

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Mr. shib shankar kanyuk		
Villa/ Flat No.	C-101		
Sl.No	Description	Amount	
1	Total extra Charges	2500=00	
2	Total refundable amount	6340=00	
3	Net amount to be charges (if any)	-	
4	Net amount to be refunded (if any)	3840=00	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date 11/12/2023		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.

[illegible]

Kul

ESTIMATE SHEET									
Company Name	MRMLP								
Project	Gulmohar Residency								
Work Description	Extra Specs								
Flat No.	C-101								
Prepared By	K. Narendar Reddy								
Date:	11-12-2023								
S No	Item Head	Item Description	Quantity	Units	Rate	Amount			
1	Wash basin point	Wash Basin point	1	no	2500	2500.00			
	Extra Charge								
	Refund								
	Sub Total A					2500.00			
1	Kitchen Sink	Kitchen Sink	1	no	3000	3000.00			
2	Kitchen Granite	Kitchen Granite	32	sft	65	2080.00			
3	Kitchen Dado Tiles	Kitchen Dado Tiles	36	sft	35	1260.00			
	Sub Total B					6340.00			
	Grand Total (Sub Total B- Sub Total A)					3840.00			
In words Three Thousand Eight Hundred Forty Rupees only									

In words 'Three Thousand Eight Hundred Forty Rupees only'



Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	C-101		
Villa/ Flat No.	Slub Shankar Ganguli		
Sl.No	Description	Amount	
1	Total extra Charges	2500-00	
2	Total refundable amount	-	
3	Net amount to be charges (if any)	2500-00	
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				
Work Description:	Extra Specs				
Flat No.	C-101				
Prepared By	K Narendar Reddy				
Date:	19-09-2023				
S No.		Item Head	Item Description	Quantity	Units
		Extra Charges			Rate
1	Extra Wash Basin point provision		Extra Wash Basin point provision	1	no
					2500
					2500.00
			Total Amount		2500
			In words Two Thousand Five Hundred Rupees only		

In words Two Thousand Five Hundred Rupees only

ATR on Quality Control Check Report. (Apartment)

Flat No	C-101	QC report stage	Stage - III	SL No.	42217
Company	NRM LLP	Project	GRIP	Phase	-
Prepared by	neenakshi	Sign	(Signature)	Date	09/08/23
Project Manager	K. Vasudeva	Sign	(Signature)	Date	09/08/23
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 copies of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks:

All works done

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

Flat No	C-101	Other	-	Sl. No.	42217
Company	MRM-(LLP)	Project	GMR	Phase	-
Prepared by	P. Bhargava	Sign	Buss	Date	09-08-23
Project Manager	Aravind Kumar	Sign	(Signature)	Date	09-08-23
Previous stage report no.	40974	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	Sign	Date
(Signature)		

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

		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 & covering with plastic covers	Junction box covers painting	
1	Bedroom 1 M-Bed	✓	✓	✓	XX	✓	✓	✓	✓	✓	XX	XX	✓	
2	Bedroom 2 K-Bed	✓	✓	✓	XX	✓	✓	✓	✓	✓	XX	XX	✓	
3	Bedroom 3 Gr-Bed	✓	✓	✓	XX	✓	✓	✓	✓	✓	XX	XX	✓	
4	Drawing	XX	✓	✓	XX	✓	✓	✓	✓	✓	XX	XX	✓	
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility / balcony 1	✓	✓	✓	XX	✓	✓	✓	✓	XX	XX	✓	✓	
8	Utility / balcony 2	✓	✓	✓	XX	✓	✓	✓	✓	✓	XX	✓	✓	
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	XX	✓	✓	
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	XX	✓	✓	
11	Toilet 1 - M - Toi	✓	✓	✓	XX	✓	✓	✓	✓	✓	XX	XX	✓	
12	Toilet 2 C - Toi	✓	✓	✓	XX	✓	✓	✓	✓	✓	XX	XX	✓	
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
14	Other													
15	Other													

Remarks

- Cleaning work's in the flat was poor; main door painting was poor.
- Switch Boards and Round sheet's were missing in couple of rooms. (7) French door lock was not working properly. (1) DB Box cover not provided in Drawing. (2) Top of french door grill lower was damaged. (3) C-Toi door paint was not done, K-Bed grill was not fixed. (6) Kitchen Switch Board's not provided. (7) Utility grill and M-Toi grill not provided.

