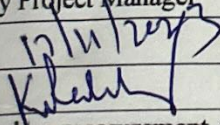


Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Mr. B. Balaji Rao.		
Villa/ Flat No.	C-304		
Sl.No	Description	Amount	
1	Total extra Charges	42,525.20	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	42,525.20	
4	Net amount to be refunded (if any)	—	

Remarks :

Approved by Project Manager	Approved by Design Team	Approved by MD
Date	Date	Date
Sign: 	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.

Company Name:

[illegible]

Complaints And Suggestions from Gulmohar Residency

From: Gulmohar Residency (info@modiproperties.com)

To: cr@modiproperties.com; feedback@modiproperties.com; kprasad@modiproperties.com;
gbrambabu@modiproperties.com; gmr-const@modiproperties.in; rameshkumarsinghbh@gmail.com

Date: Saturday, April 6, 2024 at 11:59 AM GMT+5:30

Complaint Id : 768737

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa : C304

Nature of complaint : Day to Day Maintenance

Customer Name : Ramesh Kumar singh

Email : rameshkumarsinghbh@gmail.com

Complaints :

1. Ac points not there
2. Toilet flush not working
3. Electrical boards are not fixed properly
4. Water drain from both bathroom is very slow
5. Master bedroom commode not fixed properly
6. Drinking water is not coming sufficient in the kitchen
7. Quality of electrical work is extremely inferior
8. Quality of plumbing work is very poor

Note:

1. Please allow at least 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)

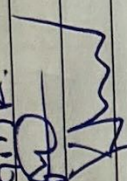
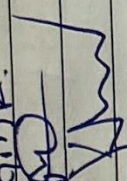
Flat / bungalow No.	C-304	ATR Date	18-04-2024
Project	GMR	Complaint Date	06-04-2024
Customer Name	Ramesh Kumar Singh	Com.ID.no:	14210
Prepared By	Meenakshi		
Project Manager's Sign	K.Narender	Admin Officer's Sign	Meenakshi

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

ATR on Quality Control Check Repot. (Apartments)

Flat No	C-304	QC report stage	Stage-18	Sl. No.	42621
Company	MEMUL	Project	GMR.	Phase	-
Prepared by	Munakhi	Sign		Date	16/12/23
Project Manager	Narandu	Sign		Date	16/12/23
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:	works done as per the check.

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

Flat No	C-304	Other		Sl. No.	42621
Company	MEM-UP	Project	QMR	Phase	
Prepared by	Sarkhen	Sign		Date	25/11/2023
Project Manager	Abundar	Sign		Date	25/11/2023
Previous stage report no.	41032			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

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

Project In-charge	Date

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

Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, NA)													
S No	Room	Door, door knob & door stopper fitting	Door, door knob & door stopper cleaning	Window grills & quality	Window grills fitting & finishing	Windows quality	Window fitting & finishing	Balcony railing quality & finishing	French door quality & fitting	CP jali quality and fitting	Edge building	Switch boards fitting & covering with plastic covers	Junction box covers painting
1	Bedroom 1 M. Bed	✓	✓	✓	✕	✓	✓	✓	✓	✓	✕	✓	✓
2	Bedroom 2 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 C. Bed	✓	✕	✓	✕	✓	✓	✓	✓	✓	✕	✓	✕
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 M. Toi, S. Board not provided. (2) ✓ In M. Bed, Door & Bedding painting work to be pending. (3) ✓ In Utility, CP jali not done & 4 tiles finishing work to be improved.											

Remarks NOTE: (1) ✓ In m. Toi, S. Board not provided. (2) ✓ In m. Bed, Door & Beading painting work to be pending. (3) ✓ In Utility, CP jali not placed & tiles finishing work to be improved. (4) ✓ Flat to be clean.

