Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Chaitanya Gangadhar.		
Villa/ Flat No.	D-507		

Sl No	Description	Amount
1	Total extra Charges	46140
2	Total refundable amount	3230
3	Net amount to be charges (if any)	42910.
4	Net amount to be refunded (if any)	—

Remarks :

Extra charges of Rs - fourty two thousand Nine hundred & ten Rupees only.

Approved by Project Manager	Approved by Design Team	Approved by MD
Date 30/8/2023	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:	MRMLLP					
Project:	Gulmohar Residency		Approved by: Narander Reddy			
Work Description:	Extra Specs		Sign:			
Flat No.	D 507 Chaitanya Gangadhar					
Prepared By	Srinivas N					
Date:	27-08-2023					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Extra Charges	Beige tiles 4' x 2'Flooring (Living &Dining)	1129	Sft	35	39508.00
		MBR, Children Bed Room, Guest Bedroom, Kitchen	88	Sft	35	3080.00
		Skirting - 18 % of SBUA 1660 sft	102	Sft	35	3552.50
						46140.50
2	Refund Amount	Kitchen Platform	34.00	Sft	65	2210.00
		Kitchen Dadoo Tiles	34.00	Sft	30	1020.00
						3230.00
		Total Amount				42910.00

In words Forty Two Thousand Nine Hundred Ten Rupees only

ESTIMATE SHEET								
Company Name:	MRMLLP				Approved by: Narander Reddy			
Project:	Gulmohar Residency				Sign:			
Work Description:	Extra Specs							
Flat No.	D 507 Chaitanya Gangadhar							
Prepared By	N Srinivas							
Date:	27-08-2023		A	B	C	D	E=AXBXCXD	F
S No.	Item Head	Item Description	Length	Width	Height	Nos	Quantity	Units
1	Extra Charges	Regal Beige tiles 4' x 2'Flooring (Living &Dining)	1129	1	1	1	1129	Sft
		MBR, Children Bed Room, Guest Bedroom,						
		Kitchen 68 % of 1660 sft	11	8	1	1	88	
		Skirting - 21 % of SBUA 1660 sft	203	1	0	1	102	Sft
2	Refund Amount	Granite Platform	17	2	1	1	34	Sft
		Kitchen Dadoo Tiles	17	2	1	1	34	Sft

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Chaitanya Gangadhar.		
Villa/ Flat No.	D - 507.		

Sl.No	Description	Amount
1	Total extra Charges	42911
2	Total refundable amount	—
3	Net amount to be charges (if any)	42911
4	Net amount to be refunded (if any)	—

Remarks :

Total extra Charges towards tiles works.

Approved by Project Manager	Approved by Design Team	Approved by MD
Date 26/08/23.	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:	MRMLLP							
Project:	Gulmohar Residency				Approved by: Ramprasad			
Work Description:	Extra Specs				Sign:			
Flat No.	D 507 Chaitanya Gangadhar							
Prepared By	N Srinivas							
Date:	24-08-2023							
S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos	E=AXBXCXD Quantity	F Units
1	Regal Beige tiles 4' x 2'Flooring	Regal Beige tiles 4' x 2'Flooring (Living &Dining), MBR, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sft	1129	1	1	1	1129	Sft
3	Skirting	Skirting - 21 % of SBUA 1660 sft	11	8	1	1	88	
4	Granite Platform	Granite Platform	203	1	0	1	102	Sft
5	Kitchen Dadoo Tiles	Kitchen Dadoo Tiles	17	2	1	1	34	Sft
			17	2	1	1	34	Sft

ESTIMATE SHEET

Company Name:	MRMLLP
Project:	Gulmohar Residency
Work Description:	Extra Specs
Flat No.	D 507 Chaitanya Gangadhar
Prepared By	Srinivas N
Date:	24-08-2023

S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Beige tiles 4' x 2'Flooring (Living &Dining)	Beige tiles 4' x 2'Flooring (Living &Dining) MBR, Children Bed Room, Guest Bedroom, Kitchen	1129	Sft	35	39508.00
2	Skirting	Skirting - 18 % of SBUA 1660 sft	88	Sft	35	3080.00
3	Kitchen Platform	Kitchen Platform	102	Sft	35	3552.50
4	Kitchen Dadoo Tiles	Kitchen Dadoo Tiles	-34.00	Sft	65	-2210.00
			-34.00	Sft	30	-1020.00
		Total Amount				42911

In words Forty Two Thousand Nine Hundred Eleven Rupees only

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Chaitanya		
Villa/ Flat No.	D- 507.		

