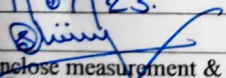


Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Harish Chandra Takhur		
Villa/ Flat No.	D-107.		

Sl No	Description	Amount
1	Total extra Charges	39867
2	Total refundable amount	—
3	Net amount to be charges (if any)	39867.
4	Net amount to be refunded (if any)	—

Remarks: ~~Extra~~ Extra Charges towards tiles flooring.
Thirty Nine thousand Eight hundred & Sixty Seven.

Approved by Project Manager	Approved by Design Team	Approved by MD
Date 07/07/23.	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.

ESTIMATE SHEET									
Company Name:	MARNILP								
Project:	Gudimohar Residency								
Work Description:	Extra Specs								
Flat No.	D 107 Harsh Chandra Thakur								
Prepared By:	N. Srinivas								
Date:	07-04-2023								
S No.	Item Head								
1	Regal Beige tiles 4' x 2' Flooring (Living & Dining)	Item Description							
		Regal Beige tiles 4' x 2' Flooring (Living & Dining), MBR, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sq ft	A Length 1128	B Width 11	C Height 1	D Nos 1	E-AMXXC XD Quantity 1128	F Units 1128	
2	Skirting	Skirting - 21 % of SBU/A 1660 sq ft	97	11	1	1		97	
3	SS Sink	SS Sink	1	11	1	1		1	

Approved by: Ramprasad
Sign:

ESTIMATE SHEET						
Company Name:	MRMLLP					
Project:	Gulmohar Residency					
Work Description:	Extra Specs					
Flat No.	D 107 Harish Chandra Thakur					
Prepared By	Srinivas N					
Date:	07-04-2023					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Concrete/Beige tiles 4' x 2' Flooring (Living & Dining)	Concrete/Beige tiles 4' x 2' Flooring (Living & Dining)	1128	Sft	35	39480.00
2	Skirting	MBR, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sft Skirting	97	Sft	35	3386.50
3	S S Sink	S S Sink	-1.00	Nos	3000	-3000.00
		Total Amount				39867
In words Thirty Nine Thousand Eight Hundred and Sixty Seven Rupees only						

In words Thirty Nine Thousand Eight Hundred and Sixty Seven Rupees only

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Harish Chandra Tahir.		
Villa/ Flat No.	D-107.		
Sl.No	Description	Amount	
1	Total extra Charges	42867	
2	Total refundable amount		
3	Net amount to be charges (if any)	42867	
4	Net amount to be refunded (if any)		

Remarks :

forty Two thousand Eight hundred & Sixty Seven.

Extra charges towards tiles flooring

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.

ESTIMATE SHEET

Company Name:

MR MILP

Project:

Gulmohar Residency

Work Description:

Extra Specs

Flat No.

D 107 Harish Chandra Thakur

Prepared By

Srinivas N

Date:

07-04-2023

S No.

[illegible]

Item Head

ConcreteBeige tiles 4' x 2' Flooring (Living & Dining)

Item Description

ConcreteBeige tiles 4' x 2' Flooring (Living & Dining)

Quantity

128

Units

SA

Rate

35

ALTHOUGH

39400:00

2 Skirting

Skirting

97

SA

35

3386.60

Total Amount

42867

In words Forty Two Thousand Eight Hundred and Sixty Seven Rupees only

ESTIMATE SHEET								
Company Name:	MNRMLP							
Project:	Gulmohar Residency							
Work Description:	Extra Specs							
Est. No.	D 107 Harish Chandra Thakur							
Prepared By	N. Srinivas							
Date:	07.04.2023							
S No.	Item Head	Item Description	A Length	B Width	C Height	D Mos	E - AREA/Qty SQD/CuYd	F Units
1	Regal Beige tiles 4' x 2' flooring	Regal Beige tiles 4' x 2' flooring (Living & Dining), MRK, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sqft	1128	1	1	1	1128	
2	Skirting	Skirting - 21 % of SH/A 1660 sqft	97	1	1	1	97	

ESTIMATE SHEET								
Company Name:	MNRMLP							
Project:	Gulmohar Residency							
Work Description:	Extra Specs							
Flat No.	D 107 Harish Chandra Thakur							
Prepared By	N. Srinivas							
Date:	07.04.2023							
S No.	Item Head	Item Description	A Length	B Width	C Height	D Mos	E- AREA/ QTY SQM/ Sqm	F Units
1	Regal Beige tiles 4' x 2' flooring (Living &D)	Regal Beige tiles 4' x 2' flooring (Living &Dinning), Kitchen 68 % of 1660 sqft	1128	1	1	1	1128	
2	Skirting	Skirting - 21 % of SH/A 1660 sqft	97	1	1	1	97	

