

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Mr. Ravi Kanth Bhate		
Villa/ Flat No.	C-402		
Sl.No	Description	Amount	
1	Total extra Charges	Nil	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	—	
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.

2024-10-11
4/84

ESTIMATE SHEET									
Company Name:		NRMA LP							
Project:		Gulmashur Residency							
Work Description:		Extra Specs							
Est. No.		C-402							
Prepared By		K. Narendar Reddy							
Date		17-10-2023							
S No.		Item Head							
1		NIL							
		Item Description							
		Quantity							
		Units							
		Rate							
		Amount							
		Total Amount							

MEASUREMENT SHEET											
Company Name:	MRMLLP							Approved by: Ramprasad			
Project:	Gulmohar Residency							Sign:			
Work Description:	Extra Specs										
Flat No.	C-402										
Prepared By	K. Narendra Reddy										
Date:	17-10-2023										
S.No.		Item Head		Item Description		A	B	C	D	E=AXBXCXD	F
						Length	Width	Height	Nos	Quantity	Units
	1	NIL									

17

ATR on Quality Control Check Report. (Apartments)

Flat No	C-402	QC report stage	Stage-1B	Sl. No.	42026
Company	MEMUL	Project	GMP	Phase	
Prepared by	Munish	Sign		Date	28/7/23
Project Manager	K. Narasimhan	Sign		Date	28/7/23
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 completed.

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

Flat No	C-402	Other	Sl. No.	42026
Company	ARM-CLLP	Project	Phase	
Prepared by	P. Bhaskar	Sign	Date	05-07-23
Project Manager	Narendra Reddy	Sign	Date	05-07-23
Previous stage report no.		Report filed and signed by PM		☐ Yes ☒ No
Checked By MD on		MD Sign	For filling	☐ Yes ☐ No

Recommendation:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- ☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- ☐ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- ☐ Proceed with further work. ATR not required.

Inspection should be done after :

- Completing stage II works.
- Complete works like doors, windows, grills, electrical wiring, switches, french door glass, etc.
- In case of modular kitchen provide platform, granite and dado and modular kitchen in this stage.
- Provide video door phone in this stage.
- Possession for wood work cannot be given until QC check for stage III is completed and all corrections mentioned in the report are made.

Miscellaneous check:

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	

Project Incharge	Sign	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 K-Bed	✓	✓	✓	✕	✓	✓				✕	✕	✓
3	Bedroom-3 G-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
 1) false ceiling work will be done by customer itself. ✓ near pot work.
 painting not done. ✓ In M-Toi ledge wall granite couple switch boards was not provided in the flat. ✓ Utility grill was not provided. ✓ R/W and street's are switch boards were not provided in flat.

Quality Control Check Report Stage: After Finishing Stage II (Appointments)

Flat No	C-402	Other	-	Sl. No.	41152
Company	MPM-LLP	Project	GMR	Phase	-
Prepared by	R.S. SAIVIRAN	Sign	R.S. SAIVIRAN	Date	11-01-2023
Project Manager	RAM PRASAD	Sign	[Signature]	Date	11-01-2023
Previous stage report no.	40235	MD Sign	Report filed and signed by PM	☒ Yes ☐ No	
Checked By MD on		MD Sign	For filling	☐ Yes ☐ No	
Recommendation: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☐ Proceed with further work. ATR not required.					

Inspection should be done after:

- Completion of flooring, bathroom /utility tiles, first coat of paint.
- Completion of doors, windows, grills, electrical wiring, switches must be done in next stage
- False ceiling must be completed before flooring.
- Kitchen platform, granite and dado must be completed where modular kitchen is not provided.
- Provide granite soffit for main door and balconies in this stage.

Miscellaneous check:

Main door fixed with lock & stopper	☒ Yes ☐ No	Granite soffit for balcony 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
[Signature]		

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.toi	✓	×	×	✓	×	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2 c.toi	✓	×	✓	×	✓	✓	✓	✓	×	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	×	×	×	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other													
9	Other													
Remarks		NOTE :- 1) provision for modular kitchen												
		2) In m.toi & c.toi, false ceiling work was not completed.												