Sl.No	Description	Amount
1	Total extra Charges	58015/-
2	Total refundable amount	-
3	Net amount to be charges (if any)	58015/-
4	Net amount to be refunded (if any)	

Remarks :

Approved by Project Manager	Approved by Design Team	Approved by MD
Date 16-02-23	Date	Date
Sign: 16 FEB 2023	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.

MEASUREMENT SHEET								
Company Name:	MRMLLP					Approved by:	Ramprasad	
Project:	Gulmohar Residency					Sign:		
Work Description:	Extra Specifications flat no D-507							
Prepared By	P.Sai Kumar							
Date:	16-02-2023							
			A	B	C	D	E= AxBxCxD	F
S No.	Item Head	Item Description	Length	Width	Height	Nos	Quantity	Units
1	D-507 flat	**Extra Amount**						
	Tiles 4' X 2'	Drawing	1122.00	1.00	1.00	1.00	1122.00	sft
		skirting (18%)	348.00	1.00	1.00	1.00	348.00	rft
	4' X 2'	Kitchen	87.00	1.00	1.00	1.00	87.00	sft
	Urban Wood dark	Balcony	88.00	1.00	1.00	1.00	88.00	sft

* Kitchen = Granite.

ESTIMATE SHEET						
Company Name:	MRMLLP				Approved by:	Ramprasad
Project:	Gulmohar Residency				Sign:	
Work Description:	Extra Specifications flat no D-507					
Prepared By	P.Sai Kumar					
Date:	16-02-2023					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	D-507 flat	**Extra Amount**				
	Tiles 4' X 2'	Drawing	1122.00	sft	35.00	39,270.00
		skirting (18%)	348.00	sft	35.00	12,180.00
	4' X 2'	Kitchen	87.00	sft	35.00	3,045.00
	Urban Wood dark	Balcony	88.00	sft	40.00	3,520.00
		Grand Total				**58,015.00**
	Note: Rates Taken from Circular no-894 (B) dated 15-05-2020					

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

Flat No	D-106	Other	-	Sl. No.	41246
Company	MEM-LLP	Project	GMR	Phase	-
Prepared by	R.S.SAIKIRAN	Sign	R.S.Kiran	Date	28-01-2023
Project Manager	RAM PRASAD	Sign		Date	28-01-2023
Previous stage report no.		40378	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	

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

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
		Rate the quality of (Good ✓, Avg ✗, Poor – needs correction ✗✗, NA)											
1	~~Bedroom~~ 1 M. Bed	✓	✓	✓	✗	✓	✓	–	–	–	✗	✓	✓
2	~~Bedroom~~ 2 C. Bed	✓	✗	✓	✗	✓	✓	–	–	–	✓	✓	✗
3	~~Bedroom~~ 3 C. Bed	✓	✓	✓	✓	✓	✓	–	–	–	✗	✓	✗
4	Drawing	✓	✗	✓	✗	✓	✓	–	–	–	✗	✓	✓
5	Dining	–	–	–	–	–	–	–	–	–	✗	✓	✓
6	~~Lobby~~ 1 PUJA	–	–	✓	✓	✓	✓	–	–	–	✗	✓	✗
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 NOTE :- 1) In kitchen, window was not placed. (2) At couple of painting work & cement stains appears on wall. (3) ~~Ba~~ C. Toi was not cleaned.

ATR on Quality Control Check Repot. (Apartments)

Flat No	D-507	QC report stage	III	Sl. No.	41343
Company	MRMLLP	Project	GMR	Phase	–
Prepared by	T. RAHUL	Sign	T. Rahul	Date	23-3-23
Project Manager	Ram Prasad	Sign		Date	23-3-23
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 (✗) 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 copied of the ATR – send one to MD and other to QC.
5. Enclose required photographs – hard copy.

