

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	Modi Properties Pvt Ltd	Site	May Flower Platinum
Name of the customer	Momin Farzana		
Villa/ Flat No.	A-106		
Sl.No	Description	Amount	
1	Total extra Charges	84,056 = ₹	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	84,056 = ₹	
4	Net amount to be refunded (if any)	—	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date 24/2/2022		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				Approved by:				
Work Description:	Extra Specs				Sign:				
Flat No.	A-106								
Prepared By	K. Narendar Reddy								
Date:	24-02-2022								
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Item Head Total		
1	UPVC Window	Mesh Provision for windows	68.00	sft	60.00	4080.00			
2	Big Tiles laying	Big Tiles laying	635.00	sft	60.00	38100.00			
3	False Ceiling	False ceiling	308.00	sft	36.00	11088.00			
4	LED Lights	LED light 5w	34.00	nos	335.00	11390.00			
		LED light 3 w	37.00	nos	354.00	13098.00			
5	Fans	Fan 48"	6.00	nos	1050.00	6300.00			
		Total					84056		
Amount in words - Eighty Four Thousand and Fifty Six Rupees only.									

APPROVED BY

24 FEB 2022

S. V. Subba Reddy
Project Manager

MEASUREMENT SHEET

MEASUREMENT SHEET												
Company Name:		MPL		Approved by:								
Project:		May Flower Platinum		Sign:								
Work Description:		Extra Specs										
Flat No.		A-106										
Prepared By		K. Narender Reddy										
Date:		24-02-2022										
S No.	Item Head	Item Description		Length	Width	Height	Nos.	Quantity	Units	Item Head Total		
1	UPVC Window	Mesh Provision for windows		5.00	1.00	4.00	1.00	20.00	sft			
				6.00	1.00	4.00	2.00	48.00	sft			
				4.00	1.00	3.00	2.00	24.00	sft			
				92.00								
2	Big Tiles laying	Drawing room Living and Dining Master Bedroom		306.00	1.00	1.00	1.00	306.00	sft			
				329.00	1.00	1.00	1.00	329.00	sft			
				214.00	1.00	1.00	1.00	214.00	sft			
				849.00								
3	False Ceiling	Master Bed Room										
				Cut out		6.00	2.00	1.00	1.00		12.00	sft
				Vertical		46.00	1.00	1.00	1.00		46.00	Rft
				Vertical		45.00	1.00	1.00	1.00		45.00	Rft
						103.00						
		Children Bed Room										
		Vertical		40.00	1.00	1.00	1.00	40.00	Rft	40.00		
		Guest Bed Room										
		cut out		5.75	2.00	1.00	2.00	23.00	sft			
		Vertical		27.00	1.00	1.00	1.00	27.00	Rft	50.00		
		Kitchen		10.00	8.50	1.00	1.00	85.00	sft			
		Vertical		30.00	1.00	1.00	1.00	30.00	Rft	115.00		
		Total Area								308.00		
4	LED Lights											
		LED light 5w		50.00	1.00	1.00	1.00	50.00	nos			
		LED light 3 w		50.00	1.00	1.00	1.00	50.00	nos			
5	Fans											
		Fan 48"		6.00	1.00	1.00	1.00	6.00	nos			

APPROVED BY *Zell*
24 FEB 2022
S. V. Subba Reddy
Project Manager

ATR on Quality Control Check Report. (Apartments)

Bungalow No	A - 106	QC report stage	After Brickwork	Sl. No.	35127
Company	MPL	Project	MFP	Phase	T
Prepared by	K. Narayana Reddy	Sign	<i>[Signature]</i>	Date	18/01/2020
Project Manager	S. V. Subba Reddy	Sign	<i>[Signature]</i>	Date	18/01/2020
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: Utility room correction completed.

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

Flat No.	A-106	Others	Sl. No.	35127
Company	MPL	Project	Phase	
Prepared by	S. Suresh Kumar	Sign	Date	13/11/20
Project Manager	Saban Babu	Sign	Date	13/11/20
Previous stage report no.	35091	Report filed and signed by PM?		
Apartment No	Other	☒ Yes ☐ No		
Checked By MD on	MD Sign	Other		
		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 C.C.
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.

