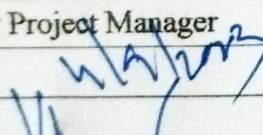


Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	B.B.V. Santosh.		
Villa/ Flat No.	D-103.		

No	Description	Amount
	Total extra Charges	—
	Total refundable amount	54691
	Net amount to be charges (if any)	—
	Net amount to be refunded (if any)	54691.

total refundable amount :
fifty four thousand six hundred and Ninety One.

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

1. Enclose measurement & estimate sheet. 2. Send scanned copy by email to plans@modiproperties.com & CR. 3. originals in A&A of customers at site.

ESTIMATE SHEET

Company Name:

MRM LLP

Project:

Gulmohar Residency

Work Description:

Extra Specs

Flat No.

D 103 B B V Santosh

Prepared By

Srinivas N

Date:

04-09-2023

Approved by: Narander Reddy
Sign:

S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Refund Amount	Beige tiles 4' x 2' (Flooring (Living & Dining))	1129	Sft	35	39508.00
		MBR, Children Bed Room, Guest Bedroom,				
		Kitchen	88	Sft	30	2640
		Balcony	77	Sft	30	2310
		Skirting - 18 % of SBUA	102	Sft	35	3553
		Kitchen Platform	34	Sft	65	2210
		Kitchen Dadoo Tiles	34	Sft	30	1020
		Utility Flooring	34	Sft	30	1020
		Walls	52	Sft	30	1560
		Walls	29	Sft	30	870
		Total Amount				54691
		In words Fifty Four Thousand Six Hundred Ninety one Rupees only				

ESTIMATE SHEET																	
Company Name:		MRMLLP															
Project:		Guinohar Residency															
Work Description:		Extra Specs															
Flat No.		D 103 B B V Santosh															
Prepared By		N Srinivas															
Date:		04-09-2023															
S No.		Item Head		Item Description		A		B		C		D		E=AXBXCXD		F	
1		Refund Amount		Regal Beige tiles 4 x 2 Flooring (Living & Dining)		Length		Width		Height		Nos		Quantity		Units	
				MBR, Children Bed Room, Guest Bedroom,		1129		1		1.00		1		1129		Sft	
				Balcony		11		7		1.00		1		77		Sft	
				Kitchen		11		8		1.00		1		88		Sft	
				Skirting - 21 % of SBUA 1660 sft		203		1		0.25		1		102		Sft	
				Granite Platform		17		2		1.00		1		34		Sft	
				Kitchen Dado Tiles		17		2		1.00		1		34		Sft	
				Utility Flooring		4.5		7.66		1.00		1		34		Sft	
				Walls		8		1		3.25		2		52		Sft	
				Walls		4.5		1		3.25		2		29		Sft	
				1.6x11.5 .													
				Total										1579			

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

Flat No.	D-103	Other	Sl. No.	39254
Company	MRM-(LLP)	Project	Phase	-
Prepared by	P. Bhaskar	Sign	Date	02-02-22
Project Manager	Ram Prasad	Sign	Date	02-02-22
Previous stage report no.	38859	Report filed ad signed by PM?	Yes	
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 1/2"
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 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>	02-02-22

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-Rd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K-Rd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G-Rd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1 Porch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2 Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Terrace/balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Terrace/balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Terrace/balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

Company	U-103	Others	SL No.	38859
Prepared by	MRM-CLLP	Project	Phase	
Project Manager	P. Bhatnagar	Sign	Date	24-11-21
Previous Stage report no.	Rampaxat	Sign	Date	24-11-21
Apartment No.	38049	Report filed and signed by PM?	Yes	
Checked By MD on		other	For filling	☐ Yes ☐ No

Recommendation: 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.
- ☐ Stop further work. Proceed with 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. Mark ✗✗✗ for major mistake that cannot be corrected.
6. Wall thickness should be as per plan. Use of 4", 6" & 8" blocks must be checked.
7. Wall thickness should be 2" to 3" thickness with one no. 6 mm or 8 mm rod with M15 CC.
8. All walls should have 2 beds of about 2" to 3" thickness between RCC & Brickwork.
9. All walls should be used in each and every joint between be filled.
10. Chicken mesh should be used on external side must be filled.
11. Joint between brickwork & beam on external side must be filled.
12. Check room dimensions with working plan. (Tolerance: 1")
13. Check room dimensions shall be equal. (Tolerance: 2")
14. Diagonals of each room shall be 3"3" from SFL. (Tolerance: 1")
15. Balcony sill level should be 3"3" from SFL. (Tolerance: 1/2")
16. Check room height with specified height. (Tolerance: 1" in a room.
17. Check plumb of walls wherever it appears to be out of plumb. (Tolerance: 1" in a room.
18. Specify the No. of beams which are not aligned by more than 1" in a room.
19. 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.

