

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Mr. Satish		
Villa/ Flat No.	C-406		
Sl.No	Description	Amount	
1	Total extra Charges	44,670 = 00	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	44,670 = 00	
4	Net amount to be refunded (if any)	—	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date		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.

ESTIMATE SHEET

Company Name:

MRMLLP

Project:

Gulmohar Residency	
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Work Description:

Extra Specs

Flat No.

C-406

Prepared By

K. Narender Reddy

Date: _____

17-10-2023

S No.

Item Head

[illegible]

Quantity

Units

Rate

Amount

1

Item	Head	Body	Foot
Ispirara tiles 4' x 2'	Flooring (Living & Dining)		

Dyna tiles 4' x 2' Flooring (Living & Dining),
MBR, Children Bed Room,

1113

Sft

35

38955.00

3

Guest bedroom

Urban Wood Natural

127

Sft

45

5715.00

Total Amount

44670

In words Fourty Four Thousand Six HUndred and Seventy Rupees only



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

Flat No	C-406	Other	-	Sl. No.	42029
Company	MRM-CLLP	Project	GMR	Phase	-
Prepared by	P. Bhavath	Sign	Buss	Date	05-07-23
Project Manager	Narendran Reddy	Sign	[Signature]	Date	05-07-23
Previous stage report no.	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:		☐ Yes ☒ No	Modular kitchen provided	☐ Yes ☐ No
Modular kitchen to be provided	☐ Yes ☒ No	Modular kitchen granite & dado workman ship & finishing	☐ Good ☐ Avg ☐ Poor	
Modular kitchen workman ship	☐ Good ☐ Avg ☐ Poor	Video door phone/wifi cam provided	☐ Yes ☒ No	
Video door phone /wifi cam to be provided	☒ Yes ☐ No	Painting marks and drops are cleaned from floor, windows, walls. ☐ Good ☐ Avg ☒ Poor		

Certified that all corrections mentioned in the QC Report have been completed. Work can Proceed to next Stage.

Project In-charge	Sign	Date
[Signature]		

Control Check Report.

Stage: After Finishing Stage III (Apartments)

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor – needs correction XX, 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												
2	Bedroom 2 K-Bed	✓	✓	✓	X	✓	✓						
3	Bedroom 3 Gr-Bed	✓	✓	✓	X	✓	✓						
4	Drawing	✓	✓	✓	X	✓	✓						
5	Dining	✓	✓	✓	✓	✓	✓						
6	Lobby 1				✓	✓	✓						
7	Utility / balcony 1												
8	Utility / balcony 2	✓	✓										
9	Utility / balcony 3	✓	✓										
10	Kitchen							✓	✓	✓	✓	✓	✓
11	Toilet 1 M-Toi	✓	✓	✓	X	✓	✓						
12	Toilet 2 C-Toi	✓	✓	✓	X	✓	✓						
13	Toilet 3	✓	✓	✓	X	✓	✓			X	✓	X	✓
14	Other									X	XX	✓	✓
15	Other												
Remarks		1) Area (number of ...)											

Remarks

1) Near couple of patch work's painting not done. 2) M-Toi painting work should be improved. 3) Utility and K-Bed grill to be provided. 4) false alarm work will be done by customer itself. 5) couple of switch board's not provided in flat.

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

Flat No	C-406	Other	-	Sl. No.	41155
Company	MRM-LLP	Project	GMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	11-01-2023
Project Manager	RAMPRASAD	Sign	RAMPRASAD	Date	11-01-2023
Previous stage report no.	40241	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.

Miscellaneous check:

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

Certified that all corrections mentioned in the QC Report have been completed. Work can Proceed to next Stage.

Project In-charge	Sign	Date

Quality Control Check Report, 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 M. Toi	✓	✕✕	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet 2 C. Toi	✓	✕✕	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3	Toilet 3	✓	✓	✓	✓	✕	✓	✓	✓	✕	✓	✓	✓	✓	
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8	Other							✓	✓	✓	✓	✓	✓	✓	
9	Other														
Remarks		NOTE :- 1) provision for modular kitchen. 2) false ceiling work was not done.													