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

		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, N/A)													
Flooring & painting		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 beading, lippam and painting quality	Edge building	
S No	Room														
1	Bedroom 1 m. bed	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
2	Bedroom 2 c. bed	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	
3	Bedroom 3 c. bed	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
4	Drawing	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
5	Dining	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
6	Lobby 1 PUSA	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
8	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
10	Kitchen	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
11	Other								X		✓	✓	✓	✓	
12	Other										✓	✓	✓	✓	
Remarks		NOTE :- 1) General quality of painting work to be improved for door frames.													

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

Flat No.	C-402	Other	-	Sl. No.	40235
Company	NRM - LLP	Project	QMK	Phase	-
Prepared by	R. S. SATHIRAN	Sign	R. S. Sathir	Date	20-09-2022
Project Manager	RAM PRASAD	Sign	[Signature]	Date	20-09-2022
Previous stage report no.	39996	Report filed and signed by PM?		☒ Yes ☐ No	
Additions & alterations sheet date		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. Sign Date

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

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or X)	CPVC & PVC Check ⁵ (✓ or X)	Electrical points check ⁶ (✓ or X)	Water proofing check ⁸ (✓ or X)	Proper use of fasteners check ⁹ (✓ or X)	Placement of DB ¹⁰ (✓ or X)	Placement of Generator changeover (✓ or X)
1	Bedroom 1 M.Bcd	—	—	—	—	—	—	—
2	Toilet 1 M. Toi	—	—	—	—	—	—	—
3	Bedroom 2 C.Bcd	—	✓	✓	✓	✓	—	—
4	Toilet 2 C. Toi	—	—	✓	—	—	—	—
5	Bedroom 3 K.Bcd	—	✓	✓	✓	✓	—	—
6	Toilet 3	—	—	✓	—	—	—	—
7	Drawing	—	—	✓	—	—	—	—
8	Dining	—	—	—	—	—	—	—
9	Lobby 1 Pooja	—	—	✓	—	—	—	—
10	Utility / balcony 1	—	—	✓	—	—	—	—
11	Utility / balcony 2	X	✓	✓	—	—	✓	—
12	Utility / balcony 3	X	✓	✓	—	—	—	—
13	Kitchen	—	—	✓	✓	✓	—	—
14	Other	—	✓	—	—	—	—	—
15	Other	—	—	✓	—	—	—	—
Remarks NOTE :- 1) In m. Toi, The Keyser Angle work was placed in [6'3"] instead of [6'6"]. (2) Level marking was not done.								
Remarks on additions & alteration sheet:								
Signed by engineer,		☒ Yes ☐ No	Signed by customer,		☒ Yes ☐ No			
Revised drawing required from HO		☐ Yes ☐ No	Approved revised drawing attached		☐ Yes ☐ No		—	

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

Miscellaneous check

Screeding done on walls upto 12" outside bathroom/utility	☒ Yes ☐ No
Bathroom /utility filled with 4" water for water proof check	☒ Yes ☐ No
Hole packing done around all pipes in ceiling and internal walls	☒ Yes ☐ No
Remarks:	



DATE	TIME	PHASE	REMARKS
1	08:00	1	Start of day
2	08:30	2	First observation
3	09:00	3	Second observation
4	09:30	4	Third observation
5	10:00	5	Fourth observation
6	10:30	6	Fifth observation
7	11:00	7	Sixth observation
8	11:30	8	Seventh observation
9	12:00	9	Eighth observation
10	12:30	10	Ninth observation
11	13:00	11	Tenth observation
12	13:30	12	Eleventh observation
13	14:00	13	Twelfth observation
14	14:30	14	Thirteenth observation
15	15:00	15	Fourteenth observation
16	15:30	16	Fifteenth observation
17	16:00	17	Sixteenth observation
18	16:30	18	Seventeenth observation
19	17:00	19	Eighteenth observation
20	17:30	20	Nineteenth observation
21	18:00	21	Twentieth observation
22	18:30	22	Twenty-first observation
23	19:00	23	Twenty-second observation
24	19:30	24	Twenty-third observation
25	20:00	25	Twenty-fourth observation
26	20:30	26	Twenty-fifth observation
27	21:00	27	Twenty-sixth observation
28	21:30	28	Twenty-seventh observation
29	22:00	29	Twenty-eighth observation
30	22:30	30	Twenty-ninth observation
31	23:00	31	Thirtieth observation