Project In-charge	Date
<i>[Signature]</i>	24/11/21

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

Some changes were done in the floor

Remarks 1) As per customer's request the brick work to be covered.

2) Gaps between the brick work and utility pec was not laid.

3) In both Toilets

Specify rooms that need correction:	☐ Good ☒ Avg. ☐ Bad

Misc. Checks.	☒ Yes ☐ No
Was 3.75 CFT proportion box provided?	☐ Good ☒ Avg. ☐ Bad
Condition of proportion box?	☐ Yes ☐ No ☒ Cant' say
Was the Apartment cleaned before starting brick work?	☒ Yes ☐ No
Is the Apartment cleaned for plastering?	☐ High ☒ Medium ☐ Low
Wastage?	☐ Good ☒ Avg. ☐ Bad
Storage of building material like bricks sand and cement.	☒ Yes ☐ No
Drum (200 ltrs) provided for curing in each flat?	
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. Window template depth should be 7'3" from SFL & 7' from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Lintel level should be 7'3" from SFL & 7' from FFL. Kitchen flat form thickness should be 2", SFL to bottom 3 1/2" .. (Tolerance 1").
8. Lintel level should be at a height of 7' to 7'3" from FFL. Kitchen flat form thickness should be 2", SFL to bottom 3 1/2" .. (Tolerance 1").
9. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points.
10. Thickness of platforms & lofts should be between 2 & 2.5".
11. Provide single layer table brick at bottom of each door frame without threshold.
12. Check Z angle template size (Z angle for bathroom ventilators not required in new projects).
13. Z angle template must be 1" from brick wall surface from the inner side.

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door lintel design & level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Windows lintel design & level, Sill level (✓ or X)	Windows size (✓ or X)	Windows - template depth & diagonal (✓ or X)	Windows - template red oxide painting (✓ or X)	Loft & Kitchen platform height (✓ or X)	Loft & Kitchen platform slope (✓ or X)	Door size, face and position (✓ or X)
1	Bedroom 1 M.B	<	<	<	<	<	<	<	X	<	<	<	<
2	Toilet 1 M.T	<	<	<	<	X	<	<	X	<	<	<	<
3	Bedroom 2 K.B	<	<	<	<	<	<	<	<	<	<	<	<
4	Toilet 2 C.T	<	<	<	<	<	<	<	<	<	<	<	<
5	Bedroom 3 G.B	<	<	<	<	<	<	<	<	<	<	<	<
6	Toilet 3	<	<	<	<	<	<	<	<	<	<	<	<
7	Drawing	<	<	<	<	<	<	<	<	<	<	<	<
8	Dining	<	<	<	<	<	<	<	<	<	<	<	<
9	Lobby 1 Pooia	<	<	<	<	X	<	<	<	<	<	<	<
10	Utility / balcony 1	<	<	<	<	<	<	<	<	<	<	<	<
11	Utility / balcony 2	<	<	<	<	<	<	<	<	<	<	<	<
12	Utility / balcony 3	<	<	<	<	<	<	<	<	<	<	<	<
13	Kitchen	<	<	<	<	<	<	<	<	<	<	<	<
14	Other												
15	Other												
Remarks:		1) For K.B. & M.B. instead of Brickwork at the bottom of door frame they have provided mortar.											

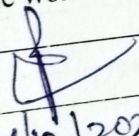
GULMOHAR RESIDENCY

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	103	Block no.	' D '
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	B.B.V. Santosh		
Phone No.	9393372050	Email	saisantosh369@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 _____ date, you may complete the works in the flat as per the standard items provided by you.

Buyers sign		Engg. Sign	
Date:	17/12/2022	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.

