

ATR on Quality Control Check Repot. (Apartments)

Flat No	A-104	QC report stage	After finishing stage	Sl. No.	37829
Company	MPL	Project	MFP	Phase	-
Prepared by	Sravani-K	Sign	[Signature]	Date	28/6/21
Project Manager	Subbarathy S.V	Sign	[Signature]	Date	28/6/21
Receipt by QC date	26/6/21	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 All works completed.

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

Flat No	A-104	Other		Sl. No.	37829
Company	MPL	Project	MFP	Phase	-
Prepared by	T.Vinod Kumar	Sign	T.Vinod Kumar	Date	26-06-21
Project Manager	Subba Reddy	Sign	T.Vinod Kumar	Date	26-06-21
Previous stage report no.	36912		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		

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

Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, 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 - Poola	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Utility balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Toilet 1 - M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Toilet 2 - C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks Note:- 1. In C. Bed finishing upon skirting to be done.													
2. In Utility & balcony for PVC pipes painting not done.													
3. In Kitchen left finishing to be done.													

Note:- 1. In C. Bed finishing upon skirting to be done.

2. In Utility & balcony for PVC pipes painting not done.

3. In Kitchen left finishing to be done.

4. In Kitchen for under kitchen platform false packing to be done.

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	104	Block no.	'A' ✓
Flat Area	1500 sft	Type	Deluxe / Luxury
Buyer Name	J Narasimham / J Mayur Bharadwaj		
Phone No.	9949000492 / ✓ 9949000491	Email	JAKKARAJU.CBI@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>Shen</i>	Engg. Sign	<i>J. Narasimham</i>
Date:	07/06/2020	Date	28/7/2020

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:

A-104

Choice of colours:

Same as model house 105.

Changes in flooring:

~~Same as in model house 105.~~
~~for additional costs~~

~~(Drawing, Dining, Master
bed room.)~~

All room only 2x2 vetted

Buyers sign:

2ham.

Engineer Sign:



Date:

07/06/2020

Changes in electrical points: (mark on plan)

Same as model house 105.

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Same as model house 105.

Buyers sign:

Engg. Sign:

Date:

21/06/2020

Changes in kitchen platform: (mark on plan)

Sink should be shifted to
Pooja wall.
Kitchen platform ht 31".

Other Changes:

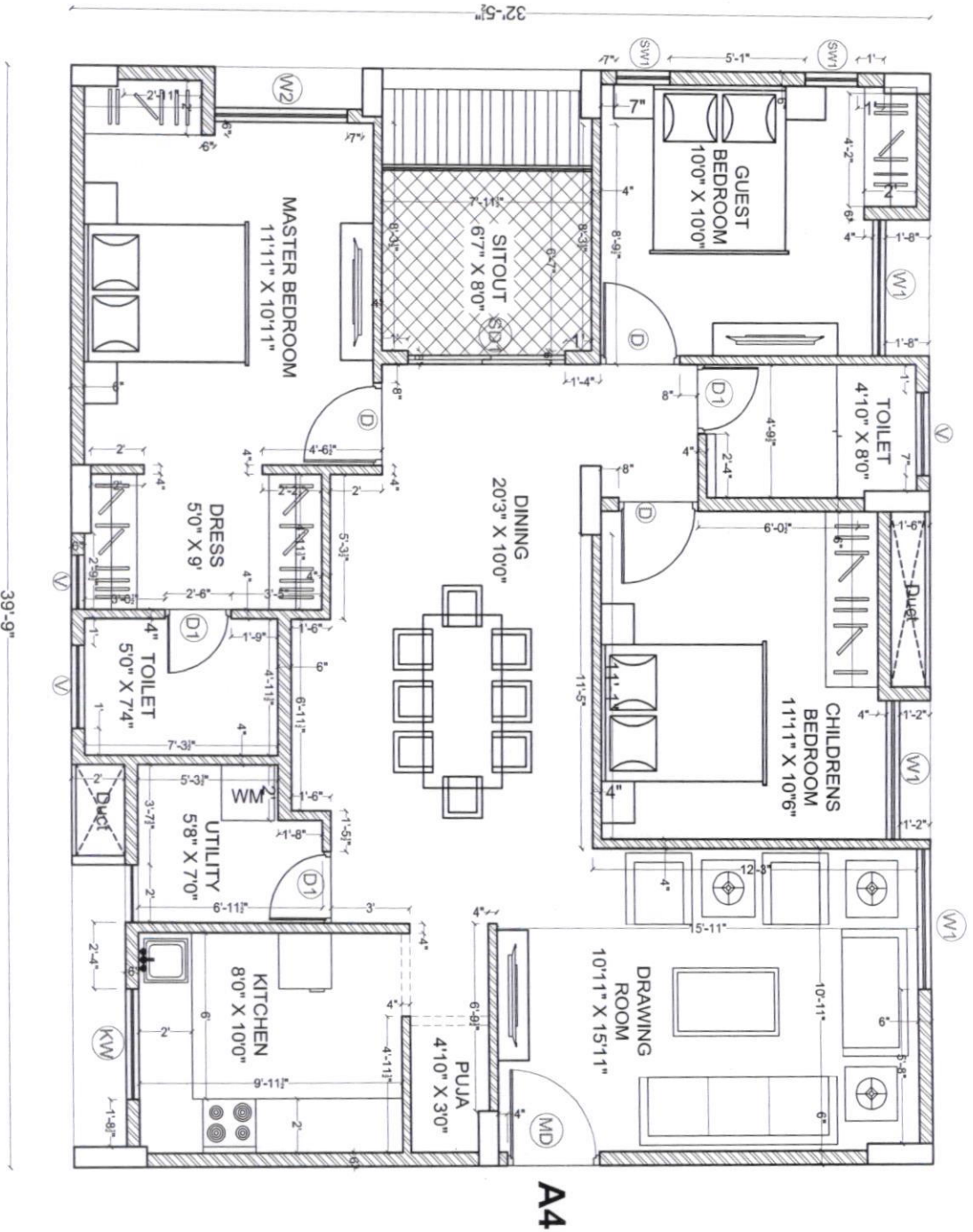
Nil
① All window 3 doors.