Description	Direction N 	Owners & Developers :	Date :	Prepared by :	23.08.2020	Prepared by :
		Modi Realty & Allurav LLP Project Name : Phase : Gulmohar Residency		Approved By :	Byapachcha Sachin Modi N.T.S	Modi Properties Pvt Ltd Phone:-91-49-60335551

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

+Flat No.	C-401	Other	Sl. No.	89795
Company	MRM - LLP	Project	Phase	-
Prepared by	R.S. Saini	Sign	Date	26-04-2022
Project Manager	Ram Prasad.	Sign	Date	26-04-2022
Previous stage report no.	39405	Report filed and signed by PM ?		☒ Yes ☐ No
Checked By MD on	MD Sign	For filling		☐ Yes ☐ No

Recommendation:

☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.

☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.

☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.

☐ Proceed with further work. ATR not required.

Inspection should be done after:

- brickwork & 2 coats plastering is completed
- after cleaning the villa
- Water proofing, screeding in bathrooms is completed.
- before starting painting, tiling & flooring.

Plastering Check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. 9" unplastered area from SFL should be left including in common areas and terraces.
6. Windows must be checked with templates. Plastering must be 3mm margin for luppum work. Tolerance ¼"
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 ½" grooves.
10. Sill top must me 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
<i>[Signature]</i>	<i>[Signature]</i>	05/05/22

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 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 K. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1 Pooja A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Remarks												

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

Flat No.	C-402	Other	Sl. No.	39796
Company	MRM-LLP	Project	Phase	-
Prepared by	R.S. Sankaran	Sign	Date	26/04/2022
Project Manager	Ram Prasad.	Sign	Date	26/04/2022
Previous stage report no.	39361	Report filed and signed by PM?	☒ Yes ☐ No	
Checked By MD on	MD Sign	For filling	☐ Yes ☐ No	

Recommendation:

☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.

☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team.

☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.

☐ Proceed with further work. ATR not required.

Inspection should be done after:

- brickwork & 2 coats plastering is completed
- after cleaning the villa.
- Water proofing, screeding in bathrooms is completed.
- before starting painting, tiling & flooring.

Plastering Check.

Notes:

1. Mark ☒ for correct or minor mistake which does not require correction
2. Mark ☒ for minor mistake that requires minor correction.
3. Mark ☒ for major mistake that requires correction by replacement or re-fixing.
4. Mark ☒ for major mistake that cannot be corrected.
5. 9" unplastered area from SFL should be left including in common areas and terraces.
6. Windows must be checked with templates. Plastering must be 3mm margin for luppum work. Tolerance 1/2".
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.

Certified that all corrections mentioned in the QC Report have been completed.

Project in-charge	Sign	Date
<i>[Signature]</i>	<i>[Signature]</i>	05/5/22

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 C. 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 P.O.S.A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

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

Flat No.	C-402	Others	Sl. No.	39361
Company	MPMA (LLP)	Project	Phase	-
Prepared by	T. Vinod Kumar	Sign	Date	18-02-22
Project Manager	Ram Prasad	Sign	Date	18-02-22
Previous Stage report no.	39074	Report filed and signed by PM?	yes	
Apartment No.		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 mentioned in the QC Report have been completed. Work can Proceed to next Stage.

Project In-charge	Sign	Date
<i>[Signature]</i>	<i>[Signature]</i>	8/3/22

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 (✓ or X)	Room Dimensions (✓ or X)	Diagonal Difference in inches (✓ or X)	Diagonal Difference in inches	Plumb of walls (Good/Avg/Bad)	Alignment of beams and walls - Nos.
1	Bedroom 1- M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
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- Porch	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
Remarks												

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

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")
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. (Tolerance 1")
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.
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.

