

**gbrambabu@modiproperties.com**

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**From:** Gulmohar Residency <info@modiproperties.com>  
**Sent:** 08 April 2023 00:50  
**To:** cr@modiproperties.com; feedback@modiproperties.com;  
kprasad@modiproperties.com; gbrambabu@modiproperties.com;  
gmr@modiproperties.com; sujatmishra@gmail.com  
**Subject:** Complaints And Suggestions from Gulmohar Residency

Complaint Id : 7774

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :604

Nature of complaint :Construction

Customer Name : Sujat Kumar Mishra and Jitarani Satapathy

Email : sujatmishra@gmail.com

Complaints :

1. Severe seepage from roof - Multiple mail communications and follow ups done since last 3 months without much result. Cannot take hand over with such a big construction defect unless corrected on top priority.
2. Damaged main door fitted.
3. Alterations (Wash basin provision) not done. Water connection and drainage provision not yet provided.
4. Damaged Granite slab in the balcony.
5. Drain pipe and water connection pipes in the kitchen not concealed and completely exposed.
6. Lot of holes and damages in the walls not properly filled up.
7. Alteration of dressing area wall not done.

**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.



Construction Division  
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Sujat Kumar Mishra		
Villa/ Flat No.	C-604		

No	Description	Amount
	Total extra Charges	11,086 - 00
	Total refundable amount	-
	Net amount to be charges (if any)	11,086 - 00
	Net amount to be refunded (if any)	-

Remarks :

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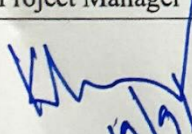


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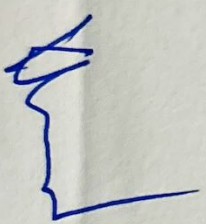
Approved by Project Manager	Approved by Design Team	Approved by MD
Date	Date	Date

  
 19/9/2023

**ESTIMATE SHEET**

Company Name:		MRMLLP						
Project:		Gulmohar Residency						
Work Description:		Extra Specs						
Est No.		C-604						
Prepared By		K. Narendar Reddy						
Date:		19-09-2023						
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount		
1	Tiles at utility area	Tiles at dado utility area labour charge	113 113	Sft Sft	35 18	3955.00 2034.00		
2	Bztrroom tiles anove 7 ft	Bztrroom tiles above 7 ft Bztrroom tiles above 7 ft	69 69	Sft Sft	35 18	2415.00 1242.00		
3	Granite extra	Granite	24	Sft	60	1440.00		
Total Amount						11086		

In words Eleven Thousand and Eighty Six Rupees only



**ESTIMATE SHEET**

Company Name:		MRM LLP		Approved by: Ramprasad				
Project:		Gulmohar Residency		Sign:				
Work Description:		Extra Specs						
Est No.:		C-604						
Prepared By:		K. Narendra Reddy						
Date:		19-09-2023						
S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos	E=AXBXCXD Quantity	F Units
1	Tiles at utility area	Tiles at dado utility area	23	1	5	1	113	112.50
2	Bathroom tiles above 7 ft	Bathroom tiles above 7 ft	23	1	2	2	69	69
3	Granite extra	Granite	3	1	2	2	9	
			5	1	2	2	15	24

*Handwritten signature*

Prepared by	SAHIBAN	Sign	28-06-2023
Project Manager	MARGINDAH/SUNIVAS	Sign	28-06-2023
Previous stage report no.	41688	Report filed and signed by PM	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Checked By MD on		MD Sign	<input type="checkbox"/> Yes <input type="checkbox"/> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Modular kitchen provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Modular kitchen workman ship	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input type="checkbox"/> Poor	Modular kitchen granite & dado workman ship & finishing	<input type="checkbox"/> Good <input type="checkbox"/> Avg <input checked="" type="checkbox"/> Poor
Video door phone /w/ifi cam to be provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Video door phone/w/ifi cam provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Painting marks and drops are cleaned from floor, windows, walls.	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Poor		

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

Project In-charge	Sign	Date

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 & covers	covers covering with plastic	Junction box covers painting
1	Bedroom 1 M. Bed	✓	✓	✓	X	✓	✓	✓	✓	✓	X	✓	✓	✓
2	Bedroom 2 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	X	X	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Toilet 2 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other													
15	Other													
Remarks		NOTE :- (1) In M. Toi, S. Board was not fixed properly. (2) windows grills finishing to be improved. (3) Flat to be cleaned.												