Buyers sign:

Engg Sign:

Date:

07/06/2020

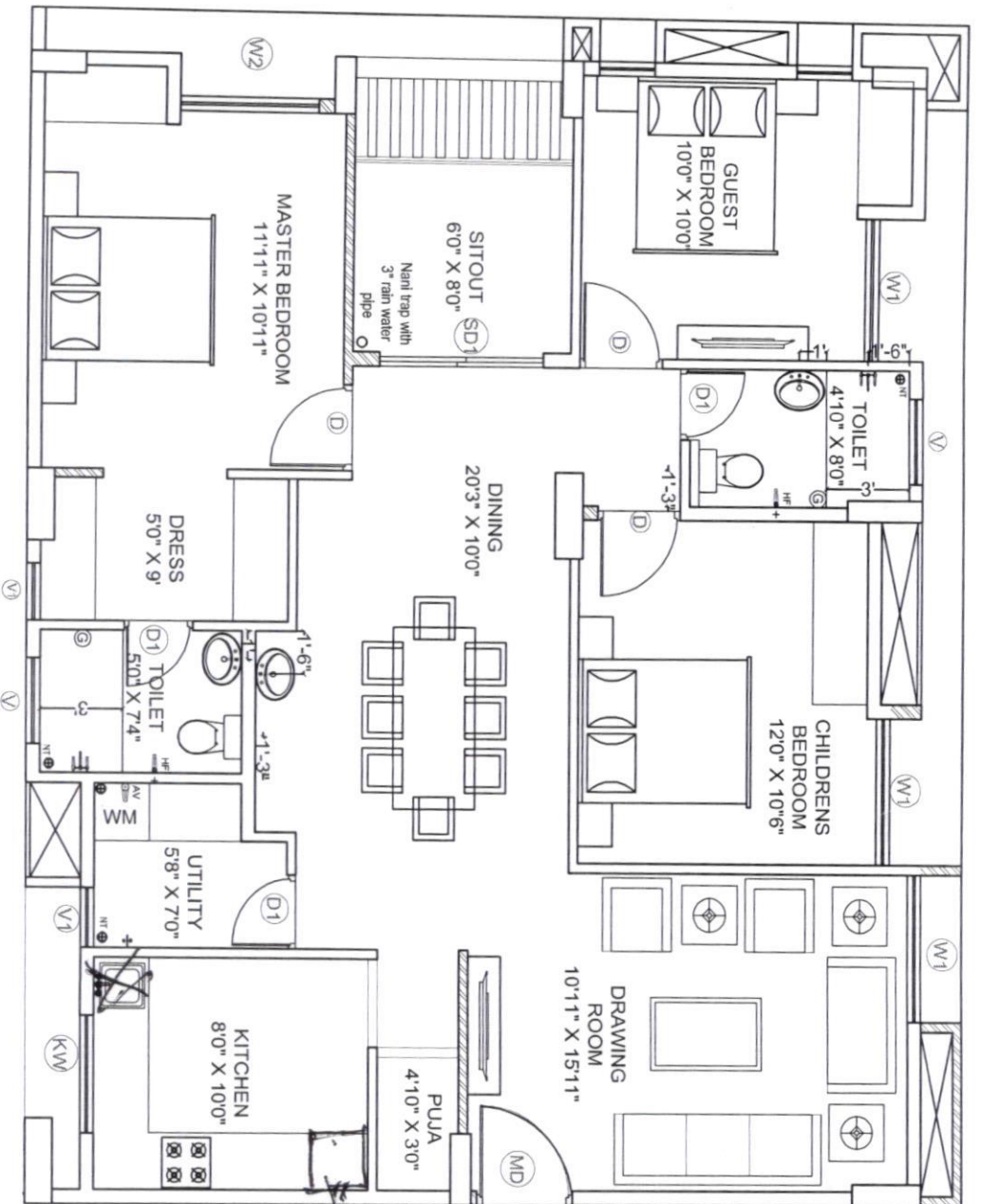


A4

28/7/20
28/7/20

Signature

Description	Direction	Owners & Developers :	Date :	Promoted by
WORKING DRAWING OF FLAT.NO. A-4	N	Modi Properties Pvt Ltd.	18.03.2020	Modi Properties Pvt. Ltd
		Project Name & Phase :	Prepared By :	Phone: +91-40-66335551
		MAYFLOWR PLATINUM	Approved By : Soham Modi	
			\$: N.T.S	