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door lintel level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Windows lintel & 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 1- 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- Pooja	-	-	-	-	-	✓	-	-	-	-	-	-
10	Utility / balcony 1	-	-	-	-	-	-	-	-	-	-	-	-
11	Utility / balcony 2-	✓	-	✓	✓	✓	-	-	-	-	✓	✓	✓
12	Utility / balcony 3-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓
13	Kitchen	-	-	-	-	-	-	-	-	-	-	-	-
14	Other	-	-	-	-	-	-	-	-	-	-	-	-
15	Other	-	-	-	-	-	-	-	-	-	-	-	-
Remarks:		Note!:- 1. For pooja room, door frame not provided as per											
		Customer request.											

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	402	Block no.	' C '
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Ravi kanth Bharti		
Phone No.	9441583474	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	V. Bharti	Engg. Sign	
Date:		Date	

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.

V. Bharti

Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

① False Ceiling by Customer

Choice of Bathroom tiles, CP fittings & Sanitary ware:

① M.T - Malaysian
C.T - Ultra.

✓ Bharti

Buyers sign:

Engg. Sign:

Date:

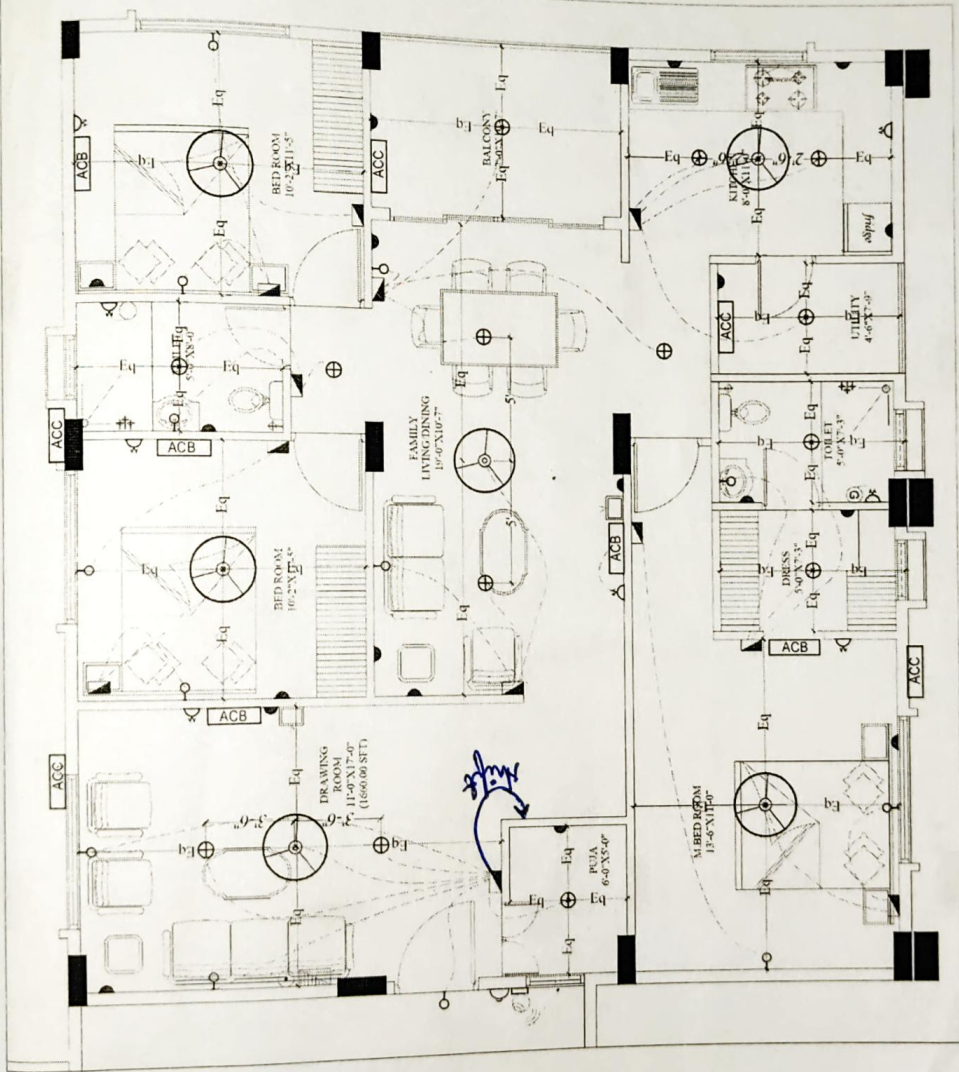
Changes in kitchen platform: (mark on plan)

