

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLLP	Site	Gulmohar Residency
Name of the customer		MR. Athkum' Ravi Prasad		
Villa/ Flat No.		D-205		
Sl.No	Description	Amount		
1	Total extra Charges	—		
2	Total refundable amount	72,623=00		
3	Net amount to be charges (if any)	—		
4	Net amount to be refunded (if any)	72,623=00		
Remarks :				
Approved by Project Manager		Approved by Design Team		Approved by MD
Date		Date		Date
Sign:		Sign:		Sign:

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

Company Name:	MRMLP	Approved by:	Rampasad					
Project:	Gulmohar Residency	Sign:						
Work Description:	Extra Specs							
Flat No.	D-205							
Prepared By	K. Narendra Reddy							
Date:	06-07-2023							
S No.	Item Head	Item Description	A	B	C	D	E=AXBXCXD	F
	Retund		Length	Width	Height	Nos	Quantity	Units
1	Tiles	(Living & Dining), MBR, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sqft.	1128	1	1	1	1128	
2	Skirting	Skirting - 21 % of SBU/A 1660 sqft	87	1	1	1	87	
3	Bathroom Tiles	Bathroom tiles	200	1	1	2	400	
4	Utility and kitchen dado	Utility and kitchen dado	93	1	1	1	93	
5	Door Frame	Door frame	1	1	1	3	3	
6	Door Shutter	Door Shutter	1	1	1	3	3	
7	Cylindrical Lock	Cylindrical Lock	1	1	1	3	3	
8	Hinges	Hinges	1	1	1	9	9	
9	Kitchen Granite	Granite	16	1	2	1	32	

ASUREMENT SHEET

S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos	E=AXBXCXD Quantity	F Units
1	Tiles	(Living & Dining) MBR, Children Bed Room, Guest Bedroom, Kitchen 68 % of 1660 sf,	1128	1	1	1	1128	
2	Skirting	Skirting - 21 % of SBUA 1660 sf	87	1	0	1	87	
3	Bathroom Tiles	Bathrom tiles	200	1	1	2	400	
4	Utility and kitchen dado	Utility and kitchen dado	93	1	1	1	93	
5	Door Frame	Door frame	1	1	1	3	3	
6	Door Shutter	Door Shutter	1	1	1	3	3	
7	Cylindrical Lock	Cylindrical Lock	1	1	1	3	3	
8	Hinges	Hinges	1	1	1	9	9	
9	Kitchen Granite	Granite	16	1	2	1	32	



ATR on Quality Control Check Report. (Apartments)

Flat No	0-205	QC report stage	III	Sl. No.	41424
Company	MRMLLP	Project	GMR	Phase	-
Prepared by	T. RAHUL	Sign	T. RAHUL	Date	23-3-23
Project Manager	Pam prasad	Sign	P. RAHUL	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 (X) each circle where work has not been completed.
3. Give remarks for each case where work has not completed on this sheet.
4. Make 2 copies of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks:

AU work Completed

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

Flat No	D-205	Other	Sl. No.	41424
Company	MKN-UP	Project	Phase	
Prepared by	SAKURAN	Sign	Date	02-03-2023
Project Manager	RAN PRASAD	Sign	Date	02-03-2023
Previous stage report no.			Report filed and signed by PM	☐ Yes ☒ No
Checked By MD on		MD Sign	For filling	☐ Yes ☐ No

Recommendation:

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

Inspection should be done after :

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

Miscellaneous check:

Modular kitchen to be provided	☒ Yes ☐ No	Modular kitchen provided	☐ Yes ☒ No
Modular kitchen workman ship	☐ Good ☐ Avg ☐ Poor	Modular kitchen granite & dado workman ship & finishing	☐ Good ☐ Avg ☐ Poor
Video door phone /wifi cam to be provided	☒ Yes ☐ No	Video door phone/wifi cam provided	☐ Yes ☒ No
Painting marks and drops are cleaned from floor, windows, walls.	☐ Good ☒ Avg ☐ Poor		

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

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)												
		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 - Red	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 q. Red	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 c. Red	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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		NOTE :- (1) Entire flat spjeli was not fixed. (2) French door was not fixed. (3) In 6. Red & 8. Red, hole floor tiles was broken (4) couple of s. board finishing not done properly.												