ATR on Quality Control Check Report. (Apartments)

Flat No	C-304	QC report stage	After stage - 2	Sl. No.	41032
Company	MRMLP	Project	G.M.R	Phase	—
Prepared by	K. Srikanth	Sign	K. Srikanth	Date	10/01/2023
Project Manager	Ramgopal	Sign	Ramgopal	Date	
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) All works completed

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

Flat No	C-304	Other	Sl. No.
Company	MRM - CLIP	Project	Phase
Prepared by	P. Bhatnagar	Sign	Date
Project Manager	Rampasad	Sign	Date
Previous stage report no.			
Checked By MD on	399245	Report filed and signed by PM	23-12-22
Recommendation:	MD Sign	For filling	23-12-22
☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.			☒ Yes ☐ No
☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team.			☐ Yes ☐ No
☐ 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 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		

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

Project In-charge	Sign	Date

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	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		1) Kitchen platform was not cased.													

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

Flooring & painting		Stage: After Finishing Stage II (Apartments)												
		Rate the quality of (Good > Avg. X, Poor - needs correction X, NA)												
S No	Room	Color variation of floor tiles	Flooring workmanship & 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 heading, luppam and painting quality.	Edge building
1	Bedroom 1	>	>	>	>	>	>	>	-	X	>	>	>	X
2	Bedroom 2	>	>	>	>	>	>	>	-	X	>	>	>	X
3	Bedroom 3	>	>	>	>	>	>	>	-	X	>	>	>	X
4	Drawing	>	>	>	>	>	>	>	-	X	>	>	>	X
5	Dining	>	>	>	>	>	>	>	-	X	>	>	>	X
6	Lobby	>	>	>	>	>	>	>	-	X	>	>	>	X
7	Utility / balcony 1	>	>	>	>	>	>	>	-	X	>	>	>	X
8	Utility / balcony 2	>	>	>	>	>	>	>	-	X	>	>	>	X
9	Utility / balcony 3	>	>	>	>	>	>	>	-	X	>	>	>	X
10	Kitchen	>	>	>	>	>	>	>	-	X	>	>	>	X
11	Other	>	>	>	>	>	>	>	>	X	>	>	>	X
12	Other	>	>	>	>	>	>	>	>	X	>	>	>	X
Remarks		1) false ceiling work for the whole flat was not done 2) Painting work for doors and door frames to be improved 3) new balcony gride (oil painting) not done												

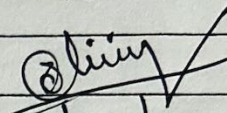
GULMOHAR RESIDENCY

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

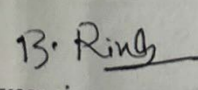
Flat No	304	Block no.	'C'
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Mr. B. Balaji Rao		
Phone No.	9490190001	Email	simchyde@gmail.com
	8121853565 - BOUNDHA.		

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	B. Rindh	Engg. Sign	
Date:	30.5.2023	Date	23/05/23.

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:

Changes in kitchen platform: (mark on plan)