Other Changes:

V. Bharb
Buyers sign:

Engg. Sign:

Date:



N. Bharat

LEGEND:-

S NO	ITEM	SYMBOL	HEIGHTS from FFL
1	Capacitor Board & Charger over	BS	7' TO 7'6"
2	Switch board	BS	4' TO 4'6"
3	Load point/Socket light	Q	7' TO 7'6"
4	5 amp plug point	Q	2'
5	Ceiling fan	Q	
6	Day per point ISA	Q	10' TO 10'6"
7	Exhaust fan	Q	7'
8	14 amp plug point	Q	2' TO 2'6" OR 7'
9	Telephone point	Q	2'
10	Telephone point	Q	2'
11	Ceiling Bell	Q	4'6"
12	Set Push	Q	6'
13	Ceiling light	Q	
14	Wall Camera	Q	7'
15	AC Compressor	AC	2' TO 7'
16	AC Blower	AC	7' TO 7'6"
17	Switch board with SA	Q	4' TO 4'6"

Note - Switch boards next to bed side must be @ 36" from center of bed.

Description

ELECTRICAL PLAN - 1660 Sft -B2 TYPE

Direction



Date : 23.09.2020

Owners & Developers :

Modi Reality Mallapur LLP
Project Name & Phase :
Gulmohar Residency

Promoted by

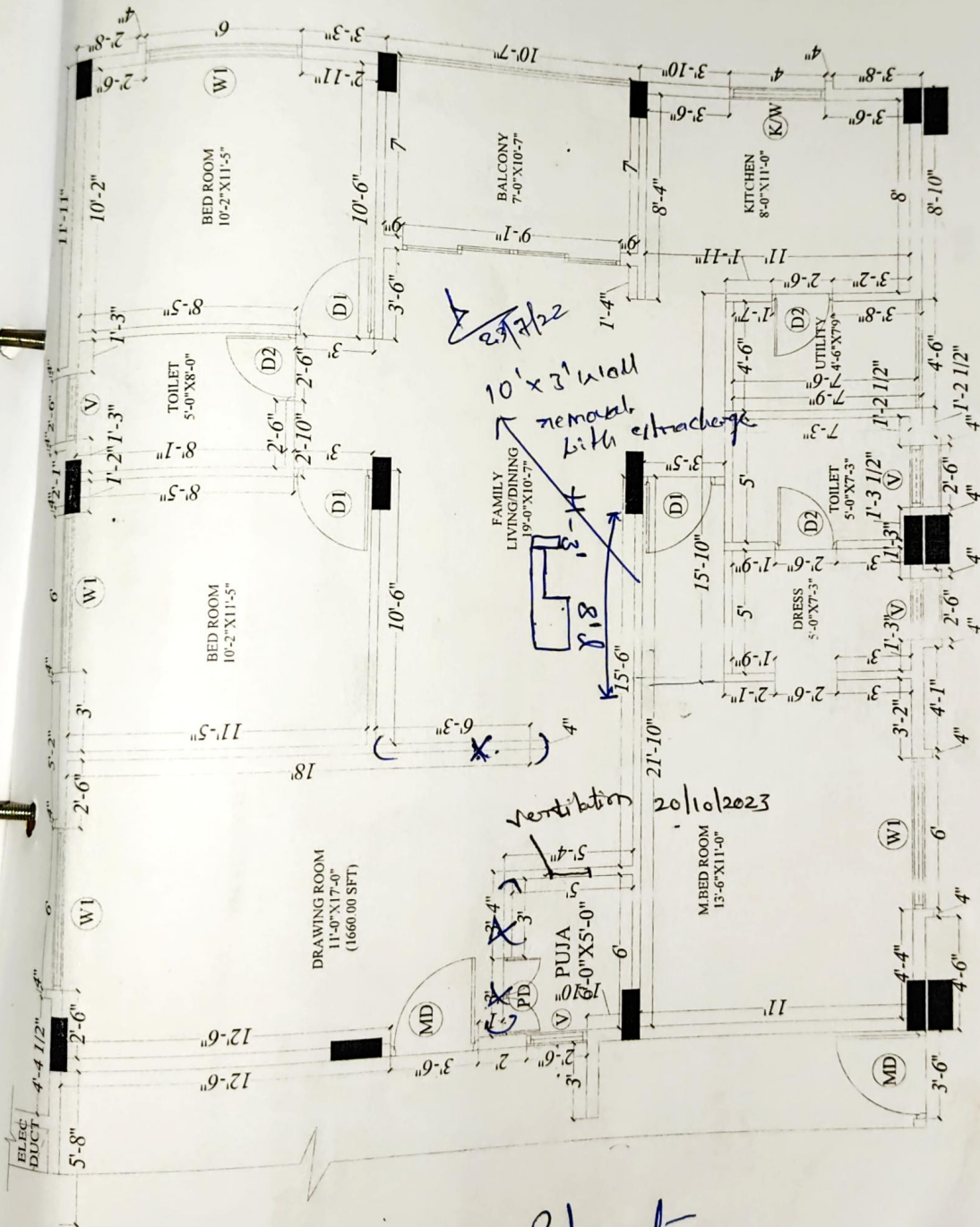
Modi Properties Pvt Ltd
Phone: +91-40-66335551

