

ATR on Quality Control Check Report. (Apartments)

Flat No	D-505	QC report stage	stage-12	Sl. No.	41618
Company	memup	Project	GMB	Phase	-
Prepared by	Menarathi	Sign	[Signature]	Date	16/12/23
Project Manager	K. Narasimhan	Sign	[Signature]	Date	16/12/23
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 copied of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks: Work completed.

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

Flat No	D-505	Other	-	Sl. No.	41618
Company	MRM LLP	Project	GMR	Phase	-
Prepared by	SAIKIRAN	Sign	<i>[Signature]</i>	Date	01-04-2023
Project Manager	RAM PRASAD	Sign	<i>[Signature]</i>	Date	01-04-2023
Previous stage report no.	41335	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 :

- 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.

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

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. X, Poor - needs correction ✗ X, 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 G. Bed	✓	✓	✓	✗	✓	✓	✓	✓	✓	✗	✗	✗
3	Bedroom 3 C. 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) In M. Toi, C. Bed, S. Boards was not fixed, (2) At couple of places civil patch works & painting work not done. (3) In both toilets, 1st coat of painting work not done.											

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLLP	Site	Gulmohar Residency
Name of the customer		Mr. Prathima Rakesh Kumar Srivastava		
Villa/ Flat No.		D - 505		
Sl.No	Description	Amount		
1	Total extra Charges	42,525 = 00		
2	Total refundable amount	2590 = 00		
3	Net amount to be charges (if any)	39,935 = 00		
4	Net amount to be refunded (if any)	—		

Remarks :

Approved by Project Manager	Approved by Design Team	Approved by MD
Date 10/6/2023	Date	Date
Sign: [Signature]	Sign:	Sign:

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

ESTIMATE SHEET

Company Name:	MRMLLP							
Project:	Gulmohar Residency							
Work Description:	Extra Specs							
Flat No.	D-505							
Prepared By	K. Narender Reddy							
Date:	09-06-2023							
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount		
1	Ispira tiles 4' x 2'Flooring (Living &Dining)	Dyna tiles 4' x 2'Flooring (Living &Dining), MBR, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sft	1128	Sft	35	39480.00		
2	Skirting	Skirting - 21 % of SBUA 1660 sft	87	Sft	35	3045.00		
	Deduct balcony area	Balcony area	74.00	sft	35	2590.00		
		Total Amount				39935		
	In words	Thirty Nine Thousand Nine Hundred and Thirty Five Rupees only						

ESTIMATE SHEET

Company Name:		MR.MLLP													
Project:		Gulmohar Residency						Approved by: Ramprasad							
Work Description:		Extra Specs						Sign:							
Flat No.		D-505													
Prepared By		K. Narendra Reddy													
Date:		09-06-2023													
S No.		Item Head		Item Description		A		B		C		D		E=AXBXCXD	
1		Ispira tiles 4' x 2' Flooring (Living & Dining)		Ispira tiles 4' x 2' Flooring (Living & Dining), MBR, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sqt		Length 1128		Width 1		Height 1		Nos 1		Quantity 1128	
2		Skirting		Skirting - 21 % of SBUA 1660 sqt		349		1		0		1		87	
				Total Area										1215	
3		Deduct Balcony		Balcony area		7		11		1		1		74	

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

Flat No	D-505	Other	Sl. No.	41335
Company	MRM-CLIP	Project	Phase	-
Prepared by	P Bhargava	Sign	Date	17-02-23
Project Manager	Rampasani	Sign	Date	17-02-23
Previous stage report no.	40820	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	☐ Good ☒ Avg ☐ Poor
Main door granite soffit workmanship	☐ Good ☒ Avg ☐ Poor	polishing	

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>	30/02/23

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

Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)												
S No	Room	Workmanship of tiling	White cement filling around CPVC lines	Corners finishing	Finishing near doors	Finishing on top of tiles	Finishing near ventilators	Step at bathroom entrance / 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	✓	✓	✓	XX	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2	C-Toi	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3													
4	Toilet 4													
5	Wash basin in dining area													
6	Kitchen													
7	Utility	✓		✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
8	Other	✓	X	✓	X	X	✓	✓	✓	✓	✓	✓	✓	✓
9	Other													
Remarks		1) provision for modular kitchen 2) In C-Toi one tile was Broken. 3) Near kitchen civil work was pending.												