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

Flat No	C-604	Other	Sf. No.	41688
Company	MEMUP	Project	Phase	-
Prepared by	SALIKIRAN	Sign	Date	14-04-2023
Project Manager	SALIKUMAR	Sign	Date	14-04-2023
Previous stage report no.	41131	Report filed and signed by PM		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Checked By MD on	MD Sign	For filling		<input type="checkbox"/> Yes <input type="checkbox"/> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Granite soffit for balcony provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Granite soffit for balcony required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Balcony granite soffit edge polishing	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Poor
Balcony granite soffit workmanship	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Poor	Granite soffit for main door provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Granite soffit for main door required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Main door granite soffit edge polishing	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Poor
Main door granite soffit workmanship	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> 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 / 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-201	✓	XX	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2 G-401	✓	XX	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other													
9	Other													
Remarks		NOTE :- 1) In M-201, 3.8 sand provision was not provided properly. 2) provision for modular kitchen.												

**Quality Control Check Report.**

**Stage: After Finishing Stage II (Apartments)**

S No	Room	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	Rate the quality of (Good ✓, Avg. X, Poor -- needs correction X X, NA)		
														Good	Avg	Poor
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	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks														NOTE :- 1) tile packing in balcony & utility was not done.		
														2) doors & beading provision painting to be improved.		

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

Flat No.	C-604	Other	Sl. No.	4113
Company	MPM-LLP	Project	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	Date	06-01-2023
Project Manager	RAM PRASAD	Sign	Date	06-01-2023
Previous stage report no.		Report filed and signed by PM?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Additions & alterations sheet date		All pages signed by engineer & customer?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Checked By MD on		MD Sign	For filling	

**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 & plan. Tolerance 1".
6. Location, height and spirit level of electrical points must be checked as per measurements given in circular. Tolerance 1".
7. Civil work near pipes in balcony & utility must be neat and mortar should be removed from the pipes.
8. Civil work near pipes in balcony & check height above SFL.
9. Water proofing must cover all pipes & check height above SFL.
10. Fasteners must be used as specified in circular. Especially check fixing of PVC pipes.
11. Height of DB box must be 6" below false ceiling level or 12" below slab level.
12. 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

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

S No	Room	Civil work near pipes in balcony & utility <sup>7</sup> (✓ or ✗)	CPVC & PVC Checks <sup>5</sup> (✓ or ✗)	Electrical points check <sup>6</sup> (✓ or ✗)	Water proofing check <sup>8</sup> (✓ or ✗)	Proper use of fasteners check <sup>9</sup> (✓ or ✗)	Placement of DB <sup>10</sup> (✓ or ✗)	Placement of Generator changeover (✓ or ✗)	
1	Bedroom 1 M. Bed	-	-	✓	-	-	-	-	
2	Toilet 1 M. Toi	-	✓	✓	✓	-	-	-	
3	Bedroom 2 G. Bed	-	-	✓	-	-	-	-	
4	Toilet 2 C. Toi	-	✓	✓	✓	-	-	-	
5	Bedroom 3 C. Bed	-	-	✓	-	-	-	-	
6	Toilet 3	-	-	-	-	-	-	-	
7	Drawing	-	-	✓	-	-	-	-	
8	Dining	-	-	✓	-	-	✓	-	
9	Lobby 1 P. J. A	-	-	✓	-	-	-	-	
10	Utility / balcony 1	✓	-	✓	-	-	-	-	
11	Utility / balcony 2	✓	✓	✓	✓	✓	-	-	
12	Utility / balcony 3	-	-	✓	✓	✓	-	-	
13	Kitchen	-	✓	-	-	-	-	-	
14	Other	-	-	-	-	-	-	-	
15	Other	-	-	-	-	-	-	-	
Remarks		NOTE :- (1) level marking was not provided. (2) In c-toi, shower panel was not provided as per specifications.							
Remarks on additions & alteration sheet:									
Signed by engineer,		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Signed by customer,		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Revised drawing required from HO		<input type="checkbox"/> Yes <input type="checkbox"/> No		Approved revised drawing attached		<input type="checkbox"/> Yes <input type="checkbox"/> No			