ATR on Quality Control Check Repot. (Apartments)

Flat No	D-205	QC report stage	Stage-I	Sl. No.	41112
Company	MRMLLP	Project	GRR	Phase	-
Prepared by	T. RAHUL	Sign	T. Rahul	Date	20-1-23
Project Manager	Ram Prasad	Sign	R. Prasad	Date	20-1-23
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 MID and other to QC.
5. Enclose required photographs – hard copy.

Remarks:

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

Flat No.	D-205	Other	Sl. No.	4-1112
Company	MRM-UP	Project	Phase	-
Prepared by	K. Sneha	Sign	Date	04-01-2023
Project Manager	Ramprasad	Sign	Date	04-01-2023
Previous stage report no.		39489	Report filed and signed by PM?	☒ Yes ☐ No
Additions & alterations sheet date		15-09-2021	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.

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 K. Bed	-	-	✓	-	✓	-	-
4	Toilet 2 C. Toi	-	✓	✓	✓	✓	-	-
5	Bedroom 3 a. 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) In Drawing AC point was missing.

2) without (Stage - I) ac - checking, they completed the tiles work in toilet's.

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

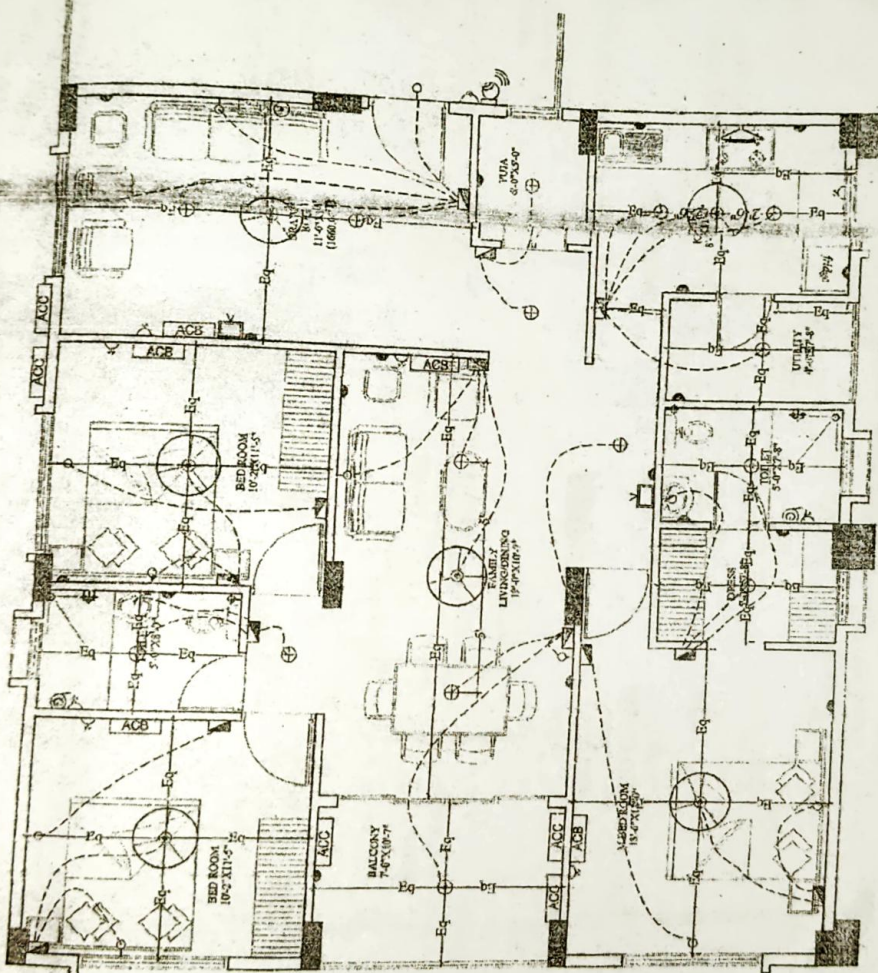
Remarks:

☐ Yes ☒ No

☐ Yes ☒ No

☒ Yes ☐ No

D-205 (elec)