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

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)													
S No	Room	Color variation of floor tiles	Flooring workmanship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door heading, luppam and painting quality.	Edge building	
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓		X	✓	✓	✓	XX	
2	Bedroom 2 K. Bed	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	XX	
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	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	
11	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
12	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Remarks		1) Near Balcony Granite painting not done 2) For K. Bed skirting tile was Broken 3) False ceiling work was not done in the flat.													
		4) Door painting for couple of doors to be improved.													

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

Flat No.	D-505	Other	—	Sl. No.	40820
Company	MRM-CLP	Project	QMR	Phase	—
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	11-11-2022
Project Manager	RAM PRAKASH	Sign	[Signature]	Date	11-11-2022
Previous stage report no.				Report filed and signed by PM?	☐ Yes ☒ No
Additions & alterations sheet date			13-11-2021	All pages signed by engineer & customer?	☒ Yes ☐ No
Checked By MD on		MD Sign		For filing	☐ 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
[Signature]	[Signature]	20/11/22

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 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		NOTE:-1) Screeding work were not good, It should be improve. 2) Level marking was not provided in a flat.											

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

Flat No.	D-505	Other		SI. No.	ft 0010
Company	RAM-CLP	Project	GMR	Phase	-
Prepared by	R. S. SAIKRISHNAN	Sign	R. S. SAIKRISHNAN	Date	06-06-2022
Project Manager	RAM PRASAD	Sign		Date	06-06-2022
Previous stage report no.			39896	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 1/4".
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
R. S. SAIKRISHNAN	[Signature]	16/6/22

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

Flat No.	D-505	Others	-	Sl. No.	39896
Company	MRM-1UP	Project	GMR	Phase	-
Prepared by	K. Sneha	Sign	Sneha	Date	16-05-2022
Project Manager	Ram Prasad	Sign	Ram Prasad	Date	16-05-2022
Previous Stage report no.	38584	Sign	Report filed and signed by PM?	Yes ☒ No ☐	
Apartment No.		Other		For filling	
Checked By MD on		MD Sign		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 clearing 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 XX for major mistake that requires correction by replacement or re-fixing.
4. Mark XXX 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
		25/05/22

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

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)	Difference in inches	Diagonal (✓ or X)	Diagonal (✓ or X)	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 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
4	Toilet 2 c. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
5	Bedroom 3 Gr. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
9	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
Remarks Note: ① Internal walls are changed AS per customer Request.															
② In Dining Room, Slab hacking was not done.															

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

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 ☒ Can't 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" to 7 3/4" from FFL. (Tolerance 1") Lintel should be as per standard design.
7. Lofis should be at a height of 7" to 7 3/4" from FFL. Kitchen plat form thickness should be 2". SFL to bottom 31". (Tolerance 1")
8. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points.
9. Thickness of platforms & lofts should be between 2 & 2 5/8"
10. Provide single layer table brick at bottom of each door frame without threshold
11. Check Z angle template size (Z angle for bathroom ventilators not required in new projects)
12. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
13. Z angle template must be 1" from brick wall surface from the inner side.

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

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door frame hold fast provision and fasteners. (✓ 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. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet-1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom-2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet-2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom-3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks:		Note: 1. Kitchen platform was not casted.												

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	505	Block no.	' D ' ✓
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Pratima Rakesh Kumar Srivastava		
Phone No.	9989325500	Email	pratima.cdri@rediffmail.com rakesh.srivastava@yahoo.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	Pratima	Engg. Sign	
Date:	13 th Nov 2021	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.

Pratima

Buyers sign:

Engg. Sign:

Date:

Choice of colours:

Changes in flooring:

1) Hall, Dining, 3 Bedroom and kitchen
Simpolo Ispira carrara tiles 4'x2'

2) Balcony - Country Rosso.

3) Hall, Dining, 3 Bedroom and kitchen
Cera Concite Beige - 4'x2'

17/09/2022

17/12/2022

Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

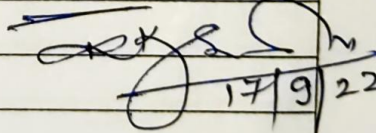
① changes to be done as per given plan.