Miscellaneous check

Screeding done on walls upto 12" outside bathroom/utility

Hole packing done around all pipes in ceiling and internal walls

Remarks:

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

Flat No.	C-604	Other	Sl. No.	40782
Company	MRM-UP	Project	Phase	-
Prepared by	K. Sneha	Sign	Date	05-11-2022
Project Manager	Ramprasad	Sign	Date	05-11-2022
Previous stage report no.	39889	Report filed and signed by PM?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Checked By MD on	MD Sign	For filling	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Recommendation: <input type="checkbox"/> Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. <input type="checkbox"/> Stop further work. Proceed with work after submitting ATR on QC report to QC team. <input checked="" type="checkbox"/> Proceed with further work only after making corrections pointed out in the QC report. ATR not required. <input type="checkbox"/> 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 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. 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 1/3"
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
		

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	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓
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 Pooja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby-2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other	✓	✓	✓	✓	✓	✓	✓	XX	✓	✓	✓	✓
Remarks		Note: 1. plastering workmanship to be improved.											

**Quality Control Check Report. Stage: After Brickwork (Apartments/ Lab Spaces)**

Flat No.	C-604	Others	SI. No.	39889
Company	MRM-UP	Project	Phase	
Prepared by	R. Sneha	Sign	Date	13-05-2022
Project Manager	Ram Prasad	Sign	Date	13-05-2022
Previous Stage report no.	39442	Report filed and signed by PM?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Apartment No.	Other	other	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Checked By MD on	MD Sign	For filling	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Recommendation:</b> <input type="checkbox"/> Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. <input type="checkbox"/> Stop further work. Proceed with work after submitting ATR on QC report to QC team. <input checked="" type="checkbox"/> Proceed with further work only after making corrections pointed out in the QC report. ATR not required. <input type="checkbox"/> 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 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" from SFL. (Tolerance: 1")
12. Check room height with specified height. (Tolerance: 1")
13. Check plumb of walls wherever 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



Quality Control Check Report.

Stage: After Brickwork (Apartments/ Lab Spaces)

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-1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	
2	Toilet-1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
3	Bedroom-2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
4	Toilet-2 c. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
5	Bedroom-3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
6	Toilet-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
9	Lobby-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
11	Utility / balcony-2	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	"	
12	Utility / balcony-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
14	Other pooja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	
Remarks		Note: ① Internal walls are changed AS per customer Request.											

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 ltrs) 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"). Lintel should be as per standard design.
7. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points.
8. Thickness of platforms & lofts should be between 2 & 2.5".
9. Provide single layer table brick at bottom of each door frame without threshold.
10. Check Z angle template size (Z angle for bathroom ventilators not required in new projects).
11. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
12. Z angle template must be 1" from brick wall surface from the inner side.
13. Z angle template must be 1" from brick wall surface from the inner side.

# 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	604	Block no.	' C '
Flat Area	1660 sft	Type	Deluxe / <del>Luxury</del>
Buyer Name	<del>XXXXXXXXXXXX</del> Sujata Kumar (Sujata Kumar)		
Phone No.	9000241961	Email	Sujatmishra@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	Sujat	Engg. Sign	@himy
Date:	19.03.22	Date	19/03/22

**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.

40782

*[Handwritten Signature]*

Date: 19/3/22

Choice of colours:

Changes in flooring:

- kitchen flooring to be Country Almond.
- kitchen dado to be Country Chocolate.
- Balcony flooring to be Country Rose.
- Utility as default.