LEGEND:-

S. NO.	ITEM	SYMBOL	Quantity
1.	Electricity Board & Switch	EB	1 No.
2.	Switch Panel	SP	1 No.
3.	Miniature Circuit Breaker (MCB)	MCB	1 No.
4.	Single phase meter	SPM	1 No.
5.	Chandelier	Ch	1 No.
6.	Recessed light	RL	1 No.
7.	Recessed light	RL	1 No.
8.	Recessed light	RL	1 No.
9.	Recessed light	RL	1 No.
10.	Recessed light	RL	1 No.
11.	Recessed light	RL	1 No.
12.	Recessed light	RL	1 No.
13.	Recessed light	RL	1 No.
14.	Recessed light	RL	1 No.
15.	Recessed light	RL	1 No.
16.	Recessed light	RL	1 No.
17.	Recessed light	RL	1 No.

Note: Symbols should be used to indicate the location of the symbols.

APPROVED BY
25 SEP 2020
MODI REALTY LLP

Description

QC-B-BLOCK-ELECTRICAL PLAN - FLATS NO 8-25 TYPE 81

Direction



Owners & Developers

Modi Realty
Project Name & Phase
Gulmohar Residency

Date

23.09.2020

Prepared By

Jayapradha

Approved By

Sohani Modi

Scale

N.T.S

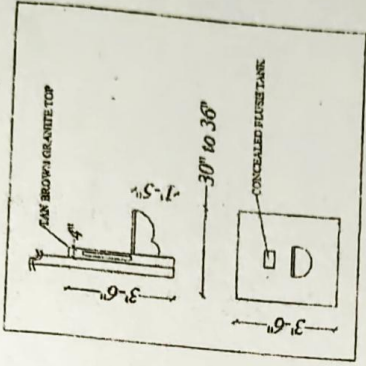
Promoted by

Modi Properties Pvt Ltd

Phone: +91-40-66335551

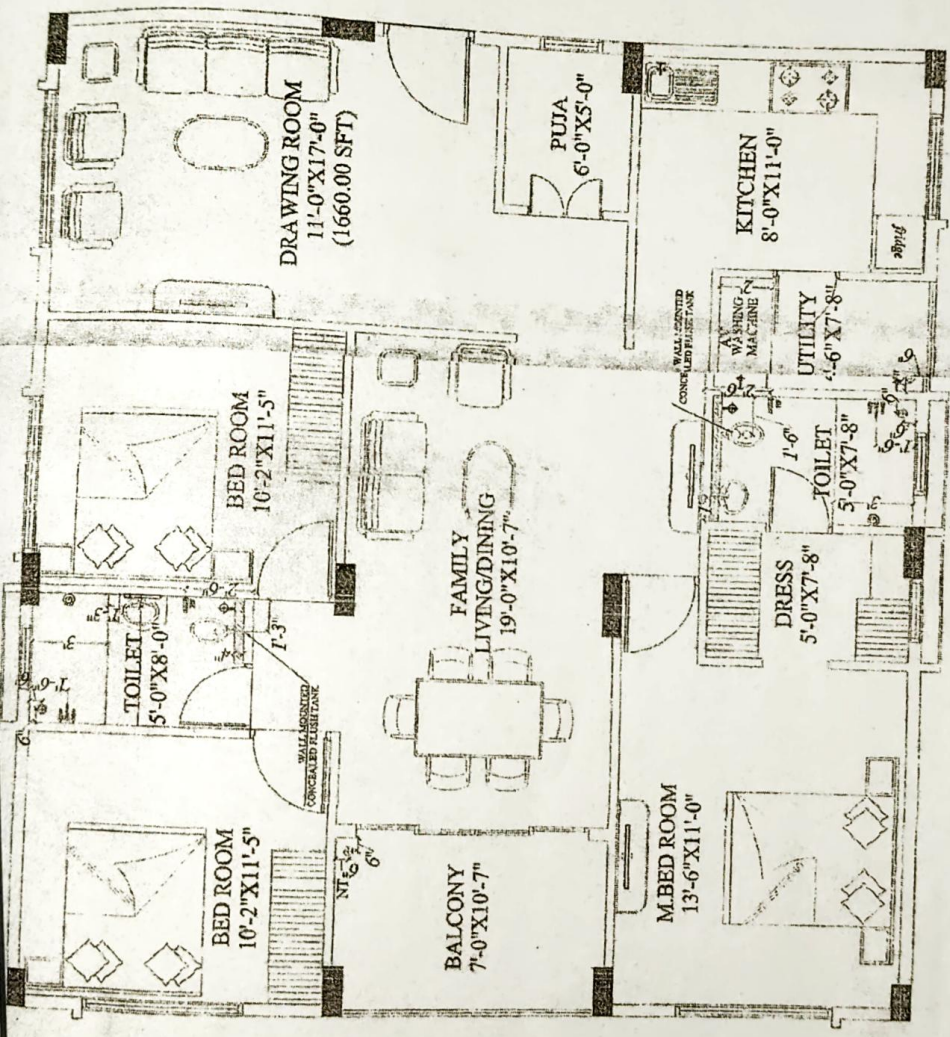
D-205 (plumb)