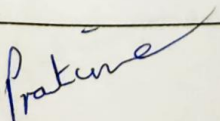
Choice of Bathroom tiles, CP fittings & Sanitary ware:

① change Commode & wash Basin in C.T

② changes to be done as per given plan.

- 1) master toilet: - Ultra Sprinkle -
- 2) common toilet: - malacgism Brown
till Beam Bottom full tiles.


17/9/22



Buyers sign:

Engg. Sign:

Date:

Changes in kitchen platform: (mark on plan)

Other Changes:

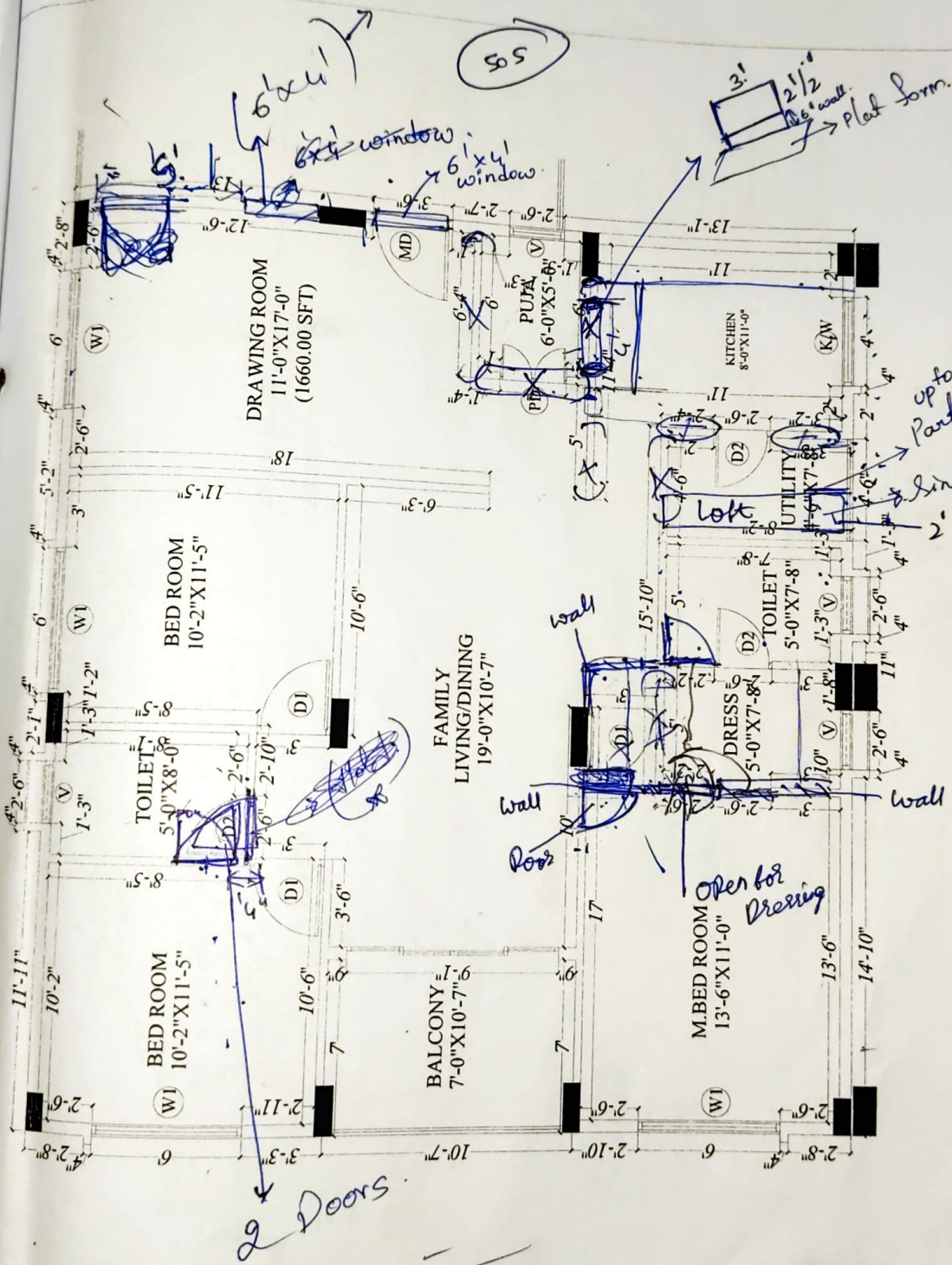
- ① ~~Main door position change~~ X Cancelled.
- ② Brick work changes to be done as per given plan