02/11/20
Shyam

A1

→ K.W. is

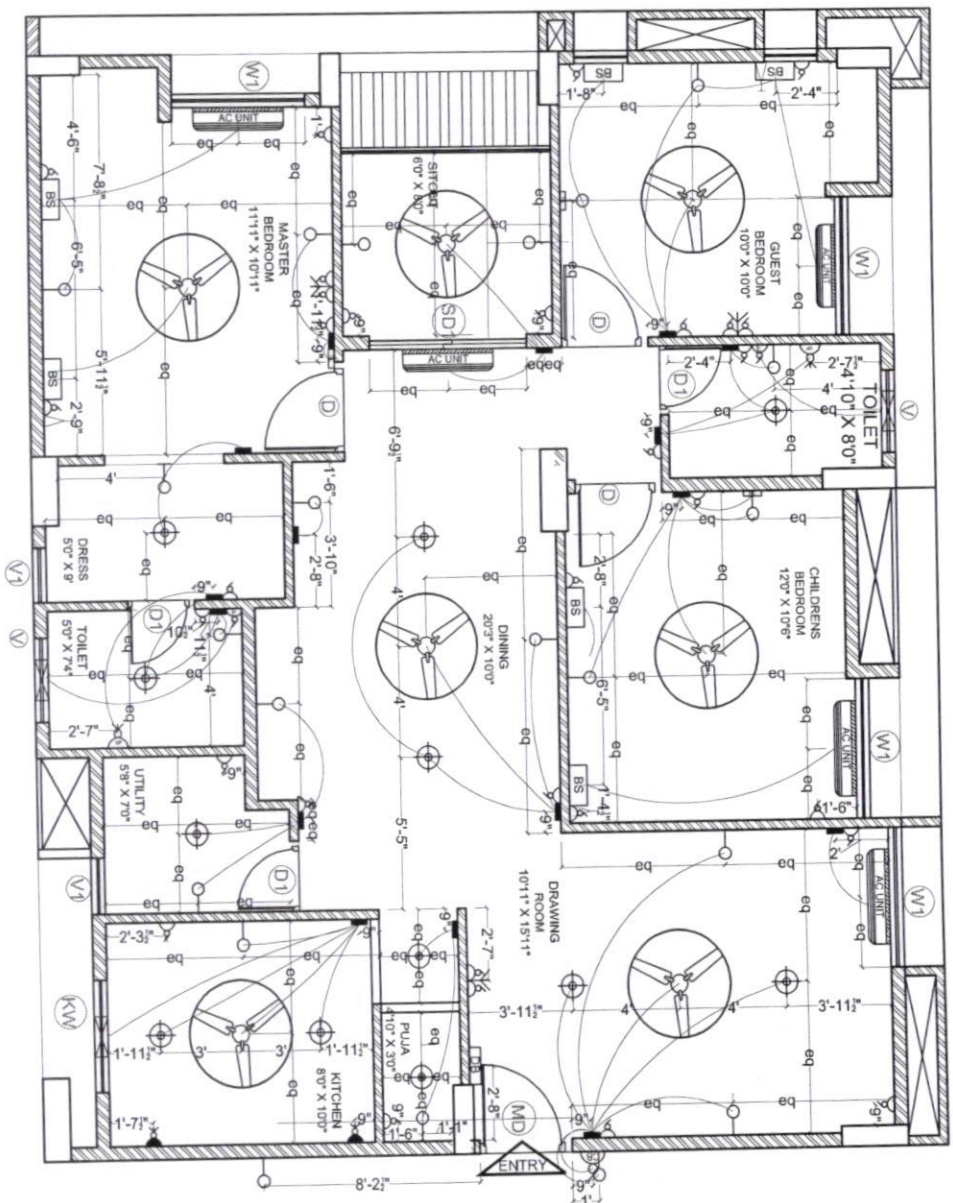
LEGEND

+	HEALTH FAUCET
?	ANGLE VALVE
⊕	NANI TRAP
○	3" RAIN WATER PIPE
⊙	GEASER POINT
⊞	WALL MIXTURE
+	TAP / LONG BODY

Description	Direction	Owners & Developers :	Date :	Promoted by
PLUMBING PLAN OF A4	N	Modi Properties Pvt. Ltd.	09.01.2020	Modi Properties &
		Project Name & Phase :	Prepared By :	Investments Pvt. Ltd.
		Mayflower Platinum	Approved By :	Phone: +91-40-66335551
			Scale :	
				N.T.S