APPROVED FOR VENTILATION
-9 SEP 2020
SOMAM MODI
MANAGING DIRECTOR



LEGEND

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



Description	Direction	Owners & Developers :	Date :	Promoted by
QC-BLOCK-B-FLAT NO 103-PLUMBING PLAN (B1-TYPE)	N	Modi Realty Mallapur LLP	04.09.20	Modi Properties Pvt Ltd
		Project Name & Phase :	Prepared By :	
		Gulmohri Residency	Jayapradha	
			Approved By :	
			Scale :	
			N.T.S	Phone: +91-90-64308851

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	205	Block no.	' D '
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	Athkuri Ravi Prasad		
Phone No.	888 695 4499	Email	raviprasad.athkuri@gmail.com

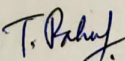
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to 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	Ravi Prasad	Engg. Sign	T. Bahuj
Date:	15/9/21	Date	15/9/21

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: 
15/9/21

Engg. Sign: 

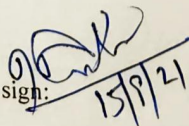
Date: 15/9/21

Changes in electrical points: (mark on plan)

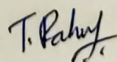
Choice of Bathroom tiles, CP fittings & Sanitary ware:

- 1) Both Bathroom Door Refund & Door frames also
- 2) Granite white tiling for Both Bathrooms.
- 3) Master Toilet EWC Position shifting as per plan

Buyers sign:


15/9/21

Engg. Sign:



Date:

Changes in kitchen platform: (mark on plan)

Other Changes:

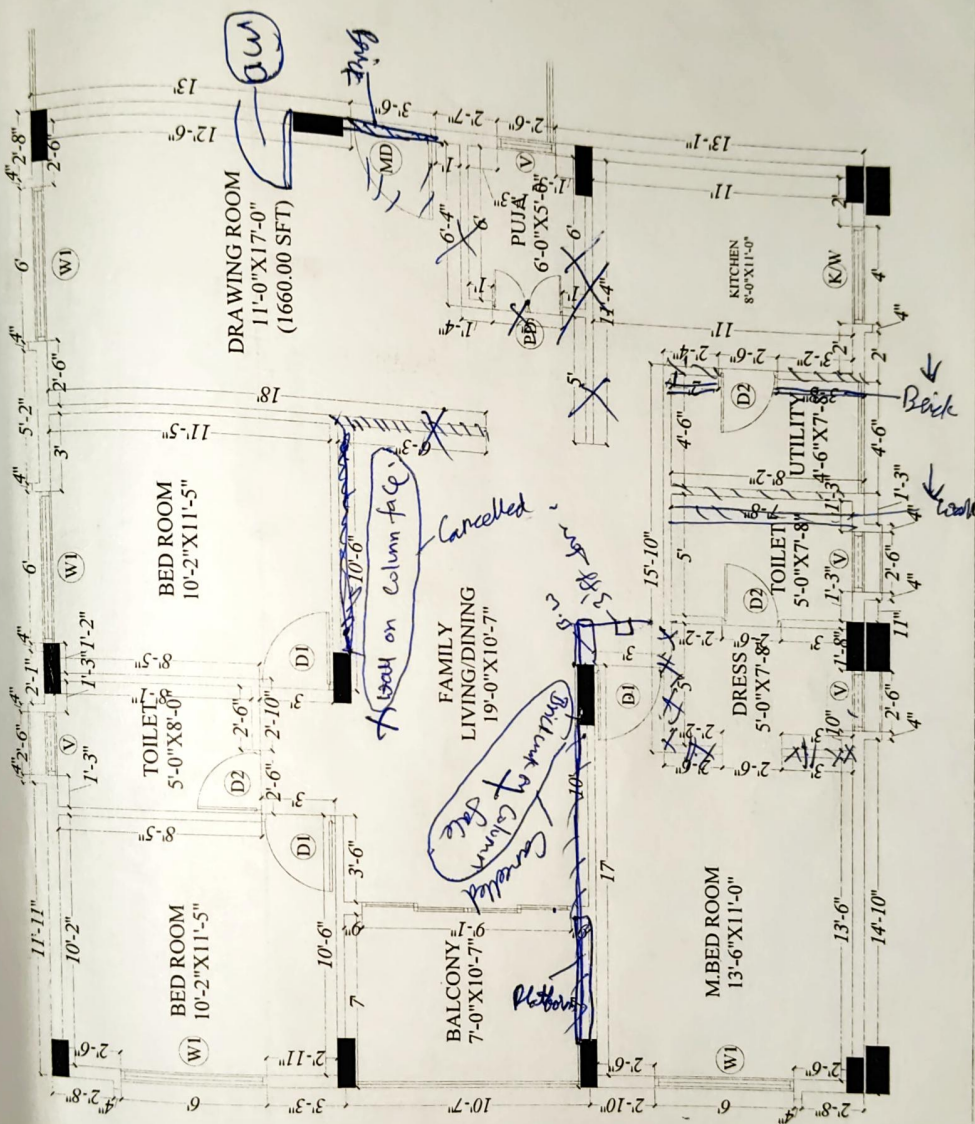
- 1) Utility Door & Door frame Rebuild & going for Granite Door Solite & Door getting by customer.
- 2) RCC Platform at Utility with Granite Mark at Plan.

Buyers sign:


15/09/21

Engg. Sign: T. Rahul

Date:



ventilator in dressing area to be closed permanently from inside.

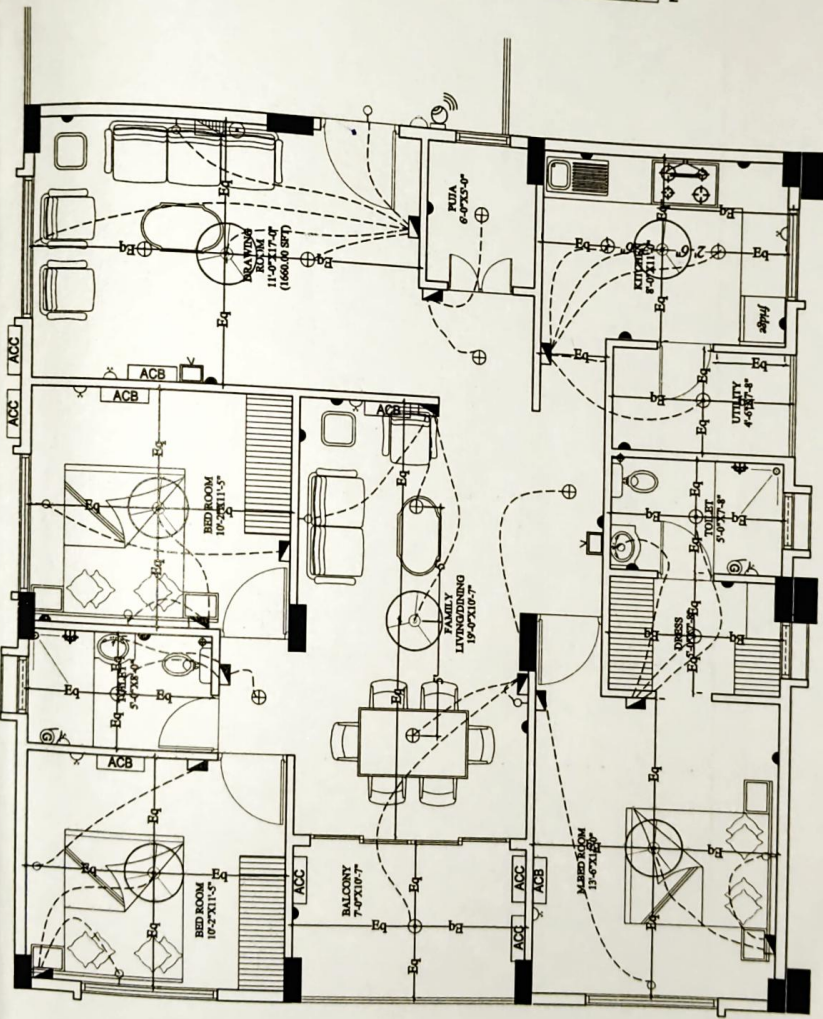
wash Basin in Sitout area.