Pratima

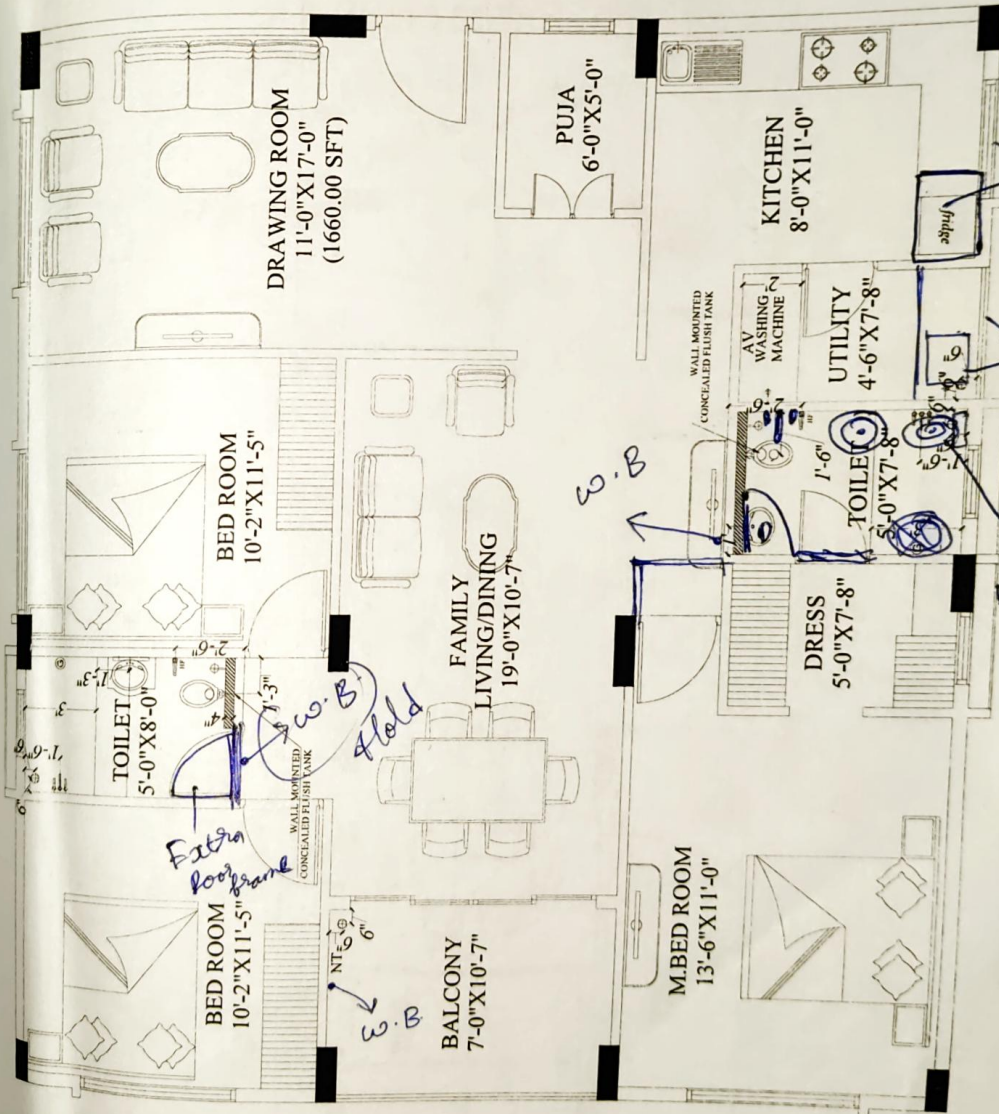
Buyers sign:

Engg. Sign:

Date:



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



LEGEND

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

Description

PLUMBING PLAN-1660 Sq Ft (B1-TYPE)