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

Flat No	C-101	Other		Sl. No.	40974
Company	MPM-CLIP	Project	GMR	Phase	-
Prepared by	P. Bhandari	Sign	<i>P. Bhandari</i>	Date	16-12-22
Project Manager	Rampasadi	Sign	<i>Rampasadi</i>	Date	16-12-22
Previous stage report no.				Report filed and signed by PM	☒ Yes ☐ No
Checked By MD on		MD Sign	39141	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 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		

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

	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	✓	XX	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2	✓	XX	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	XX	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓
8	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Remarks

1) provision for modular kitchen. 2) To utility finishing near chipping works not done. Electrical Conduiting concealing wires pending at many locations.

Swadesh
26/1/23

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

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)													
S No	Room	Color variation of floor tiles	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 heading, lippam and painting quality.	Edge building	
1	Bedroom 1 M.Bd	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	
2	Bedroom 2 K.Bd	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	
3	Bedroom 3 G.Bd	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	
4	Drawing	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	
5	Dining	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	
6	Lobby 1	-	-	-	-	-	-	-	-	-	-	-	-	XX	
7	Utility / balcony 1	✓	✓	-	-	-	✓	✓	-	-	✓	✓	✓	XX	
8	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	X	
9	Utility / balcony 3	-	-	✓	✓	-	-	-	-	-	-	-	-	XX	
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	XX	
11	Other														
12	Other														
Remarks		D false ceiling in the flat was not done. 2) pending works for doors and door frames to be improved. 3) cleaning works in the flat were done.													

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

Flat No.	C-101	Other	-	Sl. No.	39147
Company	MRM- (LLP)	Project	GMR	Phase	-
Prepared by	P. Bhargava	Sign	P. B.	Date	11-01-22
Project Manager	Rampasid	Sign	P. B.	Date	11-01-22
Previous stage report no.	38985	Report filed and signed by PM?	☒ Yes ☐ No		
Additions & alterations sheet date	01/03/21	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 corrections mentioned
in the QC Report have been completed.
Work can Proceed to next Stage.

Project In-charge	Sign	Date
	P. B.	20/01/22

Quality Control Check Repot. 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.Bd	—	—	✓	—	—	—	—
2	Toilet 1 M-Toi	—	✓	✓	✓	—	—	—
3	Bedroom 2 K.Bd	—	—	✓	—	—	—	—
4	Toilet 2 C-Toi	—	✓	✓	✓	—	—	—
5	Bedroom 3 Ch.Bd	—	—	✓	—	—	—	—
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. As per customer's request some plumbing and electrical points were changed.

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

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

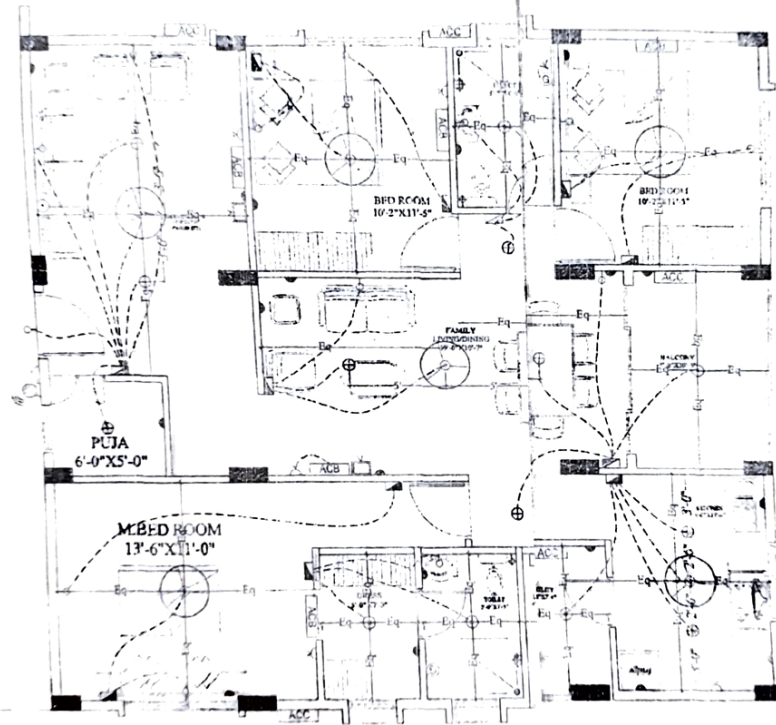
☐ Yes ☒ No

Remarks:

1) One S-B Missing near Balcony

2) screeding for C-Tai (9") provided instead of (12") from (FL)

C-103, elctc.