Remarks: All work completed

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

Flat No	D-507	Other	—	Sl. No.	41343
Company	MRM-(LLP)	Project	GMR	Phase	
Prepared by	P. Bharath	Sign	PB	Date	17-02-23
Project Manager	Ramprasad	Sign		Date	17-02-23
Previous stage report no.		40949	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	

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~~ Pooja	–	–	–	–	–	–	–	–	–	✓	✓	✕
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) French door was not provided. 2) For C-Toi, M. Toi top of tiles painting not done, M. Toi for one S. Board cover not provided.
3) white cement for PVC line's not provided.

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

Flat No	D-507	Other	–	Sl. No.	40949
Company	MRM-UP	Project	GMR	Phase	–
Prepared by	R.S. SAIKIRAN	Sign	R.S.	Date	09-12-2022
Project Manager	RAM PRASAD	Sign		Date	09-12-2022
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:

- 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 required	☑ Yes ☐ No	Granite soffit for balcony provided	☑ Yes ☐ No
Balcony granite soffit workmanship	☐ Good ☑ Avg ☐ Poor	Balcony granite soffit edge polishing	☐ Good ☑ Avg ☐ Poor
Granite soffit for main door required	☑ Yes ☐ No	Granite soffit for main door provided	☑ Yes ☐ No
Main door granite soffit workmanship	☐ Good ☑ Avg ☐ Poor	Main door granite soffit edge polishing	☐ Good ☑ Avg ☐ Poor

Certified that all corrections mentioned n the QC Report have been completed. Work can Proceed to next Stage.

Project In-charge	Sign	Date
		13/12/22

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

Flat No	D-507	Other	–	Sl. No.	40949
Company	MRM-UP	Project	GMR	Phase	–
Prepared by	R.S. SAIKIRAN	Sign	R.S. Saikiran	Date	09-12-2022
Project Manager	RAM PRASAD	Sign		Date	09-12-2022
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:

- 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 required	☑ Yes ☐ No	Granite soffit for balcony provided	☑ Yes ☐ No
Balcony granite soffit workmanship	☐ Good ☑ Avg ☐ Poor	Balcony granite soffit edge polishing	☐ Good ☑ Avg ☐ Poor
Granite soffit for main door required	☑ Yes ☐ No	Granite soffit for main door provided	☑ Yes ☐ No
Main door granite soffit workmanship	☐ Good ☑ Avg ☐ Poor	Main door granite soffit edge polishing	☐ 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
		13/12/22

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

	Flooring & painting		Rate the quality of (Good ✓, Avg. ✗, Poor – needs correction ✗✗, 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 beading, luppam and painting quality.	Edge building
1	~~Bedroom~~ 1 M.Bed	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓
2	~~Bedroom~~ 2 G.Bed	✓	✓	✓	✓	✓	✓	✓	–	✗	✓	✓	✓	✓
3	~~Bedroom~~ 3 C.Bed	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	–	✗	✓	✗✗	–	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	–	–	✓	–	–	✗
6	~~Lobby~~ 1 PUJA	✓	✓	✓	✓	✓	✓	✓	–	–	✓	–	–	✓
7	~~Utility~~ / balcony 1	✓	✓	✓	✓	✗	✗	✓	–	–	✓	–	–	✗
8	Utility / ~~balcony~~ 2	✓	✓	–	–	–	–	✓	–	–	✓	–	–	✗
9	~~Utility / balcony~~ 3	–	–	–	–	✓	✓	–	–	–	✓	✓	✗	✗
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	–	–	–
11	Other													
12	Other													

Remarks NOTE :- 1) For main door painting was pending.
2) False ceiling work was pending in M.Toi & C.Toi.
3) In utility, hole packing work was not done.

	Tiling & granite work	Rate the quality of (Good ✓, Avg. ✗, Poor – needs correction ✗✗, 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) In M-toi & C-toi, painting work was pending.
2) provision for modular kitchen.