02/12/19
Shay

Praveen



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
	Bad Side Switch board	2'-0" from FFL
	Distribution board	5'-6" from FFL
	Exhaust point	7'-6" from FFL
	AC Point	8'-0" from FFL
	AC Unit	as per standard
	Calling bell switch	4'-6" from FFL
	Calling bell	8'-0" from FFL
	Exhaust	7'-0" from FFL

Description

Direction

Owners & Developers :

Date :

02.12.2019

Promoted by

ELECTRICAL PLAN OF FLAT-A4



BNC Estates

Project Name & Phase :

Mayflower Grande

Prepared By :

Approved By :

Signature

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

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	Modi Properties Pvt Ltd	Site	May Flower Platinum
Name of the customer	J. Narasimham / J. Mayur Bharadwaj		
Villa/ Flat No.	A 104		
Sl.No	Description	Amount	
1	Total extra Charges	—	
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 13/10/2024		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:

Project:

Work Description:

Plot No.

Prepared By

Date:

MPL

May Flower Platinum

Extra Specs

A-104

K. Narendar Reddy

12-10-2021

S No.

Item Head

Item Description

1 NIL

NIL

Approved by:

Sign:

Length

Width

Height

Nos.

Quantity

Units

Item Head Total

[Signature]

APPROVED BY

13 OCT 2021

S. V. Subba Reddy

Project Manager

ESTIMATE SHEET							
Company Name:		MPL					
Project:		May Flower Platinum					
Work Description:		Extra Specs					
Flat No.		A-104					
Prepared By		K. Narender Reddy					
Date:		12-10-2021					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total
1	NIL	NIL					



APPROVED BY

13 OCT 2021

S. V. Subba Reddy
Project Manager

**gbrambabu@modipropertye**

Wed, Aug 11 at 3:10 PM

To: 'Narasimham Jakkaraju'**Cc:**

narender@modiproperties.cor

Dear Mr.Narasimham,

Please co-ordinate with Mr.Narender Reddy ,site engineer and avail the facility for Milk boiling occasion on 13 th August at 8.30 p.m.

Since corridor lights have not been fixed please ensure that you are carrying a handy instrument .

Wood work permission shall be given once we receive final cheque from ICICI.

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!

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ATR on Quality Control Check Report. (Apartments)

Flat No	A-104	QC report stage	Sl. No.
Company	MPL	Project	Phase
Prepared by	Sravani.K	Sign	Date
Project Manager	Subbareddy	Sign	Date
Receipt by QC date	19/11/21	Sign	Other
Receipt at HO date		Sign	Other
Checked By MD on		MD Sign	For filling

Recommendation that was made by QC:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
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Remarks:	utility, balcony floor not done - Crest of workers all done & received

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

Flat No	A-104	Other	-	Sl. No.	369/2
Company	MPL	Project	MFP	Phase	-
Prepared by	Akheel	Sign	<i>mf</i>	Date	19/1/21
Project Manager	<i>Subha Reddy</i>	Sign	<i>mf</i>	Date	19/1/21
Previous stage report no.	353/7	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>mf</i>	<i>mf</i>	20/01/2021

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		

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

Tiling & granite work		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, 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 MT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet 2 CT	✓	✓	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Wash-basin in dining-area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Kitchen	✕	✓	✓	✓	✕	✓	✓	✓	✓	✕	✕	✕	✕	
7	Utility	✕	✕	✕	✕	✕	✕	✓	✓	✓	✓	✓	✓	✓	
8	Other														
9	Other														
Remarks		① Tiles was broken in CT at the side of door.													

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

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)												
S No	Room	Color variation of floor tiles	Flooring workman ship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door beading, luppam and painting quality.	Edge building
1	Bedroom MB	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 K.B	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 CB	✓	X	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1 Pooja	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility / balcony 1	X	✓	✓	X	X	X	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	X	✓	✓	X	X	X	✓	✓	✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	X	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓
11	Other													
12	Other													
Remarks ①		At couple of places in dining are skirting missed.												
②		Tiles Laying work wasn't done properly (Tiles are uneven)												

ATR on Quality Control Check Repot. (Apartments)

Flat No	A-104	QC report stage	after Electrical Plumbing	Sl. No.	35317
Company	MPL	Project	Mary Flower Platinum	Phase	—
Prepared by	R. Navender Reddy	Sign	K. Reddy	Date	17/06/2020
Project Manager	S. V. Subbar Reddy	Sign	Reddy	Date	17/06/2020
Receipt by QC date		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.					

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Remarks: ① Cost of lappam work not done as customer is interested to go for false ceiling.