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

Project in-charge	Sign	Date
S.V.S. Suresh	[Signature]	18/01/2020

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

S No	Room	Wall thickness (✓ or ✗)	Beds in walls (✓ or ✗)	Chicken mesh (✓ or ✗)	External brickwork & beam joint (✓ or ✗)	Room Dimensions (✓ or ✗)	Room Dimensions (✓ or ✗)	Diagonal Difference in inches	Diagonal (✓ or ✗)	Diagonal Difference in inches	Balcony sill level (✓ or ✗)	Room Height (✓ or ✗)	Plumb of walls (Good/Avg./Bad)	Alignment of beams and walls - Nos.
1	Bedroom 1 M-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M-Toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 K-Toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 C-Toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 (✓) Linked level beds not Casted as per standard ft.														

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

Quality of edges and corners in all rooms?	☐ Good ☒ Avg. ☐ Bad
Specify rooms that need correction	Bedroom, Kitchen, Bathroom, Living Room, Hallway, Stairs, etc.

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: At Site Lady Engineer doing self check not as per interest.
 \$ EXCUSE PLEASE.

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 Peclanbar check (✓ or X)	Windows lintel & sill level (✓ or X)	Windows size (✓ or X)	Windows - template depth & diagonal (✓ or X)	Windows - template powder coated (✓ or X)	Loft & Kitchen platform required? (Yes or No)	Loft & Kitchen platform provided (✓ or X or NA)	Loft & Kitchen platform slope (✓ or X)
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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:		window 2-angle frames not fixed as per M.D. S&I Instructions												

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Starred

Drafts

Sent

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Spam

Trash

^ Less

Views

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Photos

Documents

Travel

Folders

Hide

+ New Folder

Re: QC exemption for model flats - reg

Modiproperties/Inbox

**Soham Modi** <sohammodi@modiproperties.com>

To: mayflower platinum

Cc: QC



Wed, Feb 12 at 6:54 PM

Approved. Move to stage ii

Regards,
Soham Modi.

From: mpl@modiproperties.com
Sent: February 12, 2020 5:08 PM
To: sohammodi@modiproperties.com
Cc: qc@modiproperties.com
Subject: QC exemption for model flats - reg

Respected MD sir,

Please give the approval for QC exemption for 1) Plastering 2) Plumbing and electrical and 3) Stage II works of A-105, A-106 model flats.

Thanking you,

Regards,

S.V.Subba Reddy
Project Manager | +91 76748 08777 | subbareddy@modiproperties.com
Modi Properties Pvt. Ltd. | www.modiproperties.com
5-4-187/ 3 & 4, M G Road, Secunderabad - 03 | +91 40 66335551 |



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.

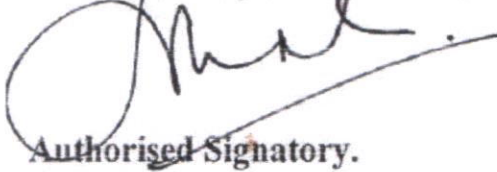
For your convenience we request you to take prior appointment so that our engineers can give you their undivided attention. You may contact Mr. K. Narender Reddy (Sr. Engineer) or Ms. K. Sravani (Asst. Engineer) on +91 7680971999 or +91-7569100969 or by e-mail at mpl-const@modiproperties.com.