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	507	Block no.	' D '
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Chaitanya Gangadhar Dontabhaktuni		
Phone No.	9703178833	Email	ganga91221@gmail.com

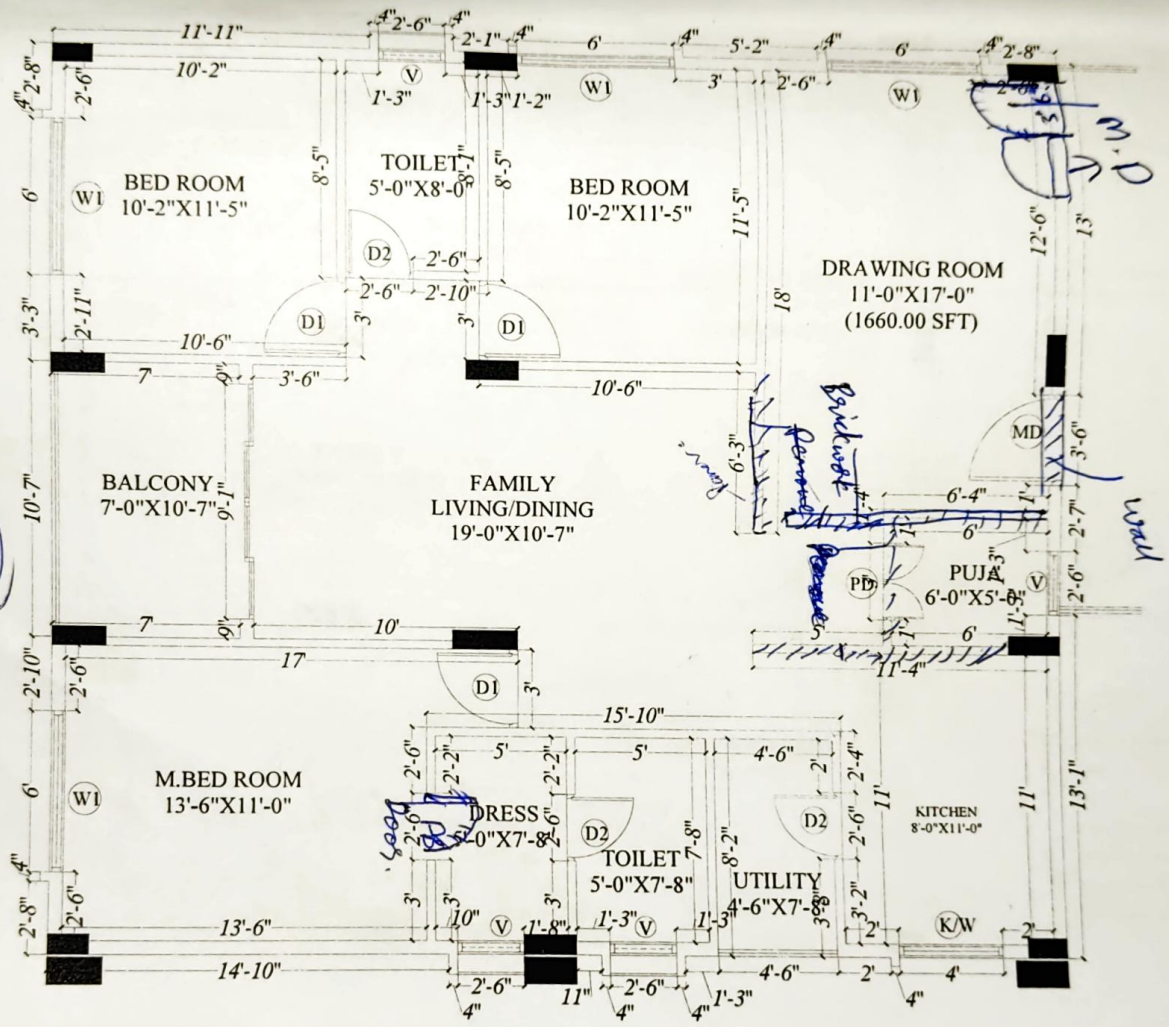
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to 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	D. Chaitanya	Engg. Sign	T. Pahy.
Date:	11/09/2021	Date	11/9/2021