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

Flat No.	C-406	Other		Sl. No.	40241
Company	MRM-(CLP)	Project	GMR	Phase	-
Prepared by	P. Bhaskar	Sign	P.B.	Date	22-07-22
Project Manager	Rampasud	Sign	[Signature]	Date	22-07-22
Previous stage report no.	39800	Report filed and signed by PM?		☒ Yes ☐ No	
Additions & alterations sheet date	15/09/21	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 the corrections mentioned in the QC Report have been completed. Work can proceed to next stage.

Project in-charge: [Signature] Date: 22/07/22

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 K-Bed	-	✓	✓	✓	-	-	-
4	Toilet-2 C-Toi	-	-	✓	-	-	-	-
5	Bedroom-3 Gr-Bed	-	✓	✓	✓	-	-	-
6	Toilet-3	-	-	✓	-	-	-	-
7	Drawing	-	-	-	-	-	-	-
8	Dining	-	-	✓	-	-	✓	-
9	Lobby-1	-	-	✓	-	-	-	-
10	Utility / balcony 1	✓	✓	-	-	-	-	-
11	Utility / balcony 2	✓	✓	✓	✓	-	-	-
12	Utility / balcony 3	-	-	✓	-	✓	-	-
13	Kitchen	-	-	-	-	-	-	-
14	Other	-	✓	✓	-	-	-	-
15	Other	-	-	-	-	-	-	-

Remarks

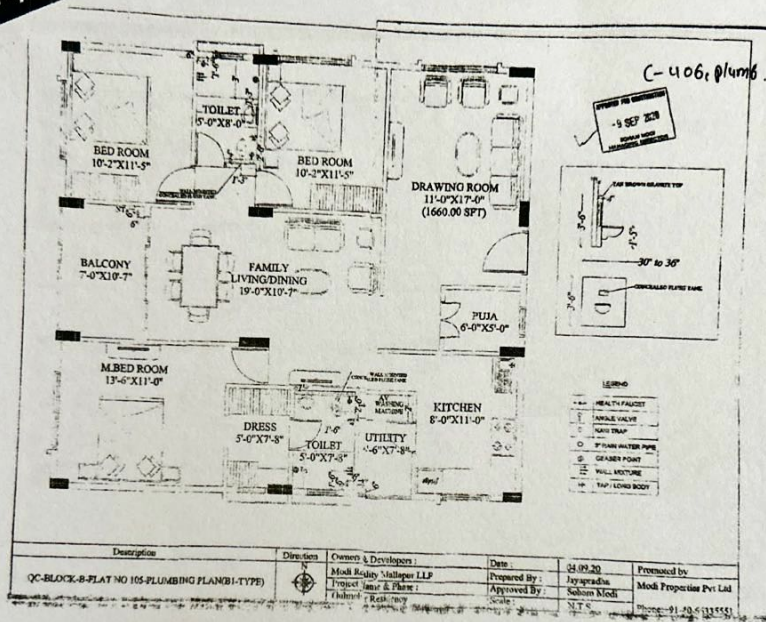
1) Extra fasteners to be provided in Balcony. 2) one Switch Board missing in M-Toi.