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

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	106	Block no.	'A '
Flat Area	1800 sft	Type	Deluxe / Luxury
Buyer Name	Mrs.Momin Farzana Abdullah		
Phone No.	9100226920/7659831050	Email	

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:		Date	

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:

Choice of colours:
Changes in flooring:

Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)
Choice of Bathroom tiles, CP fittings & Sanitary ware:

Buyers sign:

Engg. Sign:

Date:

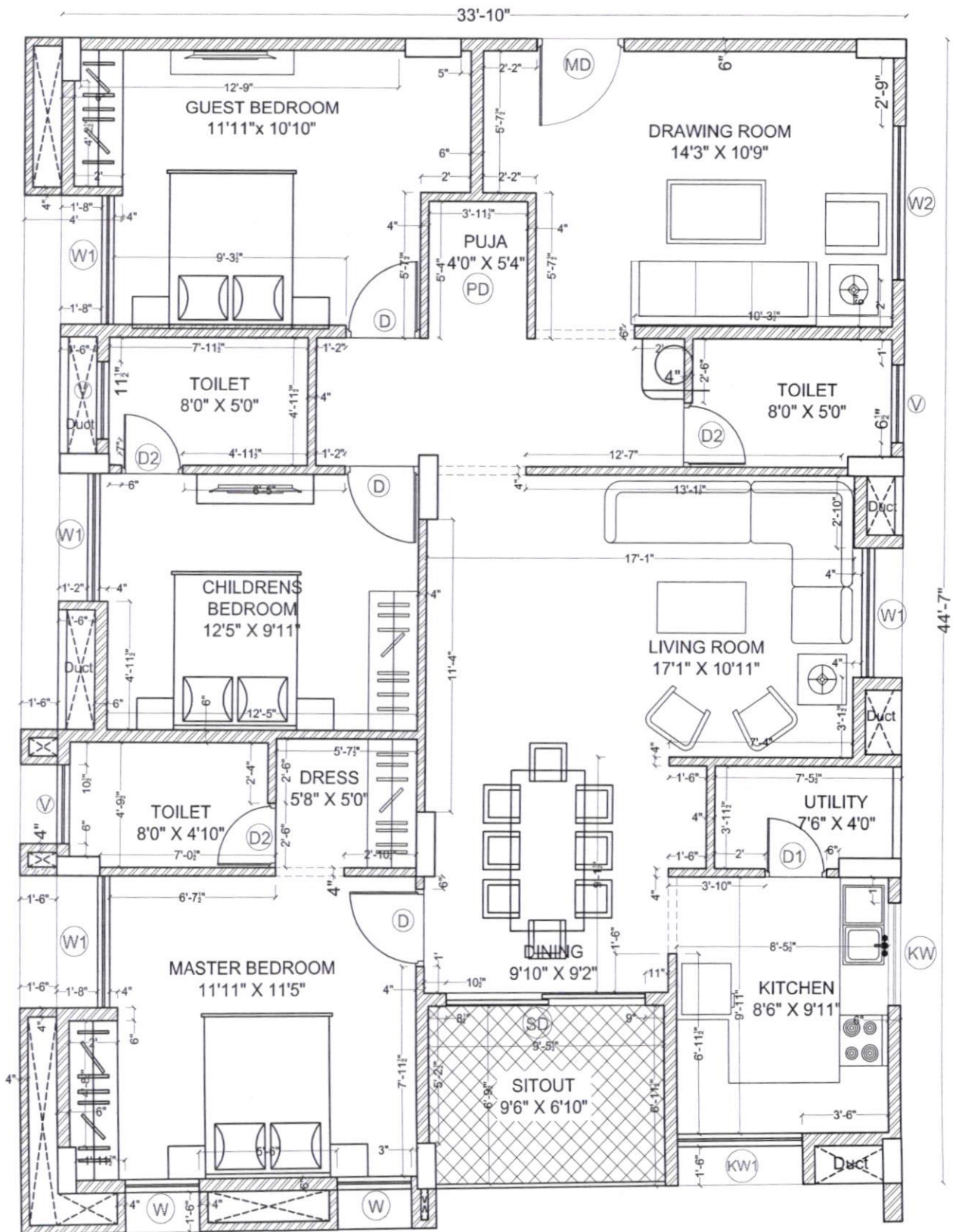
Changes in kitchen platform: (mark on plan)
Other Changes:

Buyers sign:

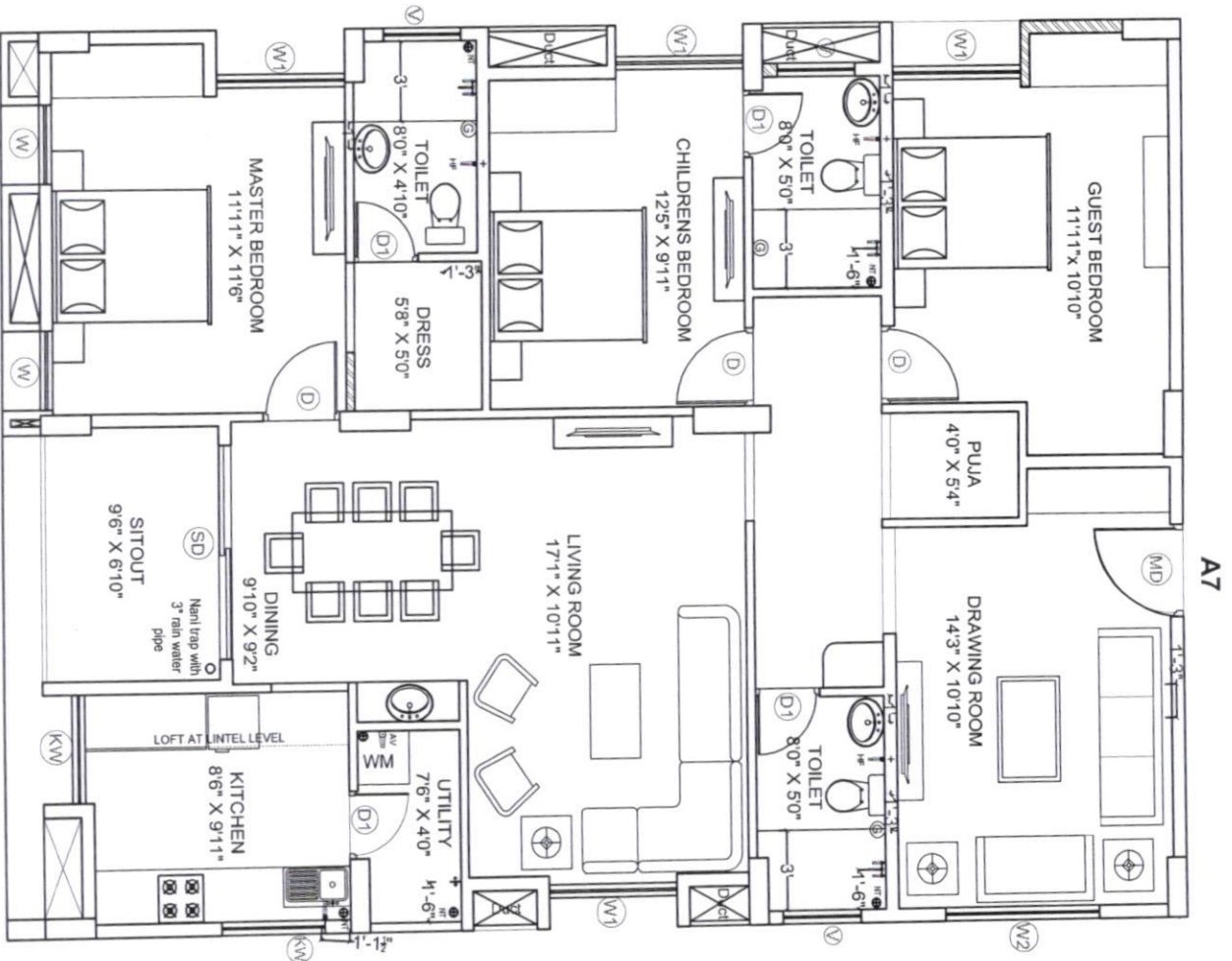
Engg. Sign:

Date:

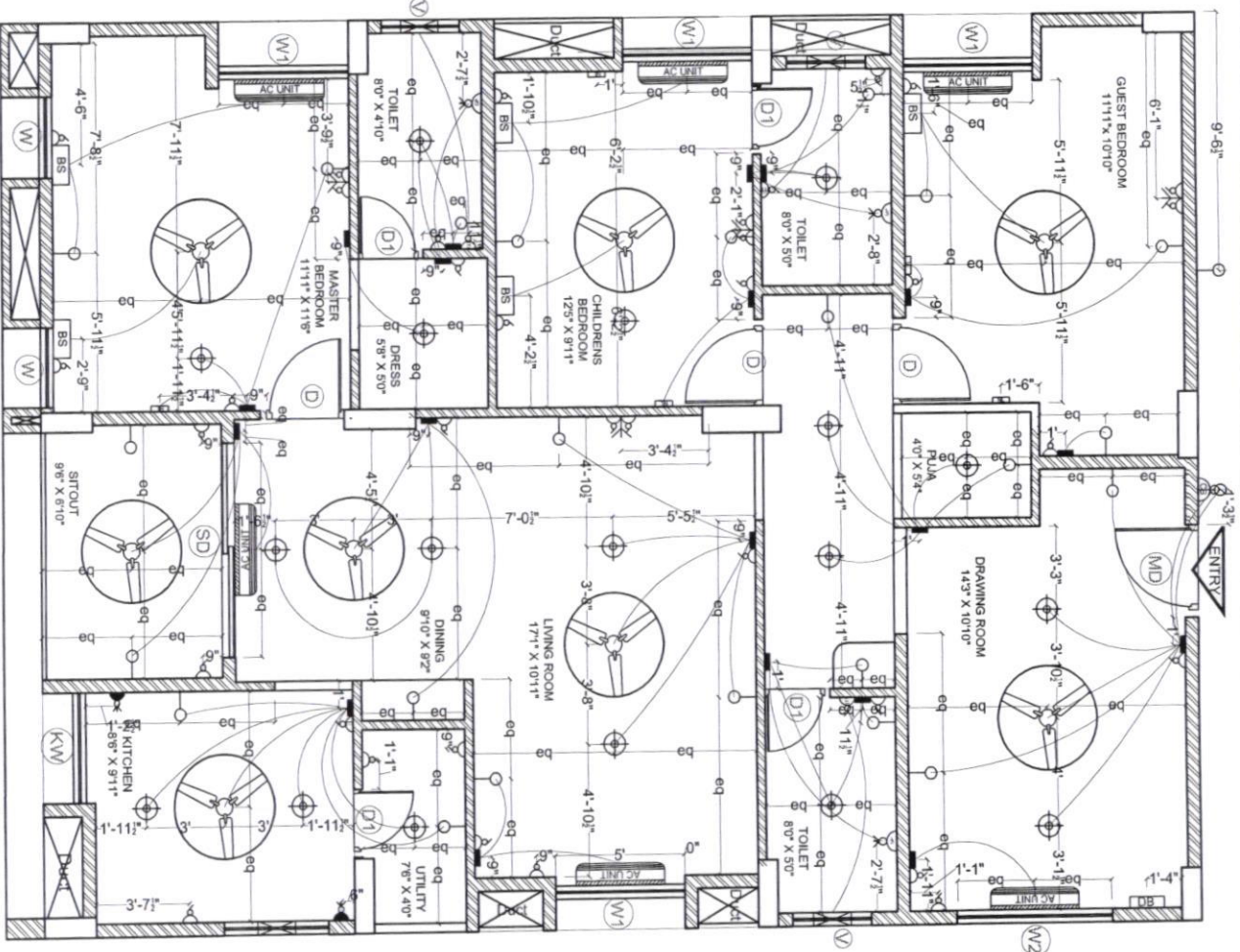
A6



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



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



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

Description

Direction

Owners & Developers :

Date :

02.12.2019

Promoted by

ELECTRICAL PLAN OF FLAT-A6



BNC Estates
Project Name & Phase :

Prepared By :

Approved By :

Modi Properties & Investments Pvt. Ltd.
Phone: +91-40-6635551

Mayflower Grande

Signature

N.T.S