Date:

Choice of colours:

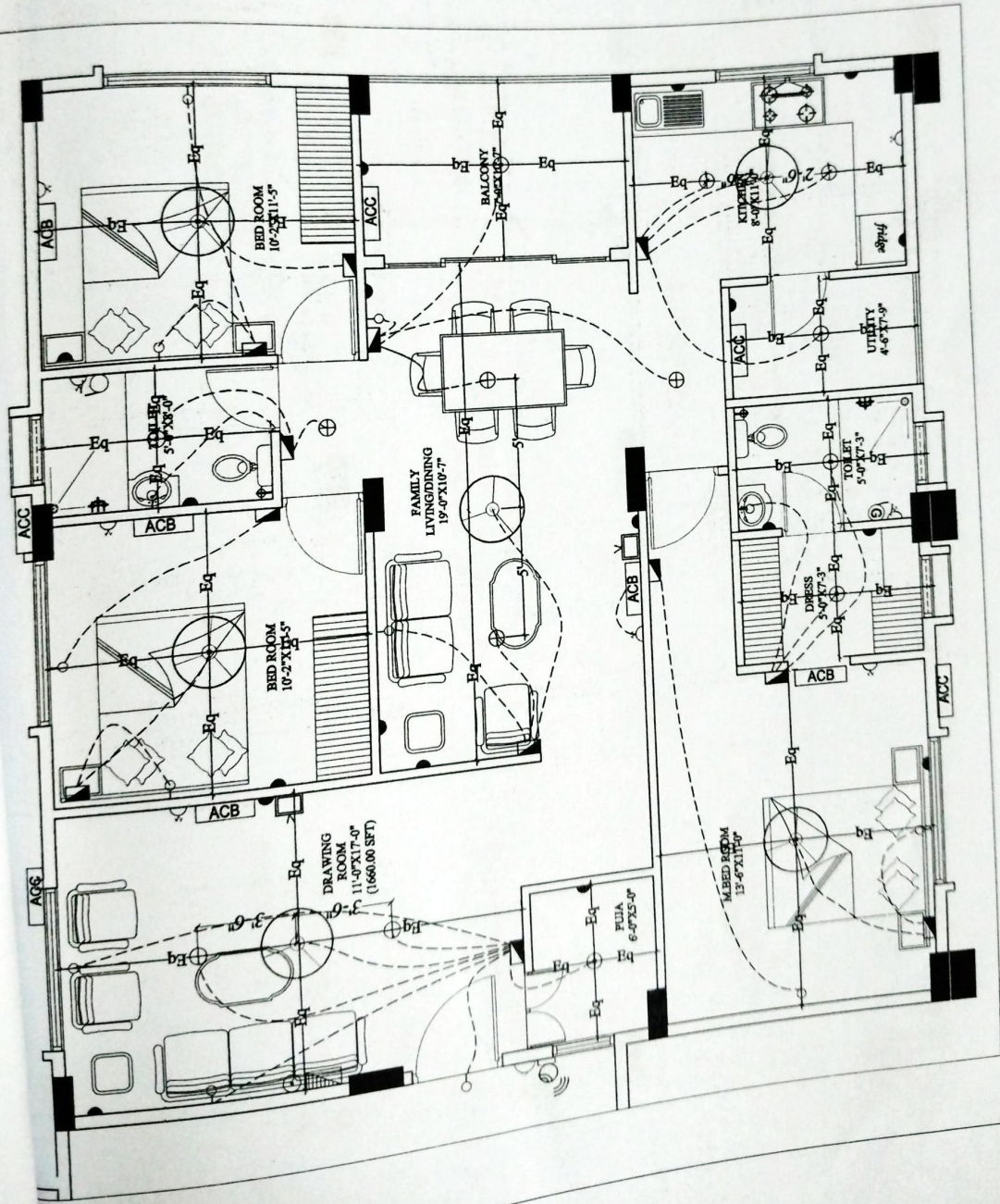
Changes in flooring:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Changes in kitchen platform: (mark on plan)

Other Changes:

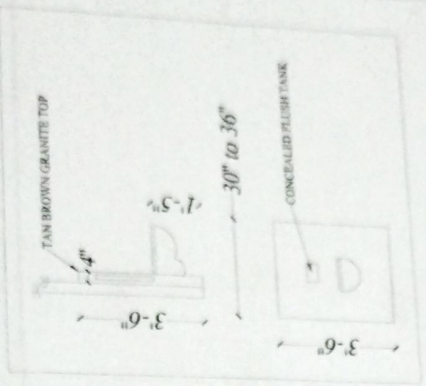
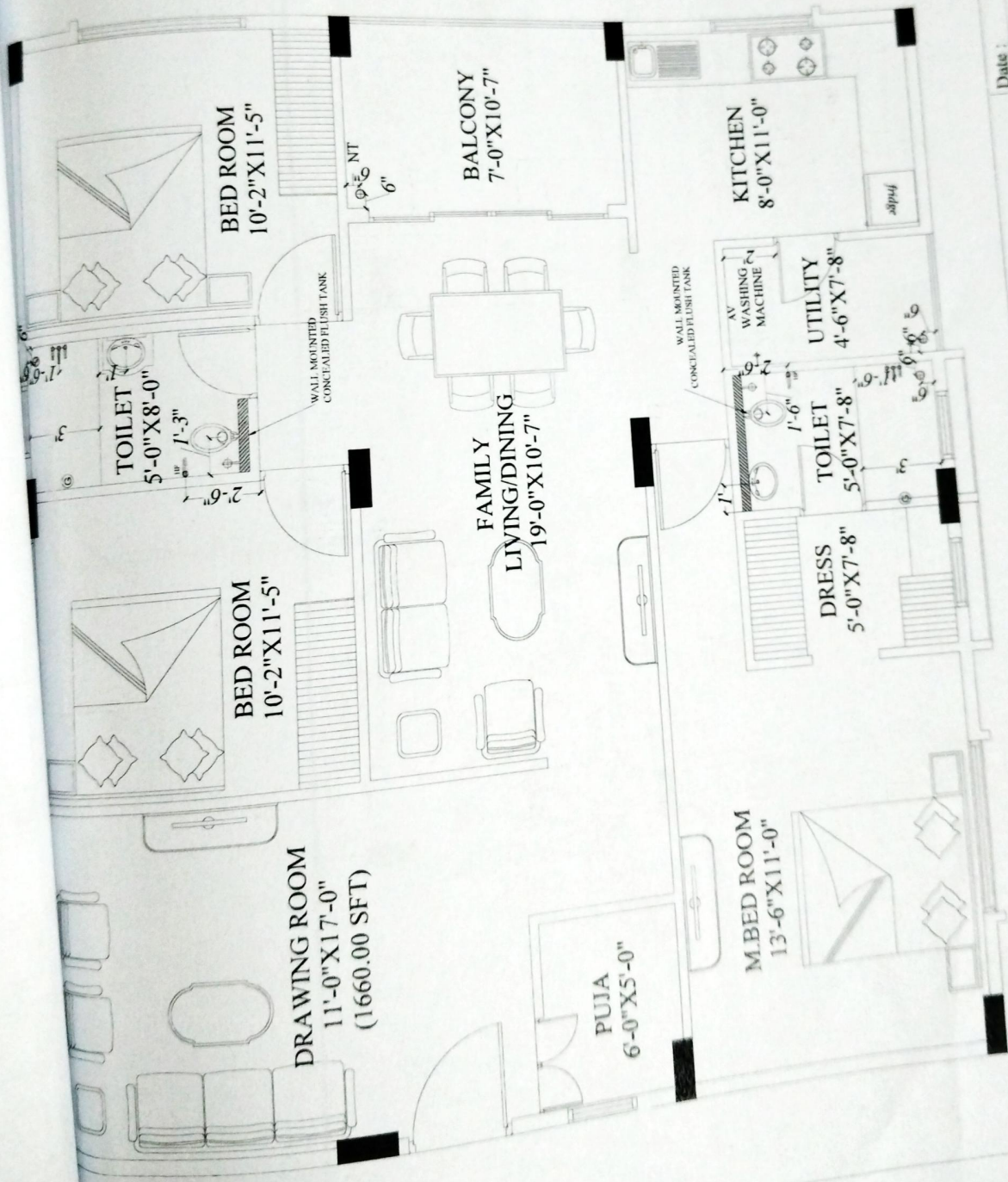


LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHT'S From FFL
1.	Switchboard & Change over		7' TO 7'6"
2.	Switch board		4' TO 4'6"
3.	Wall controlled light		7' TO 7'6"
4.	5 ampere plug point		2'
5.	Calling line		-
6.	Daytime point-10A		10' TO 10'6"
7.	Extinct fan		7'6"
8.	15 ampere plug point		2' TO 2'6"
9.	Telephone point		2'
10.	Telephone point		2'
11.	Calling bell		4'6"
12.	Ball Push		9'
13.	Calling light		7'6"
14.	M.B. Cansum		7'6"
15.	AC Compressor		7' TO 7'6"
16.	AC Blower		7' TO 7'6"
17.	Sheddy boxes with 1A insulated		4' TO 4'6"

Note :- Switch boards need to be installed near the
 @ 3'6" from outside of wall.