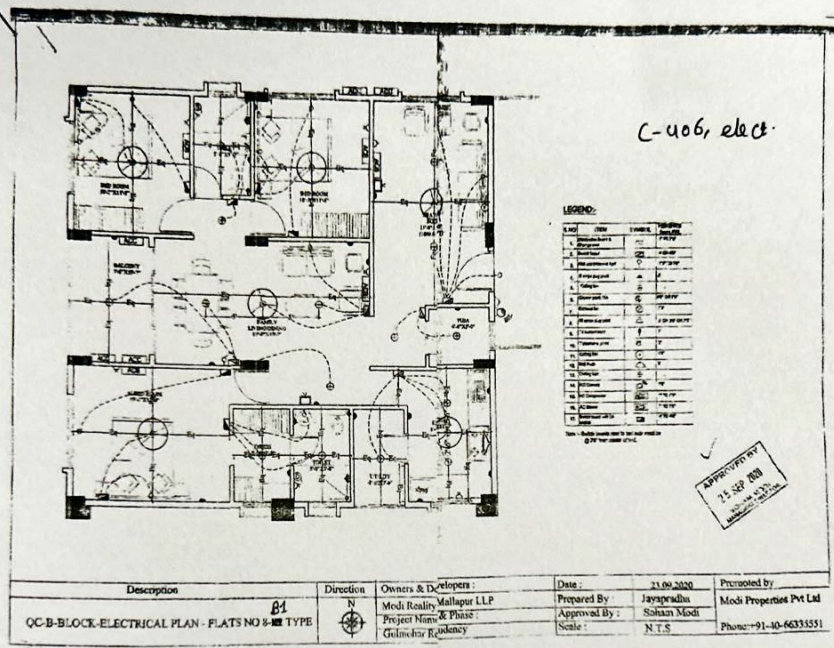
Remarks on additions & alteration sheet:

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 Report 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:	





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

Flat No.	C-406	Other	-	Sl. No.	39800
Company	MRM-LLP	Project	GMR	Phase	-
Prepared by	R.S. Saikiran	Sign	R.S. Saikiran	Date	27-04-2022
Project Manager	Ram Prasad.	Sign	Ram Prasad.	Date	27-04-2022
Previous stage report no.	39362.	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 villa.
- Water proofing, screeding in bathrooms is completed.
- before starting painting, tiling & flooring.

Plastering Check.

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✕ for minor mistake that requires minor correction.
3. Mark ✕✕ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✕✕✕ for major mistake that cannot be corrected.
5. 9" unplastered area from SFL should be left including in common areas and terraces.
6. Windows must be checked with templates. Plastering must be 3mm margin for luppum 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	Sign	Date
<i>[Signature]</i>	<i>[Signature]</i>	30/4/22

Quality Control Check Report.

Stage: After Plastering (Apartments)

S No	Room	Skirting Provision (✓ or ✗)	Furnishing around door frame (✓ or ✗)	Beams & columns finishing (✓ or ✗)	Finishing of lofts (✓ or ✗)	Electricity junctions finishing (✓ or ✗)	Windows check (✓ or ✗)	Tiles provision (✓ or ✗)	Sink provision & size (✓ or ✗)	Grooves for door frames (✓ or ✗)	Balcony & terrace sill top finishing (✓ or ✗)	Screeding in bathroom & utility (✓ or ✗)	Screeding in 6" above FFL? (✓ or ✗)
1	Bedroom 1 m.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 m.Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 G.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C.Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 K.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1 PooJA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗
17	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		NOTE :- 1) As per customers request, Pooja room door frame removed.											

GULMOHAR RESIDENCY

Sy. No. 19, Mallapur Village, Uppal, Hyderabad.
Owned & Developed by: M/s. Modi Realty Mallapur LLP.
Head office; 5-4-187/3&4 M G Road Secunderabad.

Details of Additions & Alterations

Flat No	406.	Block no.	C.
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Satish . S.		
Phone No.		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	@shiny
Date:		Date	15/09/21

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 cannot 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:

[Signature]

[Signature]

15/09/21

Changes in kitchen platform: (mark on plan)

kitchen granite will be provided by customer.