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

Flat No.	A-104	Other	J	Sl. No.	35317
Company	MPL	Project	MFP	Phase	-
Prepared by	J. Sanketh	Sign	J. Sanketh	Date	04/05/2020
Project Manager	Sudha Ruddy/Narreddy	Sign	Narreddy	Date	04/05/2020
Previous stage report no.	35568			Report filed and signed by PM?	☒ Yes ☐ No
Additions & alterations sheet date	-			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 staining 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:

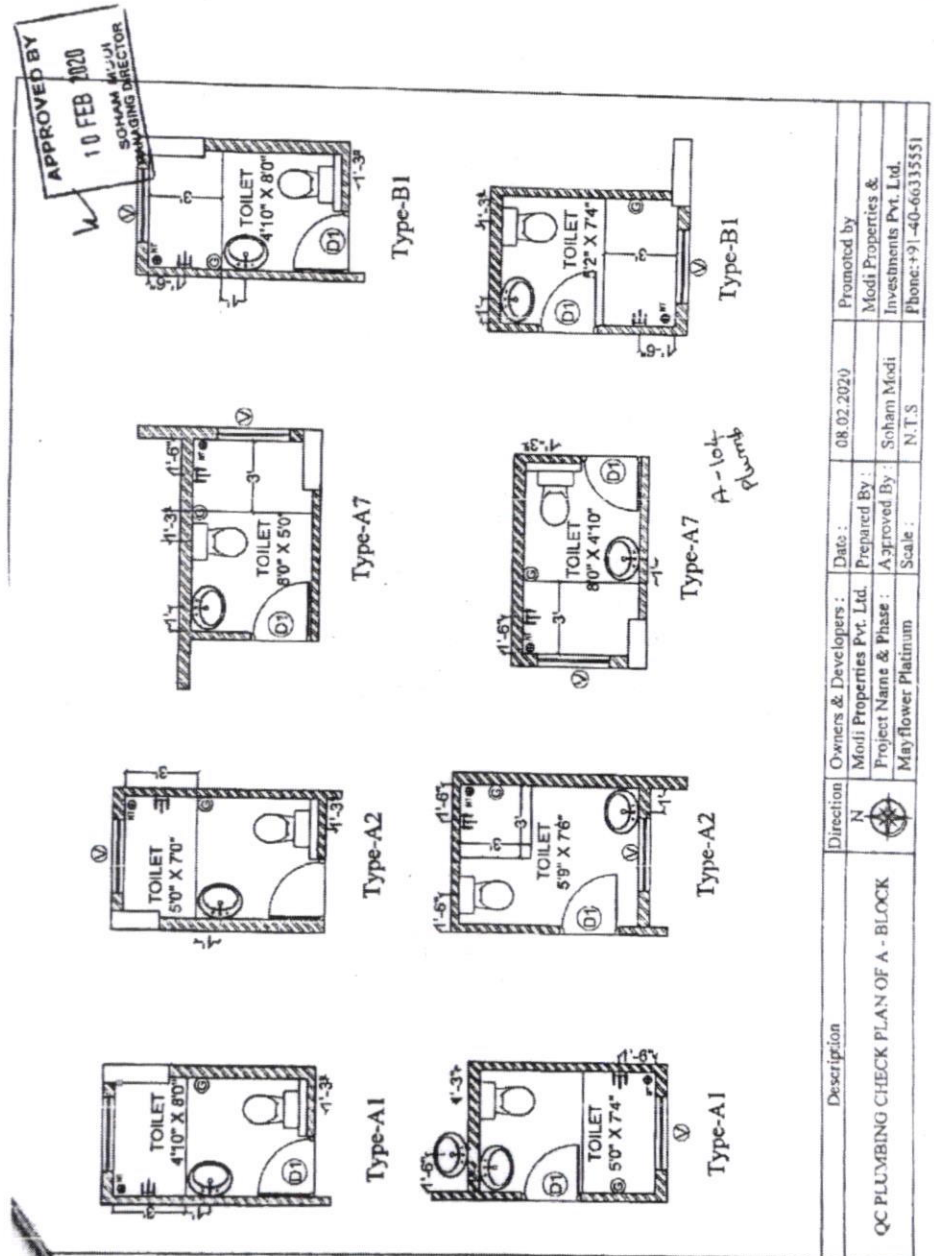
1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark X for minor mistake that requires minor correction.
3. Mark X X for major mistake that requires correction by replacement or re-fixing.
4. Mark X X X for major mistake that cannot be corrected.
5. Location of CPVC & PVC 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 QC report have been completed. Work can proceed to next stage.

Project in-charge	Sign	Date
S.V.-S. Reddy	[Signature]	04/05/2020

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

S No	Room	Civil work near pipes in balcony & utility (✓ or ✗)	CPVC & PVC Check (✓ or ✗)	Electrical points check (✓ or ✗)	Water proofing check (✓ or ✗)	Proper use of fasteners check (✓ or ✗)	Placement of DB (✓ or ✗)	Placement of Generator changeover (✓ or ✗)
1	Bedroom 1 M.B	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M.B	✗	✗	✓	✓	✓	✓	✓
3	Bedroom 2 M.B	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C-Toi	✗	✗	✓	✓	✓	✓	✓
5	Bedroom 3 M.B	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 M.B	✓	✓	✓	✓	✓	✓	✓
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 No TE AT Toilets & wash areas, PVC outlet pipes & flush tanks not provided. 4" thick ledge wall and concrete cutting works are pending at Toilets. 1st Coat Luffam paint not provided inside the flat. Remarks on additions & alteration sheet: Till now no addition & alteration had taken from customer.								
Signed by engineer,		☐ Yes ☒ No Approved by customer,		☐ Yes ☒ No Approved revised drawing attached		☐ Yes ☒ No Approved revised drawing attached		
Revised drawing required from HO		☐ Yes ☒ No		☐ Yes ☒ No			☐ Yes ☒ No	