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

Flat No.	D-107	Other	Sl. No.	41067
Company	MERA-CLP	Project	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	Date	28-12-2020
Project Manager	KAM PRASAD	Sign	Date	28-12-2020
Previous stage report no.	39258	Report filed and signed by PM?	Yes ☒ No ☐	
Additions & alterations sheet date	09-09-2020	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
Ravi	8	10/01/23

Quality Control Check Report

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. Bed	-	-	✓	-	-	-	-
2	Toilet 1 m. Toi	-	✓	✓	✓	-	-	-
3	Bedroom 2 C. Bed	-	-	✓	-	-	-	-
4	Toilet 2 C. Toi	-	✓	✓	✓	-	-	-
5	Bedroom 3 C. Bed	-	-	✓	-	-	-	-
6	Toilet 3	-	-	-	-	-	-	-
7	Drawing	-	-	✓	-	-	-	-
8	Dining	-	-	✓	-	-	✓	-
9	Lobby 1 PUS	-	-	✓	-	-	-	-
10	Utility / balcony 1	✓	✓	✓	-	-	-	-
11	Utility / balcony 2	✓	✓	✓	✓	✓	-	-
12	Utility / balcony 3	-	-	-	-	-	-	-
13	Kitchen	-	✓	✓	-	-	-	-
14	Other	-	-	-	-	-	-	-
15	Other	-	-	-	-	-	-	-

Remarks NOTE: -1) ledge wall were not constructed in m.t.w.

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

Bathroom /utility filled with 4" water for water proof check

Hole packing done around all pipes in ceiling and internal walls

Remarks:

☒ Yes ☐ No

☐ Yes ☒ No

☒ Yes ☐ No

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

Flat No.	D-107		Other	Sl. No.	39258
Company	MM-CLLP		Project	Phase	-
Prepared by	P. Ghazal		Sign	Date	02-02-22
Project Manager	Ram Prasad		Sign	Date	02-02-22
Previous stage report no.	38792		Repon filed ad signed by PM?	Yes ☒ 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:

- 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 me 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
<i>[Signature]</i>	<i>[Signature]</i>	10/02/22

Stage: After Plastering (Apartments)

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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

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

Flat No.	D-107	Others	Sl. No.	38792
Company	MRM (LLP)	Project	Phase	-
Prepared by	T. Vinod Kumar	Sign	Date	11-11-21
Project Manager	Ram Prasad	Sign	Date	11-11-21
Previous Stage report no.	28031	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 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"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 / pellumbar - 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>	22/11/21

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	✓	✓	✓	✓	✓		✓		✓	✓	Avg	✓
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	✓	✓	✓	✓	✓		✓		✓	✓	Good	✓
8	Dining	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
9	Lobby 1 - Door	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
11	Utility / balcony 2 -	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
12	Utility / balcony 3 -	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
13	Kitchen	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
14	Other	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
15	Other	✓	✓	✓	✓	✓		✓		✓	✓	"	✓
Remarks													

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")
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. Check Z angle template size.
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.

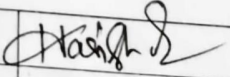
GULMOHAR RESIDENCY

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

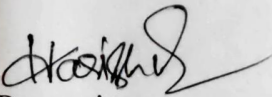
Flat No	107	Block no.	' D '
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Harish Chandra Thakur		
Phone No.	9307007906	Email	harishs2snu07@gmail.com

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		Engg. Sign	
Date:	09.09.2022	Date	9/9/22

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.


Buyers sign:

Engg. Sign: 

Date: 9/9/22

Choice of colours:

Changes in flooring:

- 1) Hall, Dining, 3 Bedroom & kitchen floor:- Carpet Beige
- 2) Utility wall:- Country Chocolate
- 3) Utility floor:- Country Almond
- 4) Balcony:- Carpet Beige
- 5) Bath Bathroom:- ultra Sprinkle tiles

Buyers sign:

Engg. Sign:

Date:

9/9/22

9/9/22

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Buyers sign:

Engg. Sign:



Date:

9/9/20

Changes in kitchen platform: (mark on plan)



Other Changes:



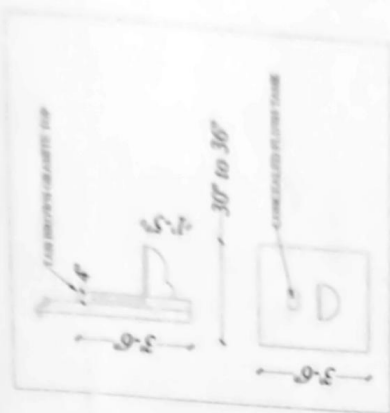
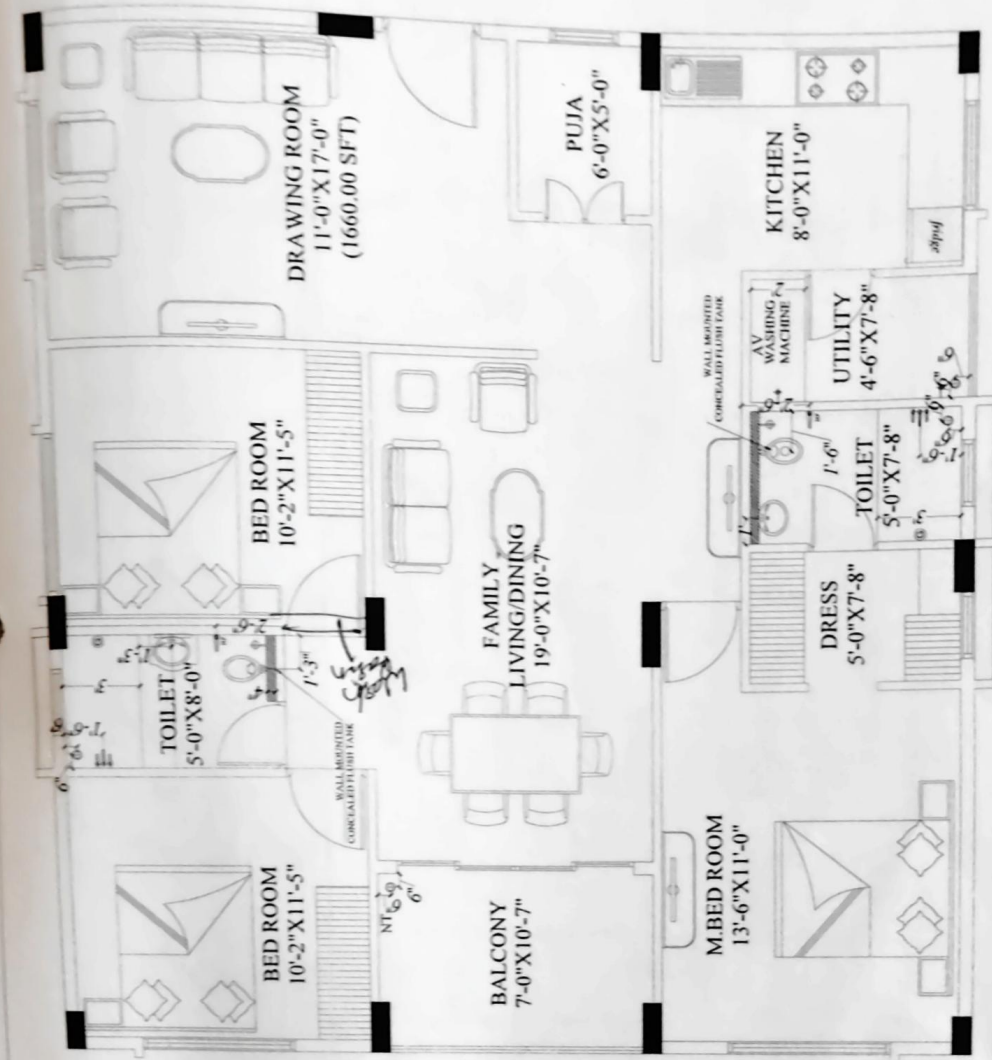
Buyers sign:

Engg. Sign:

9/9/22

Date:

9/9/22

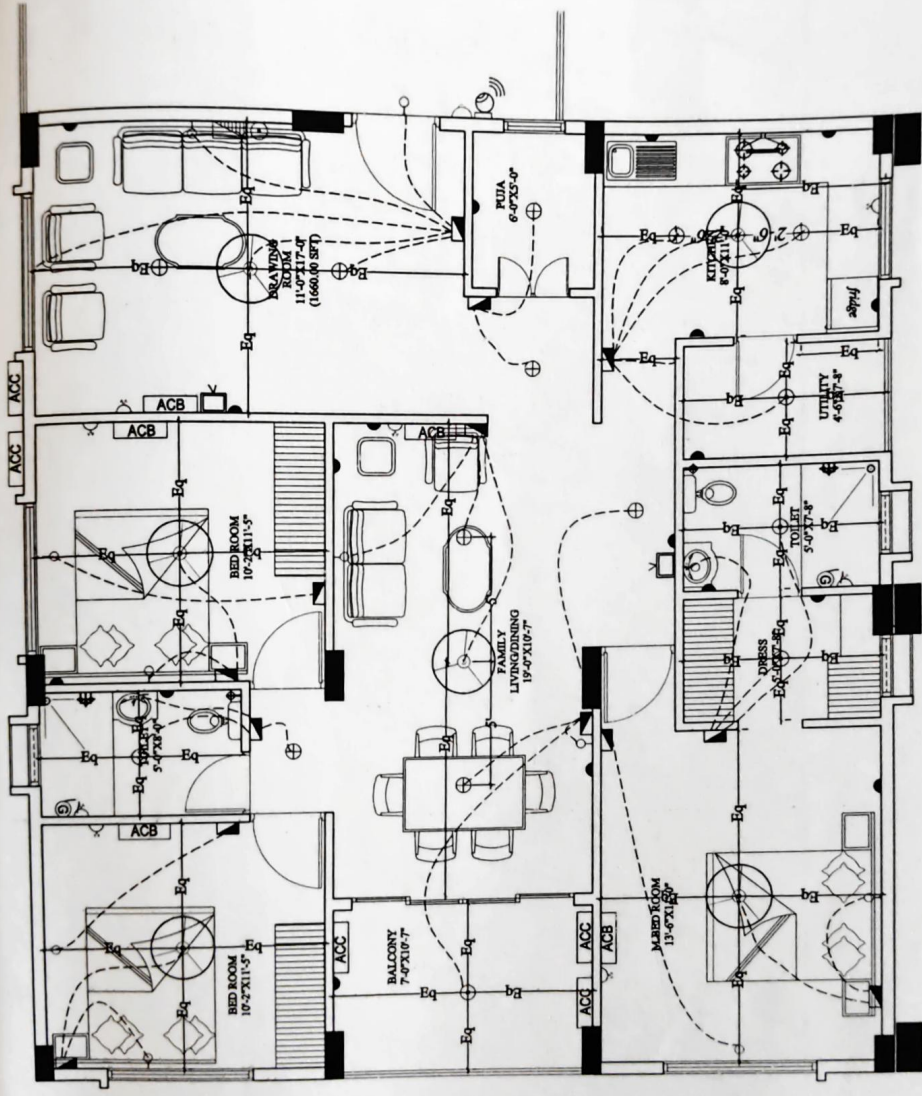


LEGEND

HEALTH FAUCET	○
ANGLE VALVE	○
WATER TRAP	○
3" RAIN WATER PIPE	○
GREASER POINT	○
WALL MOUNTURE	○
TAP FLOOR BODY	○

Handwritten signature and date: 9.9.2021

Description	Direction	Owners & Developers :	Date :	Promoted by
PLUMBING PLAN-1660 Sft (B1-TYPE)	N	Modi Reality Mallapur LLP	04.09.20	Jayapratha
		Project Name & Phase :	Prepared By :	Modi Properties Pvt Ltd
		Gulmohar Residency	Approved By :	Soham Modi
			Scale :	N.T.S
				Phone: +91-40-66335551



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS From FFL
1.	Distribution board & Change over	BS	7' TO 7'6"
2.	Switch board	SB	4' TO 4'6"
3.	Half point/switch light	HL	7' TO 7'6"
4.	5 ampere plug point	AP	2'
5.	Calling bell	CB	6' TO 6'6"
6.	Central fan	CF	7' TO 7'6"
7.	15 ampere plug point	PL	2' TO 2'6"
8.	Telephone point	TP	2'
9.	Telephone point	TP	2'
10.	Calling bell	CB	6' TO 6'6"
11.	Bed Point	BP	4' TO 4'6"
12.	Calling light	CL	7' TO 7'6"
13.	TV Camera	TC	7' TO 7'6"
14.	AC Chiller	AC	7' TO 7'6"
15.	AC Blower	AB	4' TO 4'6"
16.	Switch board with 1A	SB	7' TO 7'6"

Note :- Switch board to be fixed above door line
 @ 10" from center of door.