Prepared By :

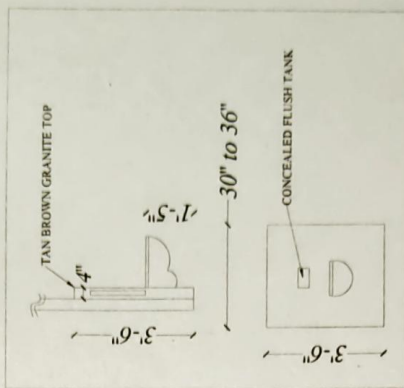
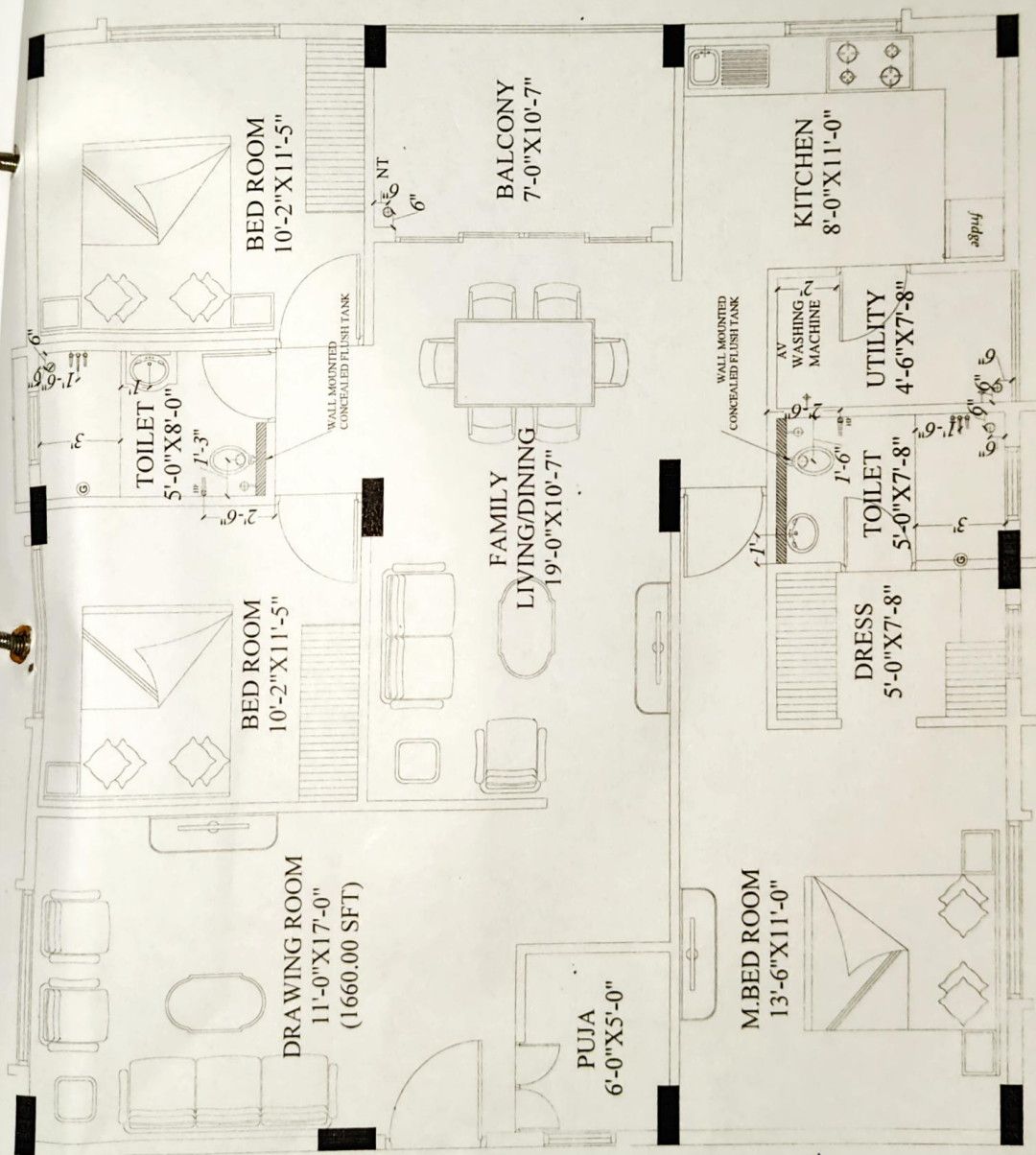
Jayapradha
Soham Modi
N.T.S