[illegible]

APPROVED
62 DEC 2015
SOPAN INDR
MANAGING DIRECTOR

A-104
Elast

Owner's Name	Direction	Owner's & Developers	Date	Prepared by	Reviewed by
QALITY CONTROL ELECTRICAL CHUCK PLAN OF ELECTRICAL	N 	BNC Erection	Prepared by :	Soham Anand	Mr. P. Anand & Mr. S. Anand
TYPE-A, A4 & A5		Project Name & Phase :	Approved By :		Phone : 91-903038555
		Mayflower tower phase 1	Scale :	N.T.S	

ATR on Quality Control Check Report. (Apartments)

Flat No	A-104	QC report stage	After Plumbing & Electrical	Sl. No.	35317
Company	MPL	Project	May Flower, Phobum	Phase	
Prepared by	K. Narinder Reddy	Sign	K. Narinder	Date	9/05/2020
Project Manager	S. V. Subbar Reddy	Sign	S. V. Subbar	Date	9/05/2020
Receipt by QC date		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:

- 1) outlet pipe connection provided
- 2) Flush concealed tank not received due to lockdown
- 3) one coat of lappam will be done in stage-I

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

Flat No.	A-104	Other	J	Sl. No.	35317
Company	MPL	Project	MFP	Phase	—
Prepared by	J. Sanketh	Sign	<i>J. Sanketh</i>	Date	04/05/2020
Project Manager	SubbaRuddy/Alaiahmudi	Sign	<i>SubbaRuddy</i>	Date	04/05/2020
Previous stage report no.	35568	Report filed and signed by PM?	☒ Yes ☐ No		
Additions & alterations sheet date	—	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:

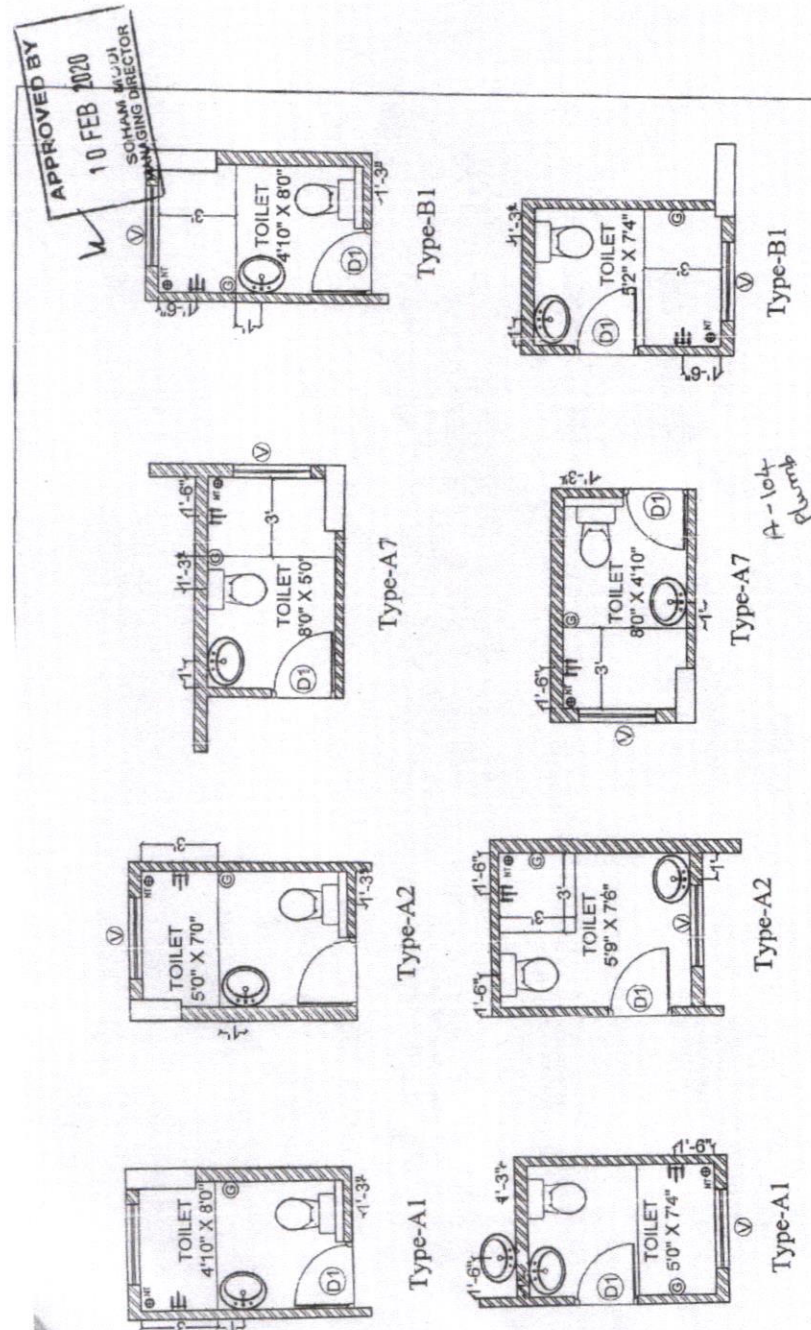
1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Location of CPVC & PVC fittings 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 QC report have been completed. Work can proceed to next stage.