Suyat

Buyers sign: 30.4.22

Engg.

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

→ MBR toilet & Common toilet to be Ultra Sprinkler tiles Series.

19/11/22

- ① Ultra sprinkle common Toilet
- ② Malaysia brand Master Toilet.
- ③ Living/Dig/3 bed room = Vitrified (bibilox)
- ④

Buyers sign: Sujat  
(30.4.22)

Muy  
Engg. Sign.

Date:

Changes in kitchen platform: (mark on plan)

- ① Roof seepage was very high during rainy season  
The same need to be treated and shown to us with water filled a roof.
- ② False roofing tile, need to contact me to add design.
- ③ Master bathroom door position opening to be reversed.  
because the door is dashing with the wash basin <sup>slab</sup> <sup>syhat</sup>
- ④ Granite <sup>of slab</sup> on the kitchen to be put after the completion of modular.

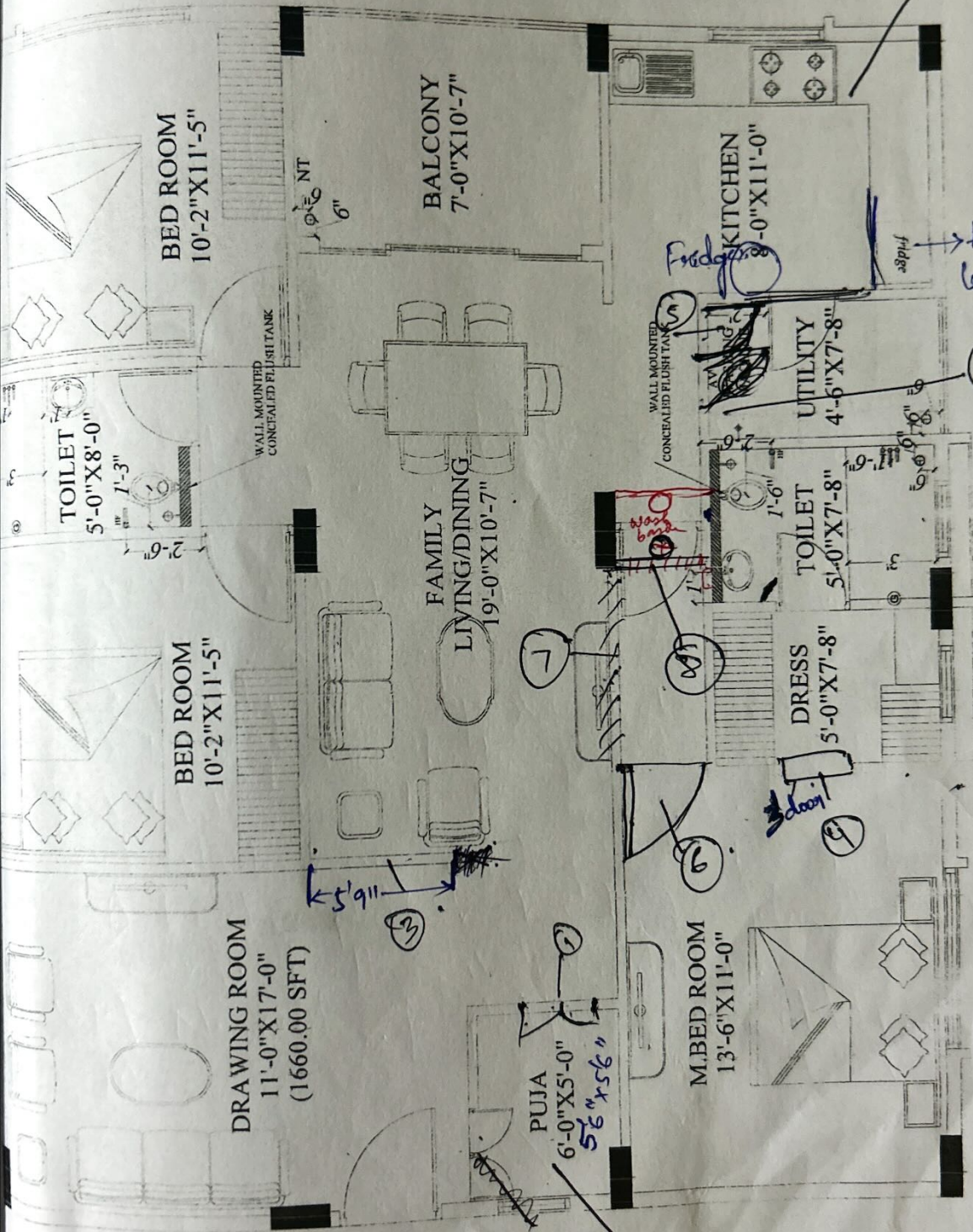
Other Changes:

- 1) Pooja room door position has to be changed to <sup>east</sup> ~~west~~ side.
- 2) Pooja Room size 5'6" x 5'6".
- 3) 6'3" wall has to be reduced to 5'9".
- 4) Dress room opening should be 3' instead 2'6".
- 5) Utility door opening to be north side.
- 6) Door position to be placed as per drawing.
- 7) Wall has to be removed.
- 8) Wash basin point of wall has to be raised.
- 9) Kitchen platform has to be placed till the end of the wall (utility).
- 10) No need of platform in utility.
- 11) Wash basin area tile till mirror height.

Buyers sign: Syhat  
(19.3.22)

Mary  
Engg. Sign:

Date:

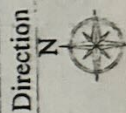


LEGEND

HEALTH FAUCET	⊕
ANGLE VALVE	⊙
NANI TRAP	⊖
3" RAIN WATER PIPE	⊗
GEASER POINT	⊕
WALL MIXTURE	⊕
TAP / LONG BODY	⊕

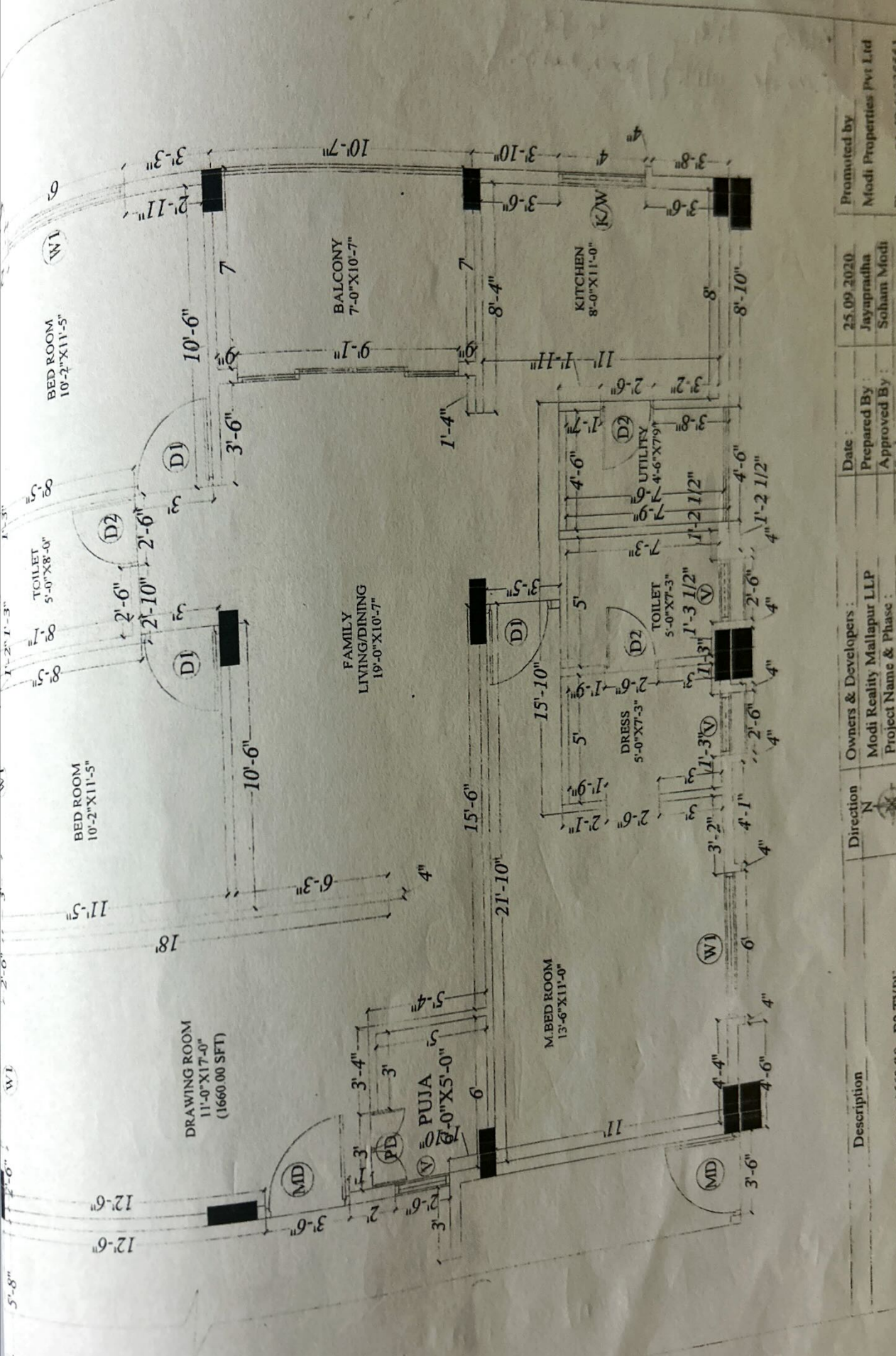
Date: 04.09.20  
 Prepared By: Jayapradha  
 Approved By: Soham Modi  
 Promoted by: Modi Properties Pvt Ltd

Owners & Developers:  
 Modi Reality Mallapur LLP  
 Project Name & Phase:



Description  
 PLUMBING PLAN-1660 Sft (B2-TYPE)