LEGEND:

S.NO.	ITEM	SYMBOL	HEIGHT
1.	Overhead tank		10'0" to 12'0"
2.	Water pump		7'0" to 8'0"
3.	Water pump/boiler		7'0" to 8'0"
4.	1.5 Ton Split AC		7'0" to 8'0"
5.	Split AC		7'0" to 8'0"
6.	Split AC		7'0" to 8'0"
7.	Split AC		7'0" to 8'0"
8.	Split AC		7'0" to 8'0"
9.	Split AC		7'0" to 8'0"
10.	Split AC		7'0" to 8'0"
11.	Split AC		7'0" to 8'0"
12.	Split AC		7'0" to 8'0"
13.	Split AC		7'0" to 8'0"
14.	Split AC		7'0" to 8'0"
15.	Split AC		7'0" to 8'0"
16.	Split AC		7'0" to 8'0"
17.	Split AC		7'0" to 8'0"
18.	Split AC		7'0" to 8'0"
19.	Split AC		7'0" to 8'0"
20.	Split AC		7'0" to 8'0"

Note: Check the height of the tank and the pump.

Description QC-B-BLOCK-ELECTRICAL PLAN - PLATS NO 2 TYPE	Direction 	Owners & Developers Modi Realty Pvt. Ltd. Project Name Gulmohar Res.	Designers Jayaprada Phase Soham Modi Scale N.T.S.	Date 23.09.2020	Promoted by Modi Properties Pvt. Ltd. Phone: +91-40-66335551
		Prepared By Jayaprada	Approved By Soham Modi		

Quality Control Check Report.

Stage: After Plastering (Apartments)

Flat No.	C-101	Other	-	Sl. No.	38985
Company	MRM- (LLP)	Project	GMR	Phase	-
Prepared by	P. Bhaskar	Sign	P. B.	Date	14-12-21
Project Manager	Rampasud	Sign	P. B.	Date	14-12-21
Previous stage report no.	38773	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.					

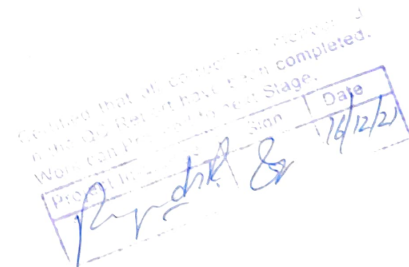
Inspection should be done after:

- 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 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.

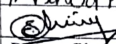


Quality Control Check Report.

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-B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K-B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 (-Toi)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G-B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2 utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Terrace/ balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Terrace / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓
15	Terrace / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Other	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓
Remarks		1) Finishing near kitchen plumbing lines to be done.											

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

Flat No.	C-101	Others		Sl. No.	28773
Company	MRM(LP)	Project	CMX	Phase	—
Prepared by	T. Vinod Kumar	Sign	T. Vinod Kumar	Date	09-11-21
Project Manager	Ramprasad	Sign		Date	09-11-21
Previous Stage report no.	38297	Report filed and signed by PM?		Yes	
Apartment No.		Other		other	
Checked By MD on		MD Sign		For filling	☐ 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 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"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 in the QC Report have been completed.
 Project In-charge:  Date: 8/11/21
 for:

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

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 ½" after plastering.
6. Lintel level should be 7"3" from SFL & 7" from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Lofts should be at a height of 7" to 7"3" from FFL. Kitchen platform thickness should be 2", SFL to bottom 31".. (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.
11. Check Z angle template size (Z angle for bathroom ventilators not required in new projects).
12. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
13. Z angle template must be 1" from brick wall surface from the inner side.

