

From: Gulmohar Residency <info@modiproperties.com>
Sent: 12 September 2023 12:00
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-
const@modiproperties.in; kodeladurga@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 543360
Project Name : Gulmohar Residency
Block No / Phase : Block C
Flat No/Villa :103
Nature of complaint :Construction
Customer Name : K. Durga Prasad
Email : kodeladurga@gmail.com
Complaints :
1. CC camera not yet fixed
2. water tank in utility not provided

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.

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; kodeladurga@gmail.com

Date: Thursday, August 31, 2023 at 11:26 AM GMT+5:30

Complaint Id : 493009

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :103

Nature of complaint :Construction

Customer Name : Durga Bhaskar

Email : kodeladurga@gmail.com

Complaints :

1. Mian door polish not done
2. Flush not working in washroom
3. Guest bedroom lock not working
4. Electrical wiring pending in wash room. Kindly attend these pending works at an earliest

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.

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

Flat No.	C-103	Other	SI. No.	39149
Company	MRM- (LLP)	Project	Phase	-
Prepared by	P. Bharath	Sign	Date	11-01-22
Project Manager	Rampasad	Sign	Date	11-01-22
Previous stage report no.	38987	Report filed and signed by PM?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Additions & alterations sheet date	20/09/21	All pages signed by engineer & customer?	<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.

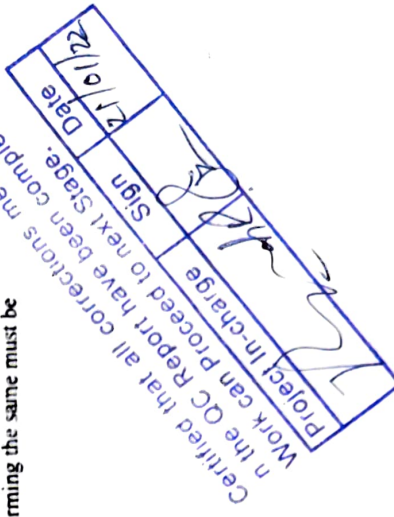
Inspection should be done after:

- 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 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.

 Project In-Charge Sign Date 21/01/22

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

S No	Room	Civil work near pipes in balcony & utility (✓ 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) One coat of Luppam provided, Extra fasteners to be used in utility.

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 checked="" type="checkbox"/> No	Approved revised drawing attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Flat No.	C-103	Other	SI. No.	38987
Company	MRM-(LLP)	Project	Phase	-
Prepared by	P. Bhaskar	Sign	Date	14-12-21
Project Manager	Rampasud	Sign	Date	14-12-21
Previous stage report no.	38660	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. A TR 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 1/2"
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.

Handwritten signature and date: 16/12/21

General Note: This report is valid only for the project mentioned.
 Work can not be used for other project.
 Project Initiated: _____ Date: _____
 Project Completed: _____ Date: _____

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.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M-Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 (-T)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Terrace/balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Terrace/balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Terrace/balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Perticoukilla	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

Flat No.	C-108	Others	SI No.	38660
Company	MRM (LLP)	Project	Phase	
Prepared by	T. Vinod Kumar	Sign	Date	26-10-21
Project Manager	Ram Prasad	Sign	Date	26-10-21
Previous Stage report no.	38297	Report filed and signed by PM?		Yes
Apartment No.	Other	other		
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:
- 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 sili level should be 3"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. Sign Date: 26/10/21

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

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door lintel design & level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Windows lintel design & level, Sill level (✓ or X)	Windows size (✓ or X)	Windows - template depth & diagonal (✓ or X)	Windows - template red oxide painting (✓ or X)	Loft & Kitchen platform height (✓ or X)	Loft & Kitchen platform slope (✓ or X)	Door size, face and position (✓ or X)
1	Bedroom - M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet - M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom - 2 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet - C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom - 3 C. 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:		Note:- Jd left hacking to be done.											

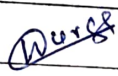
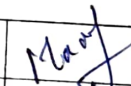
GULMOHAR RESIDENCY

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	104 103	Block no.	' C '
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Shilpa M. Durga Bhasker		
Phone No.	7680885873	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	20/11/21

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 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: 20/11/21

Changes in flooring:

16/12/21

- ① Live/Din/Kit/2 bedrooms - Vetsitied (bibilae)
- ② M & C.T ~~to~~ → Ultra Sprinkle
- ③ Utility → black (flooring)
- white (dado)
- X