Sujat  
 19.3.22



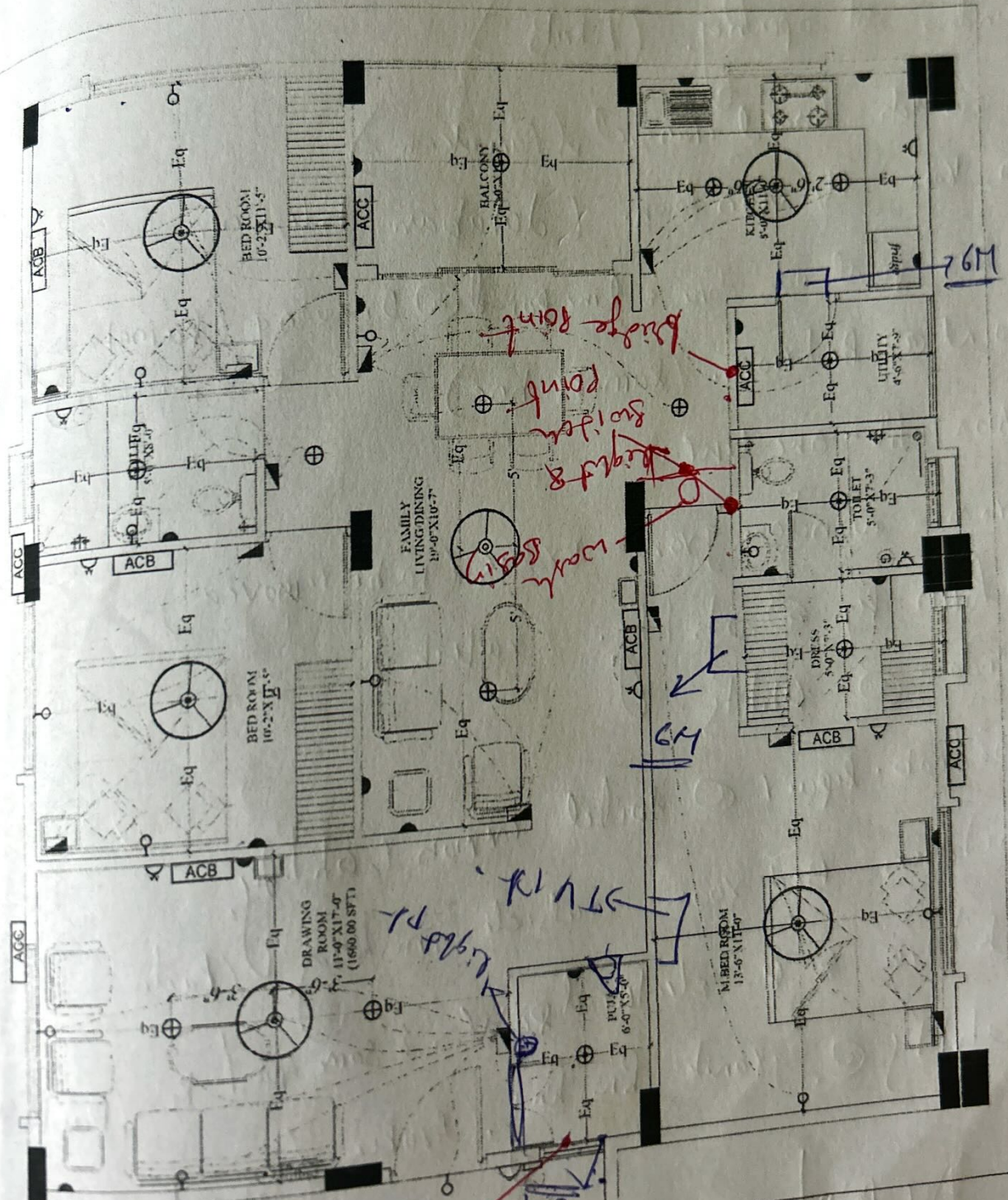
Description	Direction	Owners & Developers	Date	Prepared By	Approved By	Promoted by
WORKING PLAN-1660 Sft - B2 TYPE	N	Modi Realty Mallapur LLP Project Name & Phase : Gulmohar Residency	25.09.2020	Jayapradha	Soham Modi	Modi Properties Pvt Ltd
						N.T.S Phone: +91-48-6633551



**LEGEND:-**

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1	Distribution Board & Change over	DB	7 TO 7.5
2	Switch board	SB	4 OR 4.5
3	Wall point/Brocket light	W.P.	7.5 TO 7.8
4	5 amp plug point	5.A.P.P.	2
5	Ceiling fan	C.F.	8' OR 7'
6	Geyser point/EA	G.P.	7'
7	Exhaust fan	E.F.	7'
8	15 amp plug point	15.A.P.P.	2 OR 2.5 OR 7'
9	Television point	T.V.P.	7
10	Telephone point	T.P.	2
11	Calling Bell	C.B.	4.5
12	Bell Push	B.P.	6
13	Ceiling light	C.L.	7'
14	Wt. Centre	W.C.	7 TO 7.5
15	AO Compressor	ACC	7 TO 7.5
16	AC Breaker	ACB	7 TO 7.5
17	Switch board with SA board	S.B.	4 TO 4.5

Note - Switch boards next to bed side must be @ 3'6" from center of bed.



Date:	23.09.2020	Prepared By:	Jayapradha	Promoted by:	Modi Properties Pvt Ltd
Approved By:	Soham Modi	Scale:	N.T.S	Phone:	+91-40-66335551
Owners & Developers:	Modi Reality Mallapur LLP	Description			
Project Name & Phase:	Gulmohar Residency	ELECTRICAL PLAN - 1660 Sft - B2 TYPE			