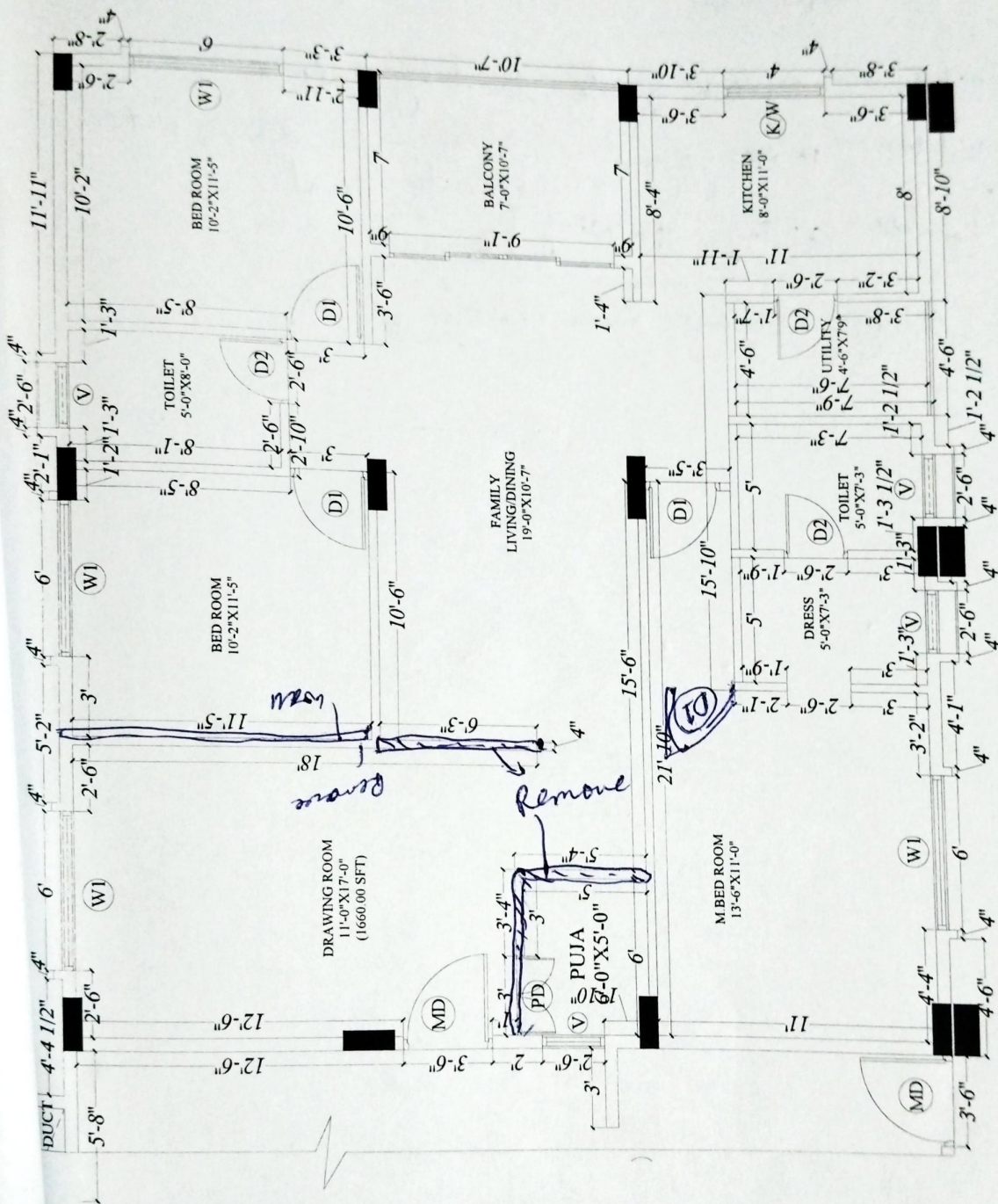
Description	Direction	Owners & Developers :		Date :	23.09.2020	Promoted by
		Modi Reality Mallapur LLP		Prepared By :	Jayaprabha	Modi Properties Pvt Ltd
		Project Name & Phase :		Approved By :	Sobam Modi	Phone:+91-40-66335551
		Gulmohar Residency		Scale :	N.T.S	
ELECTRICAL PLAN -B2 TYPE-1660 sft						



LEGEND

HEALTH/FACET
ANGLE VALVE
NANI TRAP
3" RAIN WATER PIPE
GREASER POINT
WALL MIXTURE
TAP / LONG BODY

Description	Promoted by		
	Date :	04.09.20	Modi Properties Pvt Ltd
	Prepared By :	Jayaprada	
	Approved By :	Soham Modi	
Direction	Scale :		
	N.T.S		
	Owners & Developers :		
	Modi Reality Mallapur LLP		
PLUMBING PLAN-1660 Sft (B2-TYPE)	Project Name & Phase :		
	Gulmohar Residency		
	Phone: +91-40-66335551		



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