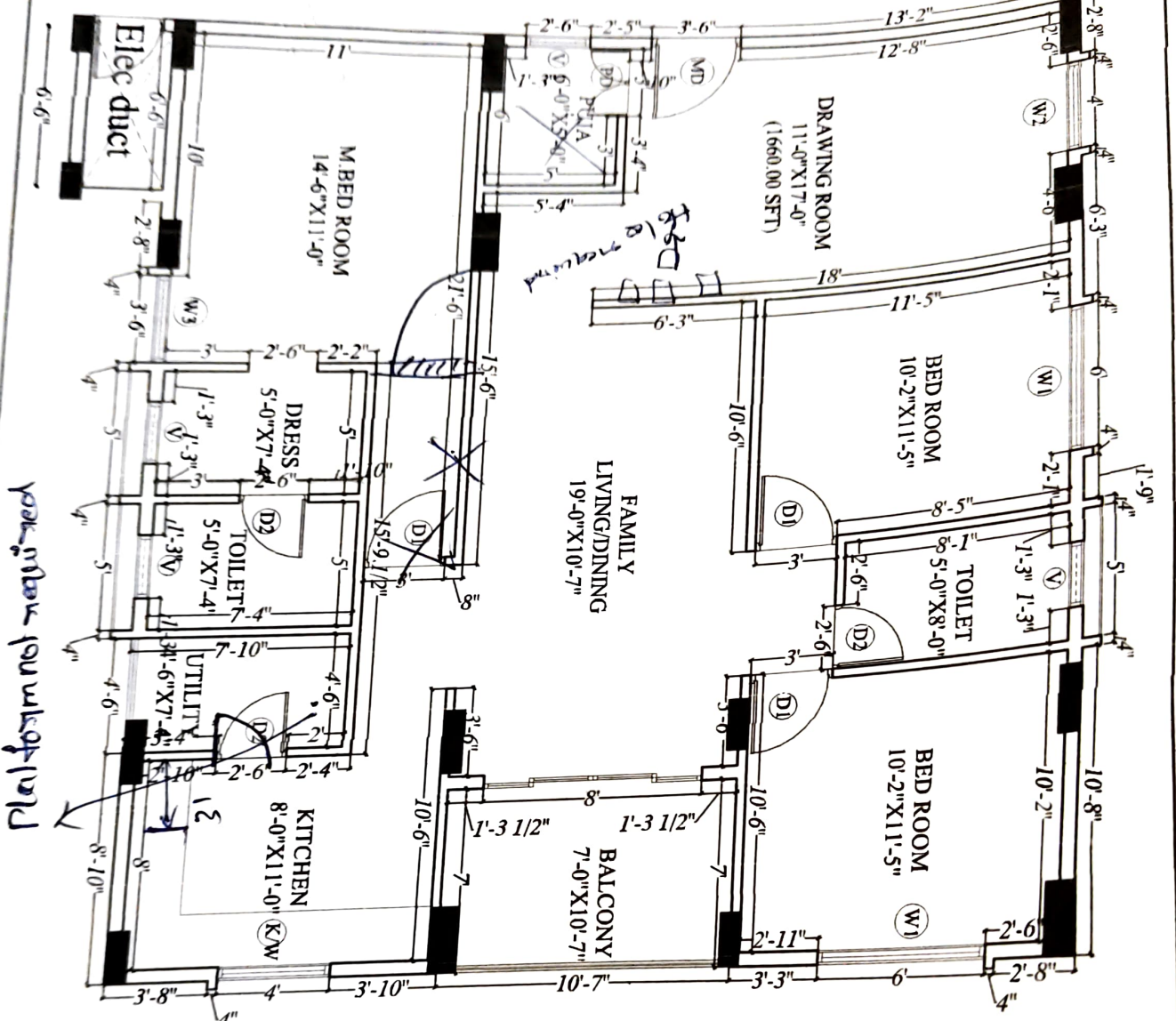
Wang

Buyers sign: Wang

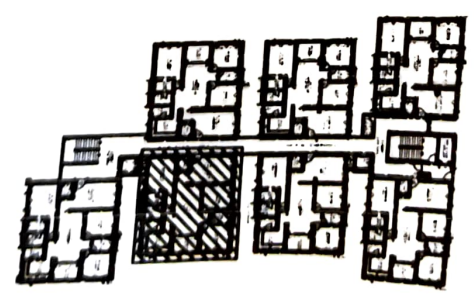
Mary
Engg. Sign:

Date: 20/12/21

Mudra



यक-मिड-वेस्ट फेसिंग (19/21)



DRG

C-BLOCK-Flat no-3-B2 Type-West facing- Working plan

Description



Owners & Developers:
Modi Realty Mallapur LLP
Project Name & Phase:
Gulmohar Residency

Date:
Prepared By:
Approved By:

17.02.2021
Jayspradha
Soham Modi

Promoted by:
Modi Properties Pvt. Ltd.