Description

ELECTRICAL PLAN -B1 TYPE-1660 sq ft

Direction



Owners & Developers :

Modi Reality Mallapur LLP
 Project Name & Phase :
 Gulmohar Residency

Date :

23.09.2020

Prepared By :

Jayapradha

Approved By :

Sobham Modi

Scale :

N.T.S

Promoted by

Modi Properties Pvt Ltd

Phone: +91-40-66335551

gbrambabu@modiproperties.com

From: Gulmohar Residency <info@modiproperties.com>
Sent: 10 June 2023 23:41
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com;
gmr@modiproperties.com; harishslsjnu07@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 7874

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa : D107

Nature of complaint : Construction

Customer Name : Harish Chandra Thakur

Email : harishslsjnu07@gmail.com

Complaints :

1. Ceiling Leakage in Bathroom and Kitchen wash area, drainage blocked, Complaint many times to Mr Ram Babu as well as site engineer and Project manager. Issue not resolved since more than a month
2. Three electrical switch board yet not installed, several times noted to site engineer and manager. They mention lack of supplies. This is worse as after full payment we are facing this situation
3. supply water channel leakage check. Water storage tank leakage issue, water connection to each flat, water supply (Drinking and general use water) issue
4. Lawn behind flat yet not completed as this was one of the prime reason to choose the flat.
5. Car park not ready, Alternate car park yet not allotted. Club house, Swimming pool not yet ready
6. Electric connection, Backup Power supply, corridor and common area lightings, Yet light points in common area are not installed and need to be done urgently
7. Other miscellaneous pending work: Support to PVC pipeline on the terrace, Master valve for water control in individual flats, Many other operational and maintenance ii
8. I do not see any reason to pay maintenance, hold maintenance charge collection until most of the work complete

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.	D-107	ATR Date	10-07-2023
Project	GMR	Complaint Date	10-06-2023
Customer Name	Harish Chandra Thakur	Com.ID.no:	13812
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

ACTION TAKEN REPORT (FOR COMPLAINTS)

Quality Control Check Report for ATR on Complaints.

Flat / bungalow No.	D-107	ATR Date	10-07-2023
Project	GMR	Complaint Date	10-06-2023
Customer Name	Harish Chandra		
Prepared by	P.Bharath	Date	12-07-2023
Project Manager	Srinivas	Date	12-07-2023
HO receipt date		Sign	
Checked by MD on		MD Sign	
MD's Remarks:			
CR to send letter to customer	☐ Yes ☐ No	For filling	☐ Yes ☐ No

Note: CR will send a copy of ATR and complaint to QC immediately after the receipt of the ATR. QC will send their report on the ATR to the MD within 3 working days. Aruna to file to file it in MDs pending complaints file.

Complaint S No.	Quality of action taken by Site Engg on complaint?	If action on the complaint was not taken then, was the reason for not taking action justified?
1.	Avg	☐ Yes ☐ No
2.	Avg	☐ Yes ☐ No
3.	Avg	☐ Yes ☐ No
4.	☐ Good ☐ Avg. ☐ Bad	Yes
5.	☐ Good ☐ Avg. ☐ Bad	Yes
6.	Avg	☐ Yes ☐ No
7.	Avg	☐ Yes ☐ No
8.	☐ Good ☐ Avg. ☐ Bad	Yes
9.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
10.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
11.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
12.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
Remarks:		

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; harisholsjnu07@gmail.com

Date: Sunday, December 17, 2023 at 10:25 AM GMT+5:30

Complaint Id : 773100

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa : 7

Nature of complaint :Construction

Customer Name : Harish Chandra Thakur

Email : harisholsjnu07@gmail.com

Complaints :

1. Door handle lock in Master Bedroom is not working
2. Tap in bathroom is leaky and water is dripping
3. Toilet water tank regulator is also leaky and switch is not working correctly. Often after flush tank remain empty
4. There is gap in fitted window from outside. Need to fill with cement or putti material

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ACTION TAKEN REPORT (FOR COMPLAINTS)

Flat / bungalow No.	D-107			ATR Date	19-01-2024
Project	GMR			Complaint Date	17-12-2023
Customer Name	Harish chandra thakur			Com.ID.no:	14101
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.

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

Quality Control Check Report for ATR on Complaints.

Check Report for ATR on Complaints.					
Flat / bungalow No.		D-107		ATR Date	
Project		GMR		Complaint Date	
Customer Name		Harish chandra thakur			
Prepared by	Saikiran	Date	20-01-2024	Sign	Saikiran
Project Manager	Naarendar	Date	20-01-2024	Sign	Narendar
HO receipt date				Sign	
Checked by MD on				MD Sign	
MD's Remarks:					
CR to send letter to customer		☐ Yes ☐ No		For filling	
				☐ Yes ☐ No	

Note: CR will send a copy of ATR and complaint to QC immediately after the receipt of the ATR. QC will send their report on the ATR to the MD within 3 working days. Aruna to file to file it in MDs pending complaints file.

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4.	Avg	☐ Yes ☐ No
5.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
6.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
7.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
8.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
9.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
10.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
11.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
12.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
Remarks:		