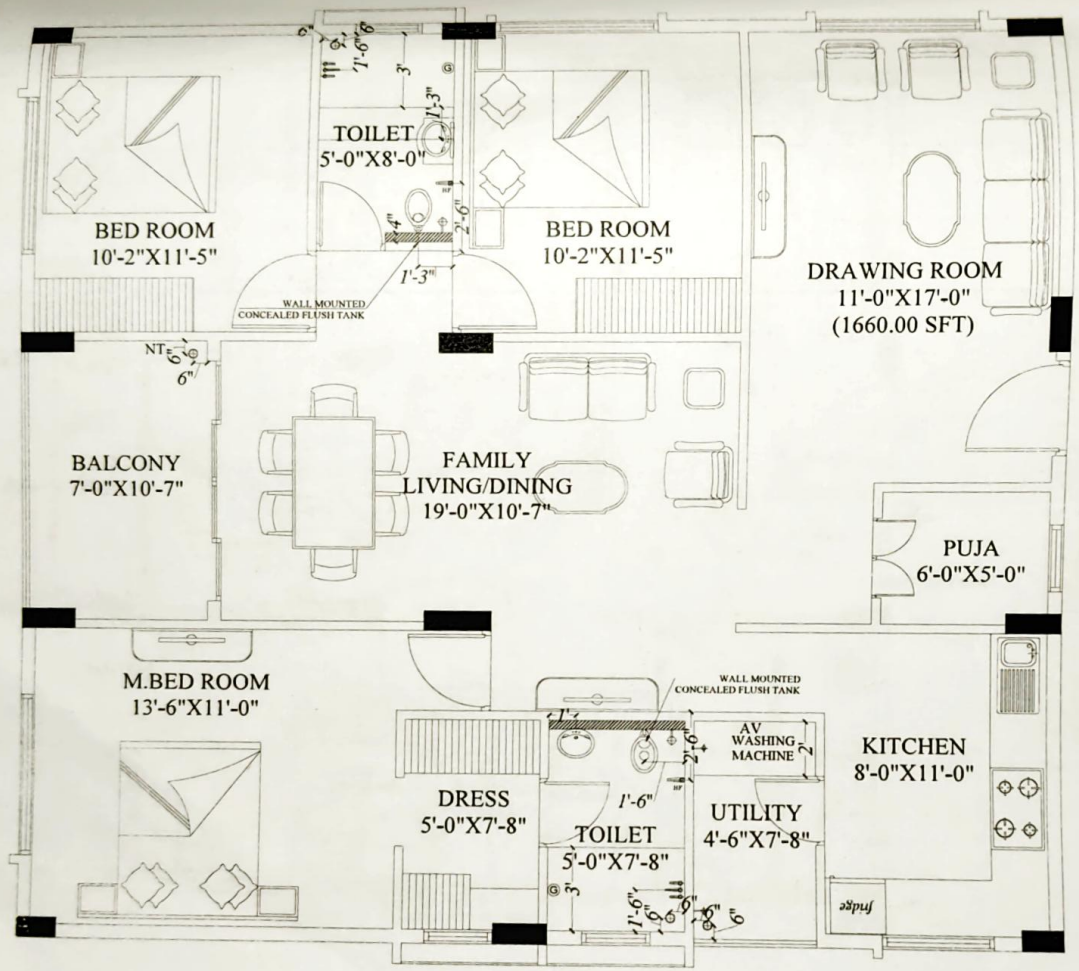
Note:

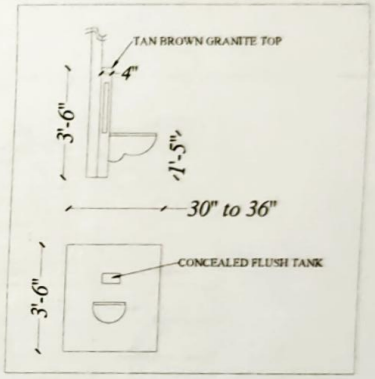
1. Colour shades of paints may vary from batch to batch & company to company. The Builder will not take responsibility of quality of work for dark shades especially green & blue.
2. Shade / colour of natural material like marble and granite can't be guaranteed and may vary from lot to lot. Cracks like 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: T. Pahy. Date:



Description	Direction	Owners & Developers :	Date :	25.09.2020	Promoted by
WORKING PLAN-1660 Sft-B1 TYPE	N	Modi Reality Mallapur LLP	Prepared By :	Jayapradha	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Soham Modi	
		Gulmohar Residency	Scale :	N.T.S	Phone:+91-40-66335551

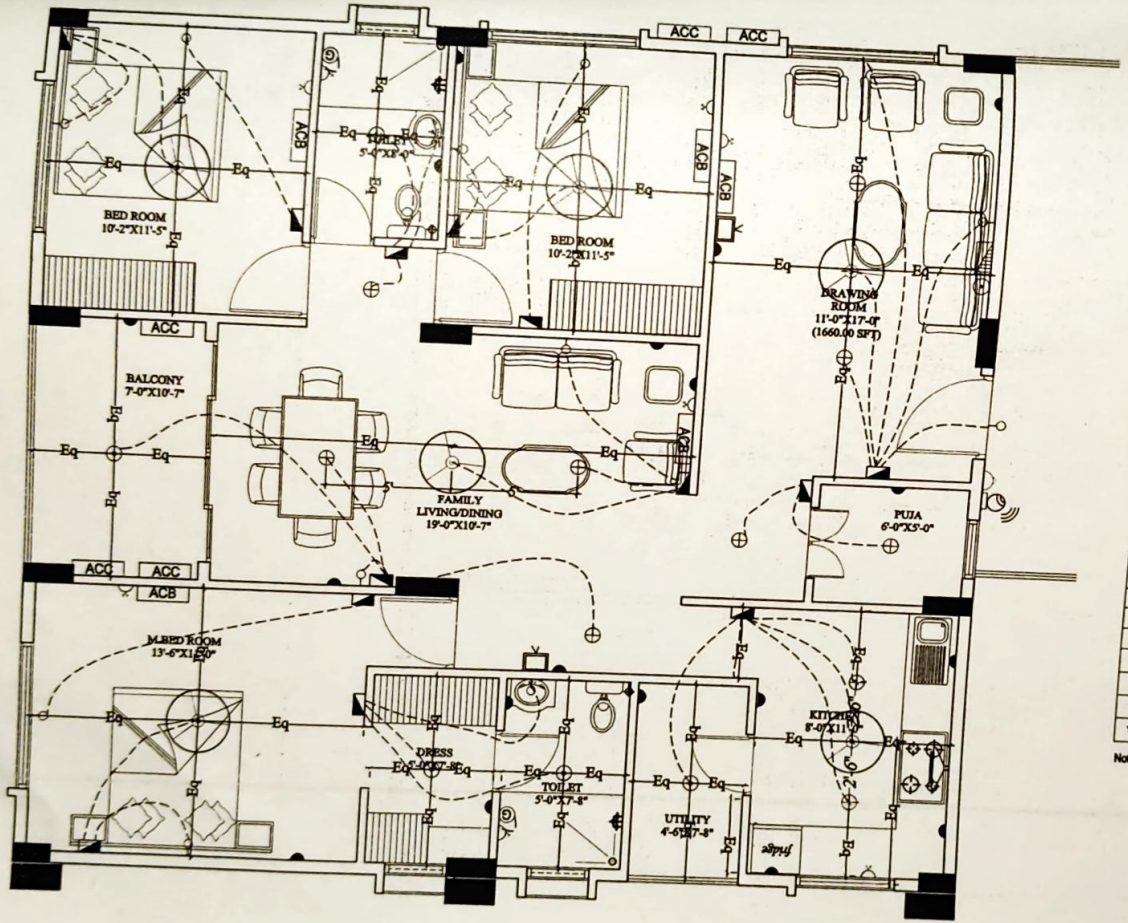




LEGEND

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

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



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1.	Distribution Board & Change over		7' TO 7'6"
2.	Switch board		4' OR 4'6"
3.	Wall point/Bracket light		7'3" TO 7'6"
4.	5 amps plug point		2'
5.	Ceiling fan		-
6.	Geyser point-15A	G	6'6" OR 7'6"
7.	Exhaust fan		7'3"
8.	15 amps plug point		2' OR 3'6" OR 7'6"
9.	Television point		3'
10.	Telephone point		2'
11.	Calling Bell		4'6"
12.	Bell Push		5'
13.	Calling light		-
14.	Wifi Camera		7'6"
15.	AC Compressor	ACC	7' TO 7'6"
16.	AC Blower	ACB	7' TO 7'6"
17.	Switch board with 5A socket		4' TO 4'6"

Note :- Switch boards next to bed side must be @ 3'6" from center of bed.