Approved By :

Scale :



Description	Direction	Owners & Developers	Date	Promoted by
WORKING PLAN-1660 Sft - B2 TYPE		Modi Reality Mallapur LLP Project Name & Phase : Gulmohar Residency	25.09.2020 Prepared By : Jayapratha Approved By : Soham Modi Scale : N.T.S	Modi Properties Pvt Ltd Phone +91-40-66335551



LEGEND

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

V. Bharti

Description	Direction	Owners & Developers :	Date :	Promoted by
PLUMBING PLAN-1660 Sft (B2-TYPE)	N 	Modi Reality Mallapur LLP Project Name & Phase :	04.09.20 Jayapratha Soham Modi	Modi Properties Pvt Ltd

ACTION TAKEN REPORT (FOR COMPLAINTS)

Flat / bungalow No.	C-402	ATR Date	23-03-24
Project	GMR	Complaint Date	04-04-24
Customer Name	V. V. Ravikant	Com.ID.no:	14188
Prepared By	B.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

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; vvrvikant@yahoo.com

Date: Monday, March 4, 2024 at 01:07 PM GMT+5:30

Complaint Id : 296087

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :402

Nature of complaint :Construction

Customer Name : V.V. Ravikant

Email : vvrvikant@yahoo.com

Complaints :

1. kitchen platform granite skirting came off. need to be fixed

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-402	ATR Date	23-03-24
Project	GMR	Complaint Date	12-03-24
Customer Name	V. V. Ravikant	Com.ID.no:	14197
Prepared By	B.Meenakshi		
Project Manager's Sign	K.Narender	Admin Officer's Sign	Meenakshi

Note: Original ATR should be submitted to the concerned authority.

	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;
gbrambabu@modiproperties.com; gmr-const@modiproperties.in; vvrvikant@yahoo.com

Date: Tuesday, March 12, 2024 at 10:29 AM GMT+5:30

Complaint Id : 473275

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :402

Nature of complaint : Construction

Customer Name : V. V. Ravikant

Email : vvrvikant@yahoo.com

Complaints :

1. In bathroom water is stagnating, please send plumber 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.

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; vvrvikant@yahoo.com

Date: Sunday, May 12, 2024 at 08:50 PM GMT+5:30

Complaint Id : 722736

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :402

Nature of complaint :Construction

Customer Name : V Bharti

Email : vvrvikant@yahoo.com

Complaints :

1. Water logging in Bathrooms

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-402	ATR Date	21-05-2024
Project	GMR	Complaint Date	12-05-2024
Customer Name	V.Bharti		
Prepared By	N.Divya		
Project Manager's Sign	N.Srinivas	Admin Officer's Sign	N. Srinivas

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.