Granite slab stone in left side of Sitout.

15/5/24

T. Rahul

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



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS From FFL
1.	Distribution Board & Energy meter	BS	7' TO 7'6"
2.	Switch board	SB	4' OR 4'6"
3.	Mid point/switch light	⊕	7' TO 7'6"
4.	5 amp plug point	⊕	7'
5.	Ceiling fan	⊕	-
6.	Overhead SA	⊕	8'6" OR 7'6"
7.	Exhaust fan	⊕	7'6"
8.	10 amp plug point	⊕	2' OR 1'6" OR 7'6"
9.	Telephone point	⊕	7'
10.	Telephone point	⊕	7'
11.	Ceiling fan	⊕	4'6"
12.	Bed Point	⊕	8'
13.	Ceiling light	⊕	7'6"
14.	Mid Ceiling	⊕	7' TO 7'6"
15.	AC Compressor	⊕	7' TO 7'6"
16.	AC Blower	⊕	7' TO 7'6"
17.	Switch board with SA	⊕	4' TO 4'6"

Note -> Switch boards need to bed side must be
 ⊕ 2'6" from center of bed.

Description	Direction	Owners & Developers :	Date :	Promoted by
			23.09.2020	Modi Properties Pvt Ltd
			Prepared By :	Jayapradha
			Approved By :	Soham Modi
			Scale :	N.T.S
ELECTRICAL PLAN -B1 TYPE-1660 sq ft				
				Phone:+91-40-66335551

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; raviprasad.athkuri@gmail.com

Date: Tuesday, May 21, 2024 at 05:04 PM GMT+5:30

Complaint Id : 295793

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa : Flat no. 205

Nature of complaint : Day to Day Maintenance

Customer Name : A RAVI PRASAD

Email : raviprasad.athkuri@gmail.com

Complaints :

1. WATER SUPPLY NOT THERE IN KITCHEN. PLUMBER VISITED AND CHECKED BUT NOT RESOLVED THE ISSUE. HE SAID HE WILL COME BACK. BUT STILL NOT ATTENDED AND RESOLVED THE ISSUE. FACING LOT OF PROBLEM DUE TO NO WATER IN KITCHEN.
2. PAINT TOUCH-UP NOT DONE AT THE PATCH WORK DONE AT THE TIME OF HANDING OVER THE FLAT. PENDING FOR THE LAST FEW MONTHS.
3. ONE WASH BASIN IS TO BE FIXED IN UTILITY AREA. ITEM IS AVAILABLE AT FLAT. FIXING PENDING SINCE FEW MONTHS.

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-205	ATR Date	21-05-2024
Project	GMR	Complaint Date	06-06-2024
Customer Name	A.Rvi prasad		
Prepared By	N.Divya		
Project Manager's Sign	N.Srinivas	Admin Officer's Sign	

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.

Flat / bungalow No.	D-205	ATR Date	06-06-2024		
Project	GMR	Complaint Date	21-05-2024		
Customer Name	A. Ravi prasad.				
Prepared by	S.Sunil	Date	10-06-2024	Sign	Sunil
Project Manager	N.Srinivas	Date	10-06-2024	Sign	srinu
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.	Good	☐ Yes ☐ No
2.	Avg.	☐ Yes ☐ No
3.	☐ Good ☐ Avg. ☐ Bad	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:		