Description	Direction	Owners & Developers :	Date :	23.09.2020	Promoted by
ELECTRICAL PLAN -B1 TYPE-1660 sft	N	Modi Reality Mallapur LLP	Prepared By :	Jayapradha	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Soham Modi	
		Gulmohar Residency	Scale :	N.T.S	Phone:+91-40-66335551

Choice of colours:

Changes in flooring:

Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Buyers sign: Engg. Sign: Date:

Changes in kitchen platform: (mark on plan)

Other Changes:

Buyers sign: Engg. Sign: Date:

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; ganga91221@gmail.com

Date: Sunday, August 18, 2024 at 08:48 AM GMT+5:30

Complaint Id : 151797
Project Name : Gulmohar Residency
Block No / Phase : Block D
Flat No/Villa :507
Nature of complaint :Construction
Customer Name : Chaitanya Gangadhar
Email : ganga91221@gmail.com
Complaints :
1. The POP on the walls is getting peeled off in the master bedroom and other walls
2. The taps in the kitchen have got a thin line of water,Taps cleaning to be done
3. The second coat of painting in the common areas is not completed
4. The water clogging in the common areas is not addressed causing inconvenience to reach our homes during rains
5. Tiles in the washroom are not properly layeredâ€¦one or the other tile is loosened eventually and comes out
6. The Manjeera or lofted tank is not connected to kitchen tap for usage till date
7. Cleaning of duct areas is not being done on regular basis

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-507	ATR Date	11-09-2024
Project	GMR	Complaint Date	18-08-2024
Customer Name	Chaitanya Gangadhar		
Prepared By	Sk.Goushee Begum		
Project Manager's Sign	N.Srinivas	Admin Officer's Sign	SK.Goushee

Note: Original ATR should be sent to CR & a copy to MD. CR to file original in customer's file.

Complaint S No.	Action Taken
1	Work Completed
2	Work Completed
3	Work Completed
4	Work Completed
5	Work Completed
6	Work Completed
7	Work Completed

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 .

Flat / bungalow No.	D-507		ATR Date	11-09-2024	
Project	GMR		Complaint Date	18-08-2024	
Customer Name	Chaitanya gangadhar				
Prepared by	Saikiran	Date	13-09-2024	Sign	Saikiran
Project Manager	Srinivas/Sanket	Date	13-09-2024	Sign	sanket
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.	Avg	☐ Yes ☐ No
5.	Avg	☐ Yes ☐ No
6.	Avg	☐ Yes ☐ No
7.	Avg	☐ 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:		

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; ganga91221@gmail.com

Date: Sunday, March 10, 2024 at 06:32 PM GMT+5:30

Complaint Id : 595193
Project Name : Gulmohar Residency
Block No / Phase : Block D
Flat No/Villa :507
Nature of complaint :Day to Day Maintenance
Customer Name : D Chaitanya Gangadhar
Email : ganga91221@gmail.com
Complaints :
1. Overhead tanks of D Block are not being cleaned since possession
2. Requested to cover the common areas with CC surveillance
3. Often facing water issues as tanks gets emptied now and then
4. Some of the tiles in the common areas needs to be fixed again
5. The second lift should be completed asap and corridors to be cleaned daily after work

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-507	ATR Date	14-03-2024
Project	GMR	Complaint Date	01-03-2024
Customer Name	Chaitaya gangadhar	Com.ID.no:	**14193**
Prepared By	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.

Complaint S No.	Action Taken
1	Work completed
2	Work completed
3	Work completed

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 .

Flat / bungalow No.	D-507		ATR Date		14-03-2024
Project	GMR		Complaint Date		01-03-2024
Customer Name	Chaitaya gangadhar				
Prepared by	Saikiran	Date	16-03-2024	Sign	Saikiran
Project Manager	Narendar	Date	16-03-2024	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.

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 ☐ 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:		