Other Changes:

Buyers sign:

Engg. Sign:

Date:

Choice of colours:

Changes in flooring:

- ① ispirara Carrara in child & master B-room
- ② Urban wood natural in Guest B-Room
- ③ living & dining ispirara carrara.
- ④ Toilets: — Common Toilet = Luna.
— Master Toilet = Luna.
- ⑤ Balcony — Country Rust.
- ⑥ utility — requesting for Luna. (no need of tiles).
- ⑦

Buyers sign:

Engg. Sign:

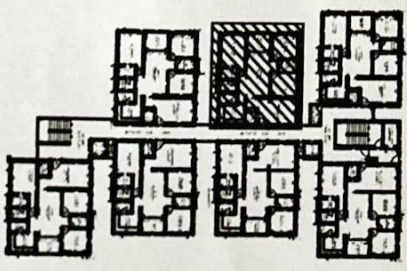
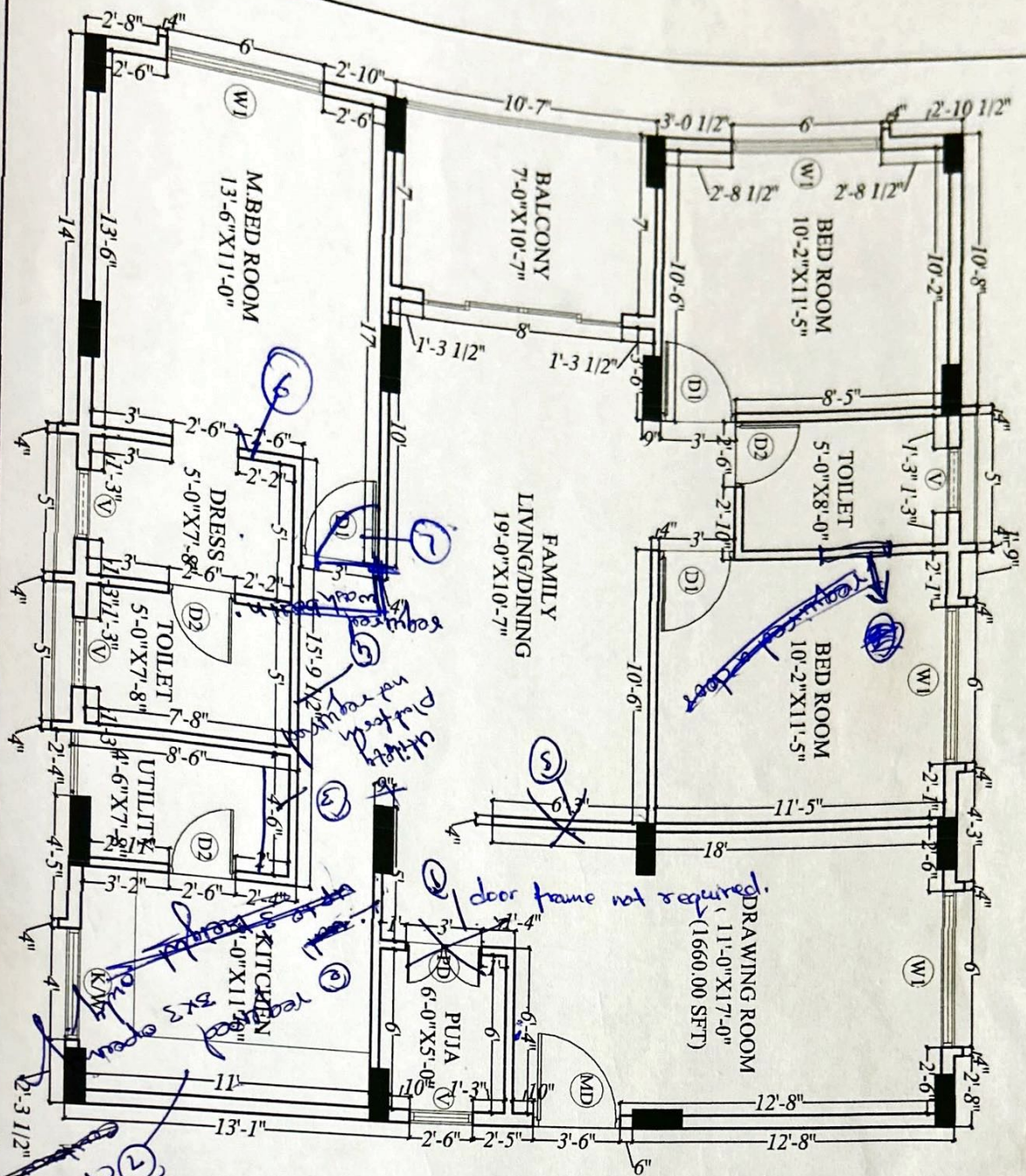
Date:

- ① Pooja door frame not required.
- ② Required $3' \times 3'$ opening attached to Pooja room as mentioned in drawing.
- ③ Utility step not required for washing machine.
- ④ Required wash basin.
- ⑤ Partition wall of $6'3''$ not required.
- ⑥ Dressing room not required.
- ⑦ Door position has to be changed changed as per drawing.
- ⑧

H. Bhusa

Description

7'0" open to
floor requiring
handrail



gbrambabu@modiproperties.com

From: Gulmohar Residency <info@modiproperties.com>
Sent: 26 August 2024 09:39
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-
const@modiproperties.in; sravanamsatish@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 725810

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa : C 406

Nature of complaint : Day to Day Maintenance

Customer Name : Sravanam satish

Email : sravanamsatish@gmail.com

Complaints :

1. Leakage from bathroom to bedroom wall
2. wall got damaged in children bedroom
3. continous water leaking from flush Tank

Note:

1. Please allow atleast two weeks for us to attend your complaint.
2. In general written response / reply to complaints shall not be given.
3. In case the complaint is not attended to for over two weeks customers are requested to send a reminder using the form given.

ACTION TAKEN REPORT (FOR COMPLAINTS)

Flat / bungalow No.	C-406	ATR Date	13-09-2024
Project	GMR	Complaint Date	26-08-2024
Customer Name	Sravanam Satish		
Prepared By	Sk.Goushee Begum		
Project Manager's Sign	N.Srinivas	Admin Officer's Sign	SK.Goushee

Note: Original ATR should be sent to CR & a copy to MD. CR to file original in customer's file.

[illegible]

Note: 1. Keep the report brief. 2. Do not repeat the complaint. 3. Use terms like "Work completed", "Changes not permitted – work not taken up", "Kept pending at customer's request", "Beyond our scope of work", etc.

gbrambabu@modiproperties.com

From: Gulmohar Residency <info@modiproperties.com>
Sent: 10 September 2024 21:59
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-
const@modiproperties.in; sravanamsatish@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 513817
Project Name : Gulmohar Residency
Block No / Phase : Block C
Flat No/Villa :406
Nature of complaint :Day to Day Maintenance
Customer Name : Satish
Email : sravanamsatish@gmail.com
Complaints :
1. Door locks not working properly
2. Seepage in children bedroom and guest bedroom
3. Bathroom plumbing issues reminder

Note:

1. Please allow atleast two weeks for us to attend your complaint.
2. In general written response / reply to complaints shall not be given.
3. In case the complaint is not attended to for over two weeks customers are requested to send a reminder using the form given.

ACTION TAKEN REPORT (FOR COMPLAINTS)

Flat / bungalow No.	C-406	ATR Date	14-09-2024
Project	GMR	Complaint Date	10-09-2024
Customer Name	Satish		
Prepared By	Sk.Goushee Begum		
Project Manager's Sign	N.Srinivas	Admin Officer's Sign	SK.Goushee

Note: Original ATR should be sent to CR & a copy to MD. CR to file original in customer's file.

[illegible]

Note: 1. Keep the report brief. 2. Do not repeat the complaint. 3. Use terms like "Work completed", "Changes not permitted – work not taken up", "Kept pending at customer's request", "Beyond our scope of work", etc.