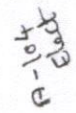
Project in-charge	Sign	Date
S.V-S-Rudra	<i>S.V-S-Rudra</i>	04/05/2020

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

S No	Room	Civil work near pipes in balcony & utility (✓ or ✗)	CPVC & PVC Check (✓ or ✗)	Electrical points check (✓ or ✗)	Water proofing check (✓ or ✗)	Proper use of fasteners check (✓ or ✗)	Placement of DB (✓ or ✗)	Placement of Generator changeover (✓ or ✗)	
1	Bedroom 1 M.B	-	-	✓	-	-	-	-	
2	Toilet 1 M-Toi	X	X	✓	✓	-	-	-	
3	Bedroom 2 M.B	-	-	✓	-	-	-	-	
4	Toilet 2 C-Toi	X	X	✓	✓	-	-	-	
5	Bedroom 3 M.B	-	-	✓	-	-	-	-	
6	Toilet 3 M-Toi	-	-	✓	-	-	-	-	
7	Drawing	-	-	-	-	-	-	-	
8	Dining	-	-	✓	-	-	✓	✓	
9	Lobby-4	-	-	✓	-	-	-	-	
10	Utility / balcony 1	-	-	-	-	-	-	-	
11	Utility / balcony 2	-	X	✓	-	-	-	-	
12	Utility / balcony 3	X	X	✓	✓	-	-	-	
13	Kitchen	-	-	-	-	-	-	-	
14	Other	X	X	✓	-	-	-	-	
15	Other	-	-	-	-	-	-	-	
Remarks									
NOTE: 1. At Toilets & wash areas, PVC outlet pipes & flush tanks not provided. 2. 1/4" thick ledge wall and concrete cutting works are pending at Toilets. 3. 1st Coat of Plaster paint not provided inside the flat. Remarks on additions & alteration sheet: Till now no additions & alterations had taken from customer.									
Signed by engineer,		☐ Yes ☒ No		Signed by customer,		☐ Yes ☒ No			
Revised drawing required from HO		☐ Yes ☒ No		Approved revised drawing attached		☐ Yes ☒ No			



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	



APPROVED BY
02 DEC 2019
SOHAN TADOL
MANAGING DIRECTOR

Description	Direction	Owner & Developers :	Date :	Promoted by
		BNC Estates	Prepared by :	Modi Properties & Investors Pvt. Ltd.
QUALITY CONTROL ELECTRICAL CHECK PLAN OF BLOCK-A TYPE-A1, A4 & A5		Project Name & Phase :	Approved By :	Phone: +91-40-66335551
		Mayflower estate <i>platinum</i>	Scale :	N.T.S

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

Flat No.	A-104	Other	Sl. No.	35563
Company	MPL	Project	Phase	MFP
Prepared by	G. RAJESH	Sign	Date	03/03/20
Project Manager	Narenda	Sign	Date	03/03/20
Previous stage report no.	35262	Report filed and signed by PM?	☒ Yes ☐ No	
Checked By MD on	MD Sign	For filling	☐ Yes ☐ No	

Recommendation: ☒ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.

☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.

☐ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.

☐ Proceed with further work. ATR not required.

Inspection should be done after:

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

Plastering Check.

Notes:

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

It is noted 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]	04/03/2020

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

S No	Room	Skirting Provision (✓ or X)	Finishing around door Frame (✓ or X)	Beams & columns finishing (✓ or X)	Finishing of lofts (✓ or X)	Electrical junctions finishing (✓ or X)	Window check ^o (✓ or X)	Tiles provision (✓ or X)	Sink provision & size (✓ or X)	Grooves for door frames (✓ or X)	Balcony & terrace sill top finishing (✓ or X)	Screeding in bathroom & utility (✓ or X)	Screeding in 6" above FFL? (✓ or X)
1	Bedroom 1 M.B.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 K.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby +	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks		Note: Both Toilet's Tiles Dado provision was (6") Instead of (7')											

ATR on Quality Control Check Report. (Apartments)

Flat No	A-104	QC report stage	After Brickwork	Sl. No.	35263
Company	MPPPL	Project	MFP	Phase	
Prepared by	K. Narendra Reddy	Sign	K. Narendra Reddy	Date	30/1/2020
Project Manager	S. V. Subbha Reddy	Sign	S. V. Subbha Reddy	Date	30/1/2020
Receipt by QC date		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:

① 1/2 angle templates not joined as per MD's instructions

② Rest of the work completed.