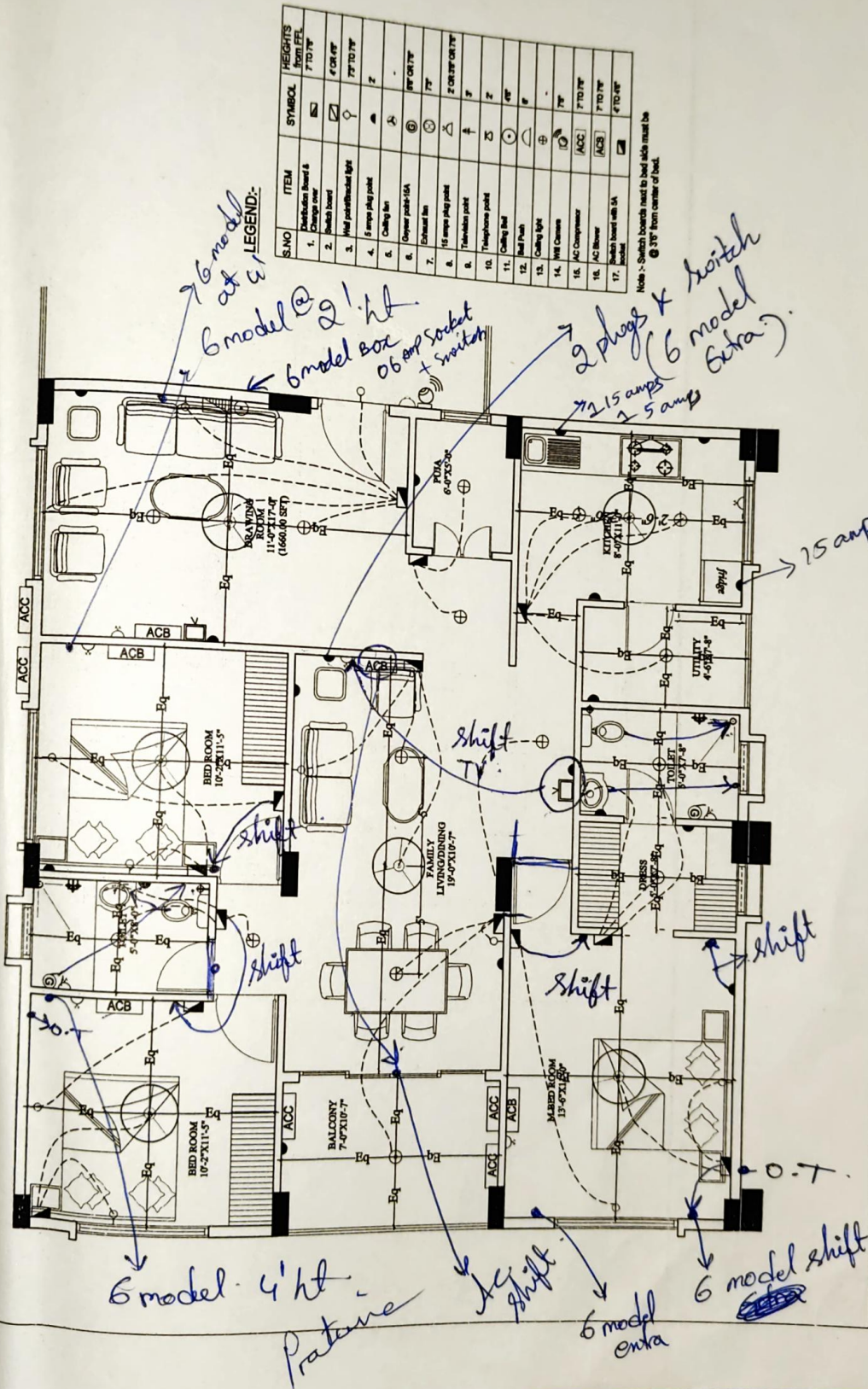


Owners & Developers :
Modi Reality Mallapur LLP
Project Name & Phase :
Gulmohar Residency

Date : 04.09.20
Prepared By : Jayapradha
Approved By : Soham Modi
Scale : N.T.S

Promoted by
Modi Properties Pvt Ltd
Phone: +91-40-66222222

Pratima



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