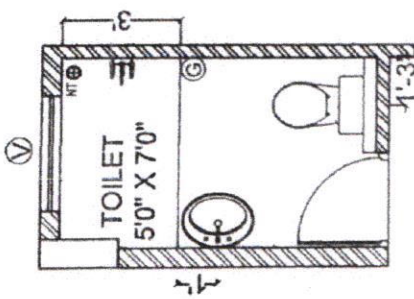
Miscellaneous check

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:		

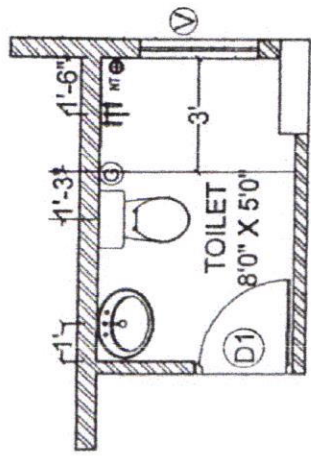
APPROVED BY
10 FEB 2020
SOHAM MODI
MANAGING DIRECTOR



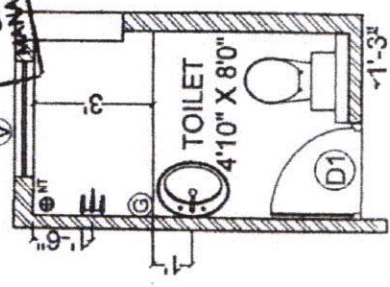
Type-A1



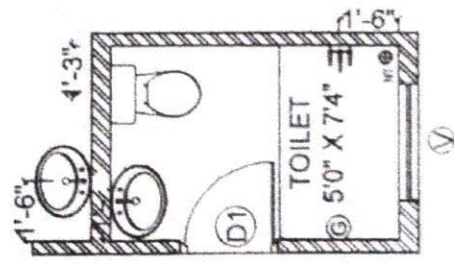
Type-A2



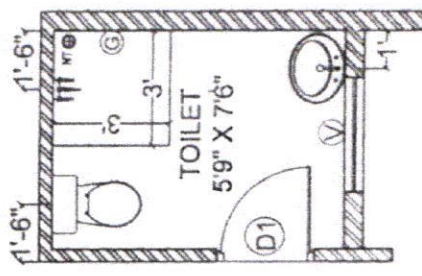
Type-A7



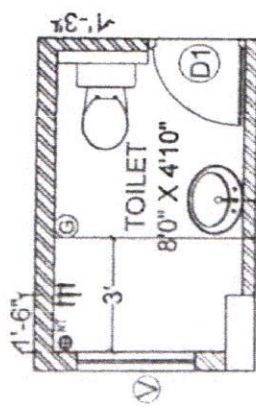
Type-B1



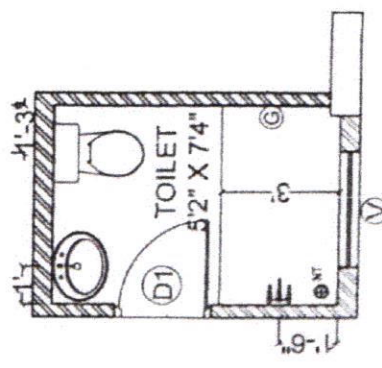
Type-A1



Type-A2



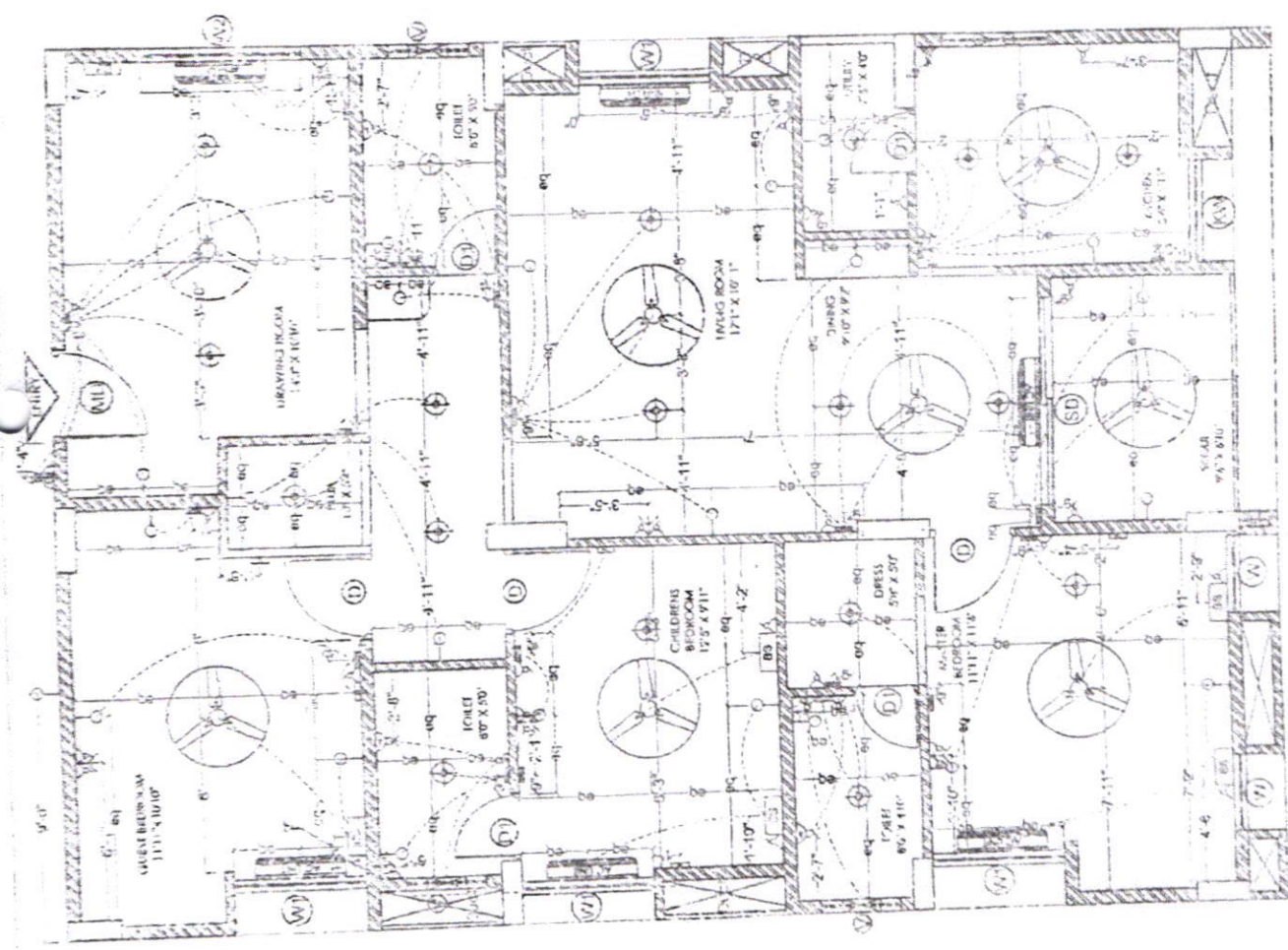
Type-A7



Type-B1

B-505 plumb.

Description	Direction	Owners & Developers :	Date :	Promoted by
QC PLUMBING CHECK PLAN OF A - BLOCK	N	Modi Properties Pvt. Ltd.	08.02.2020	Modi Properties &
		Project Name & Phase :		Investments Pvt. Ltd.
		Approved By :	Soham Modi	Phone: +91-40-66335551
		Scale :	N.T.S	



ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	MOUNTING HT.
	3-wire outlet with switch on raw power	3'-6" from FFL
	Outlet	8'-0" from FFL
	15-wire outlet with switch on raw power (for fridge)	below counter
	Wall light	8'-0" 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'-0" from FFL
	Bed Side Switch board	2'-0" from FFL
	Distribution board	5'-6" from FFL
	Exhaust point	7'-0" from FFL
	AC Point	1'-0" from FFL
	AC Unit	as per standards
	Ceiling 5-bl switch	1'-6" from FFL
	Ceiling bed	8'-0" from FFL
	Exhaust	7'-0" from FFL

B-505
Eled

APPROVED BY
02 DEC 2019
MANAGING DIRECTOR

Description QUALITY CONTROL ELECTRICAL CHECK PLAN OF BLOCK-A TYPE-A6, A7, A8 & B5	Direction N	Owner & Developers BNC Estates	Date 02.12.2019	Prepared by Soham Modi	Reviewed by Modi Properties & Investments Pvt. Ltd.
		Project Name & Phase May lower Grande Platinum		Approved By Soham Modi	Phone: 91-40-6633555
				Scale N.T.S	