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

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

GULMOHAR RESIDENCY

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

Details of Additions & Alterations

Flat No	101	Block no.	C	
Flat Area	1660	sft	Type	Deluxe / Luxury
Buyer Name	Shib Sankar Ganguli Ganguli			
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	Shib Sankar Ganguli	Engg. Sign	Devi
Date:	20/3/21	Date	13/3/21

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:

Shib Sankar Ganguli

Engg. Sign:

Devi

13/3/21

Date:

Choice of colours:

Changes in flooring:

- ① ^{8-104, HE D Tiles} Earth Beige in Hall, Dining & children Bed room
- ② ~~wood natural~~ ~~floor~~ in M.Bedroom & guest Bedroom.

Same as 8-104 - (model flat) -

- ① ~~Red~~ beige for living, dining, Dressing & G.R. Room.
M.B.R. Wood natural.
- ② C.B.R. Dark wood ~~natural~~
- ③ kitchen = Country Almond.
- ④ Bedroom = Country Pine.
- ⑤ utility = Black honey of white.

Buyers sign:

EMge. Sign:

12/21
Date:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① M.B.T - ~~M.B.T~~ ~~Basco~~ ~~Basco~~ Lina (105-CT)
- ② C.T - Ultra (105-M.T)

Buyers sign:



Engg. Sign:



Date:

Changes in kitchen platform: (mark on plan)

Other Changes:

- ① Large Room not required
- ② Partition wall be removed 3'3" instead of 6'3"
- ③ Electrical switch board has to be shifted to bed room wall.
- ④ Dressing room not required. ⑤ M.B.E. door to be shifted to Bathroom door framing.
- ⑥ Required work framing.
- ⑦ Need electrical panel in children bed room. ⑧
- ⑧ Need 4.5 amps socket in kitchen.

Buyers sign:



Engg. Sign:



Date:



PLUMBING PLAN-1660 Sft (B2-TYPE)



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

Date :
Prepared By :
Approved By :
Scale :

04.09.20
Jayapradha
Soham Modi

Promoted by
Modi Properties Pvt Ltd
Phone : 011-46325551

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; pallavi mukherjee05@gmail.com

Date: Tuesday, January 30, 2024 at 10:49 AM GMT+5:30

Complaint Id : 322038

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :C-101

Nature of complaint : Construction

Customer Name : Pallavi Mukherjee

Email : pallavi.mukherjee05@gmail.com

Complaints :

1. water leakage in the MBR washroom where after flushing water is getting leaked from the walls
2. Utility drainage there is an over flow of water
3. utility washing machine are there is again a leakage of water from the walls

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-101	ATR Date	05-02-24
Project	GMR	Complaint Date	30-01-24
Customer Name	Pallavi Mukherjee	Com.ID no:	14144
Prepared By	B. Meenakshi		
Project Manager's Sign	K.Narendar	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

Complaints And Suggestions from Gulmohar Residency

From: Gulmohar Residency (info@modiproperties.com)

To: cr@modiproperties.com, feedback@modiproperties.com, kprasad@modiproperties.com, gbraambabu@modiproperties.com, gmr_const@modiproperties.in, pallavi.mukherjee05@gmail.com

Date: Wednesday, January 31, 2024 at 04:08 PM GMT+5:30

Complaint Id : 317024

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa : C-101

Nature of complaint : Construction

Customer Name : Pallavi Mukherjee

Email : pallavi.mukherjee05@gmail.com

Complaints :

1. mis alignment of grill in the window (small window beside the main entrance)
2. Breakage of the Granite in the small window while installing the grill
3. complaining since last 4 months

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-101	ATR Date	15-02-24
Project	GMR	Complaint Date	31-01-24
Customer Name	Pallavi Mukherjee	Com.ID.no:	14150
Prepared By	B.Meenakshi		
Project Manager's Sign	K.Narendar	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

From: Gulmohar Residency <info@modiproperties.com>
Sent: 27 February 2024 09:59
To: cr@modiproperties.com; feedback@modiproperties.com; gmr-kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-const@modiproperties.in; pallavi.mukherjee05@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 292720

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :C-101

Nature of complaint :Construction

Customer Name : Pallavi Mukherjee

Email : pallavi.mukherjee05@gmail.com

Complaints :

1. Alignment of the walls in the living area
2. Pipeline leakage issues which has started in the walls of kitchen and utility area and is destroying my kitchen furnitures
3. hollow sounds of the tiles in the dinning area
4. Painting issues
5. window grill is pending for last 3 months

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.