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

Flat No.	A-(104)	Others	Sl. No.	35263
Company	MPL	Project	Phase	
Prepared by	T. Vinod Kumar	Sign	Date	29/01/2020
Project Manager	Subba Reddy	Sign	Date	29/01/2020
Previous stage report no.	35220	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 conduiting 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
S.V.S. Reddy	[Signature]	30/01/2020

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	✓	✓	✓	✓	X	(+2")	✓	✓	✓	✓	Avg	✓
2	Toilet 1 - M.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
3	Bedroom 2 - C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
4	Toilet 2 - C.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
5	Bedroom 3 - G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
6	Toilet 3 -	-	-	-	-	-	-	-	-	-	-	-	-
7	Drawing	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
9	Lobby 1 -	-	-	-	-	-	-	-	-	-	-	-	-
10	Utility / balcony 1	✓	✓	✓	✓	X	(-2")	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
12	Utility / balcony 3	-	-	-	-	-	-	-	-	-	-	-	-
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
14	Other												
15	Other												

Remarks: Note: 1. Tracking to be improve.

1. In drawing room external wall is provided with 4" brick wall instead of 6" brick wall.

2. Entire flat lintel level bed is provided with 6'-9" instead of 7'-0".

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 lbs) 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 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 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/Peelambar 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 <i>P-Bed</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	-	✓	-
2	Toilet 1 <i>M-Toi</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	-	✓	-
3	Bedroom 2 <i>C-Bed</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	-	✓	-
4	Toilet 2 <i>C-T</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	-	✓	-
5	Bedroom 3 <i>G-Bed</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	-	✓	-
6	Toilet 3	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	-	✓	-
8	Dining	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Lobby 1	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Utility / balcony 1	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	-	✓	-
12	Utility / balcony 3	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Kitchen	-	-	-	-	-	-	-	✓	✓	X	yes	✓	✓
14	Other	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Remarks		Note: window template is not provided for entire flat.												



Site Office : Sy. No. 82/1, Mallapur Main Road,
Hyderabad- 500 076, ☎ : +91- 91213 10555
✉ : mpl@modiproperties.com
Developed by : Modi Properties Pvt. Ltd.



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

Date: 29.06.2020

Dear Customer,

If you wish to make any minor **additions or alterations** to the flat that you have booked, we request you to visit the site during office hours **between 30.06.2020 & 25.07.2020**. We also request you to finalize **details like color of walls, etc.,** during your visit to the site. Our site engineers will make note of these details.

For your convenience we request you to take prior appointment so that our engineers can give you their undivided attention. You may contact Mr. K. Narender Reddy (Sr. Engineer) or Ms. K. Sravani (Asst. Engineer) on +91 7680971999 or +91-7569100969 or by e-mail at mpl-const@modiproperties.com.

In case you fail to contact us during the above mentioned period, we shall assume that no changes are required, and your flat will be completed as per the standard specifications shown in the model flat.

Thank You.

Yours Sincerely,

For Modi Properties Pvt. Ltd.

Authorised Signatory.

Please refer to the notes given over leaf.

Notes:

1. Working drawings & electrical layout for your flat have been enclosed for your reference.
2. Select materials that you may choose to provide like tiles, sinks, CP and sanitary ware, etc. must be handed over at our site before 30.06.2020.
3. Changes to external appearance and colour shall not be permitted. Changes to colour of doors/door frames in balcony/main entrance shall not be permitted. Change in colour of balcony walls shall not be permitted.
4. Fixing of grills & gates to the main door / balcony shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. You may provide your own flooring tiles, bathroom tiles, CP & sanitary fittings and they shall be installed by us.
7. Additional shelves & lofts shall not be permitted.
8. Charges & Refunds will be as follows:

No charge for:

- Choice of two colours for walls; one colour for doors & door frames.
- Choice of two/three combinations for bathroom tiles.
- Choice of two colours for utility floor and wall tiles.

Non standard items to be supplied by the buyer & installed free of cost:

- Hardware.
- C.P. & Sanitary ware.
- Flooring tiles or marble.
- Kitchen platform - granite / marble.
- Bathroom tiles.

Extra charges shall be payable for:

- Extra Electrical Points / Switch Boards / Sockets / Switches.
- Additional kitchen Platform with granite & dado.
- Rounding / polishing of granite platform.
- Exhaust Hole in bathroom.

Refund / Charges for upgrade or downgrade or substitutions shall be applicable for:

- Kitchen & Bathroom tiles.
- Flooring Tiles.
- CP Fittings.
- Sanitary ware & Bath tubs.
- Doors & Hardware.
- Kitchen Sink.
- Civil work.
- Electrical switches.
- Kitchen platform

No refunds shall be made for:

- Electrical wires.
- Civil work.
- Bath tub

company		Mpl		Project : May Flower Platinum		type of fladeluxe		Proposed A&A	
S.No		flat no		choice of colours		changes in flooring		changes in electrical point	
S.No		flat no		choice of colours		changes in flooring		changes in electrical point	
1	104A	same as model flat A105	Drawing ,dinning & MBR areas same as A105 for addition cost	electrical point on kitchen platform to be 1st height point from platform .tv point to be shifted to adjacent wall of door on left wall	sink provision to be given utility area [small size as customers are aged]	sink should be shifted to pooja wall	changes in platform	choice of bathrooms,tiles,cp fittings&sanitary	other changes