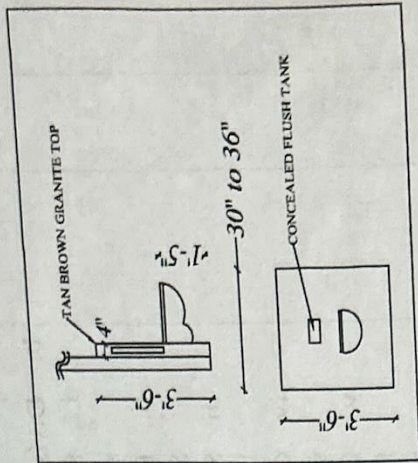
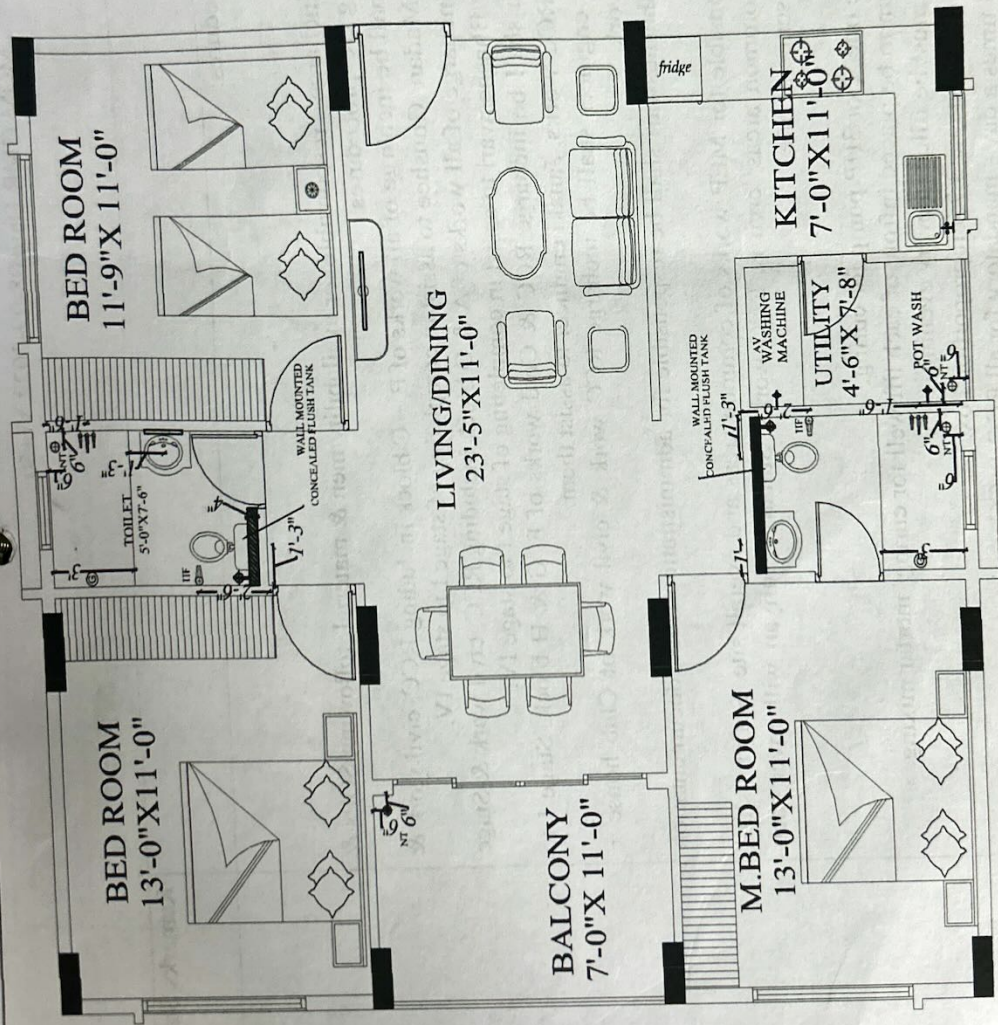
Other Changes:

- 1) Same as C-104 flat hall and living
- 2) Pooja room has to remain as same.
- 3) Dressing room has to be removed.

B. Rind
Buyers sign:

Shiv
Engg. Sign:

30/05/23.
Date:



LEGEND

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

Description	Direction N 	Owners & Developers :	Date :	Promoted by
		Modi Reality Mallapur LLP	Prepared By :	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Jayapradha
		Gulmohar Residency	Scale :	Soham Modi
				N.T.S
PLUMBING PLAN-1360 Sft (A1-TYPE)				

PLUMBING PLAN-1360 Sft (A1-TYPE)

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

Flat No.	C-304	Other	Sl. No.	39769
Company	MRM-UP	Project	Phase	
Prepared by	R.S. Jain	Sign	Date	20-04-2022
Project Manager	Ram Prasad	Sign	Date	20-04-2022
Previous stage report no.	39070	Report filed as signed by PM?	Yes ☒ No ☐	
Checked By MD on		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 lippum work. Tolerance 1/4"
7. Provision of tiles in bathrooms, kitchen & wash areas (rough plastering).
8. Check size of sink bowl. Hole should be 1" to 2" larger. (Tolerance: 1")
9. All doors frames should have 1/2" grooves.
10. Sill top must be of uniform thickness, correct height, at one level & without broken edges.

Certified that all corrections mentioned in the QC Report have been completed.
 Project In-charge Sign Date 27/04/22

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

S No	Room	Skirting Provision (✓ or X)	Furnishing around door frame (✓ or X)	Beams & columns finishing (✓ or X)	Finishing of lofts (✓ or X)	Electricity junctions finishing (✓ or X)	Windows check (✓ 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. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet-1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet-2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom-4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet-4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby-1 Poo SA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby-2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Remarks NOTE :- 1) Grooves for door frames not done properly.