Construction Division

Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Naidu		
Villa/ Flat No.	D - 503		

Sl.No	Description	Amount
1	Total extra Charges	55,693
2	Total refundable amount	4,180
3	Net amount to be charges (if any)	51,514
4	Net amount to be refunded (if any)	—

Remarks :

Approved by Project Manager	Approved by Design Team	Approved by MD
Date 06.04.23 06 APR 2023	Date	Date
Sign: APPROVED BY (G.M.R.)	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 Specifications flat no D-503				Sign:	
Prepared By	P.Sai Kumar					
Date:						
	16-02-2023					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	D-503 flat	**Extra Amount**				
	Tiles 4' X 2'	flooring- 67% SBUA-1660sft	1112.00	sft	35.00	38,920.00
		skirting (18%)	299.00	rft	35.00	10,465.00
		Kitchen	97.75	sft	35.00	3,421.25
		Balcony	82.50	sft	35.00	2,887.50
						55,693.75
		Refund Amount				
	Kitchen	Dado Tiles	36.00	sft	45.00	1,620.00
		granite	32.00	sft	80.00	2,560.00
						4,180.00
		Grand Total				**51,514**
	Note: Rates Taken from Circular no-894 (B) dated 15-05-2020					

MEASUREMENT SHEET

Company Name:	MRMLLP							
Project:	Gulmohar Residency					Approved by:	Ramprasad	
Work Description:	Extra Specifications flat no D-503					Sign:		
Prepared By	P.Sai Kumar							
Date:	16-02-2023							
			A	B	C	D		F
S No.	Item Head	Item Description	Length	Width	Height	Nos	E= AxBxCxD Quantity	Units
1	D-503 flat	**Extra Amount**						
		flooring- 67% SBUA-1660sft	1112.00	1.00	1.00	1.00	1112.00	sft
	Tiles 4' X 2'	skirting (18%)	299.00	1.00	1.00	1.00	299.00	rft
	Kitchen	flooring	8.50	11.50	1.00	1.00	97.75	sft
	Balcony	flooring	7.50	11.00	1.00	1.00	82.50	sft
		Refund Amount						
	Kitchen	Dado Tiles	18.00	1.00	2.00	1.00	36.00	sft
		granite	16.00	1.00	2.00	1.00	32.00	sft

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; naiduswaru@gmail.com

Date: Saturday, August 17, 2024 at 04:00 PM GMT+5:30

Complaint Id : 806872
Project Name : Gulmohar Residency
Block No / Phase : Block D
Flat No/Villa :503
Nature of complaint :Construction
Customer Name : Swaroopa Devi
Email : naiduswaru@gmail.com
Complaints :
1. Common bathroom is stinking badly .. pungent smell is coming . A doubt is that it is coming from D403
2. Electricity dripping .. due to power fluctuations a/c point and other points in our bedroom have got disturbed .. now those points are not working.
3. If we turn on washing machine and oven at the same time .. power drips
4. All the above issues need to be addressed immediately

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-503	ATR Date	05-09-2024
Project	GMR	Complaint Date	17-08-2024
Customer Name	Swaroopa Devi		
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

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-503		ATR Date		05-09-2024
Project	GMR		Complaint Date		18-08-2024
Customer Name	Swaroopa Devi				
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.	☐ 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:		

ATR on Quality Control Check Repot. (Apartments)

Flat No	D-503	QC report stage	II	Sl. No.	40772
Company	MRM LLP	Project	GMR	Phase	
Prepared by	T. RAHUL	Sign	T. Rahul	Date	6-1-23
Project Manager	Ram Prasad	Sign	[illegible]	Date	6-1-23
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 (✕) 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 Repot. **Stage: After Finishing Stage II (Apartments)**

Flat No	D-503				
Company	MRM-LLP	Other	—	Sl. No.	40772
Prepared by	R.S.SAIKIRAN	Project	GMR	Phase	—
Project Manager	RAM PRASAD	Sign	R.S.Saikiran	Date	05-11-2022
Previous stage report no.	40362	Sign		Date	05-11-2022
Checked By MD on		MD Sign		Report filed and signed by PM	☑ Yes ☐ No
				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 R... ...been completed. Work can P... ...tage.

Project In...	Date

Quality Control Check Repot. **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 ✓	✓	✓	XX ✓	✓	X ✓	✓	✓	–	–	–	–
2	~~Toilet 2~~ C. Toi	✓	XX ✓	X ✓	✓	XX ✓	✓	✓	✓	X ✓	–	–	–	–
3	~~Toilet-3~~	–	–	–	–	–	–	–	–	–	–	–	–	–
4	~~Toilet-4~~	–	–	–	–	–	–	–	–	–	–	–	–	–
5	Wash ~~basin in~~ dining area	–	–	–	–	–	–	–	–	–	–	–	–	–
6	Kitchen	–	–	–	–	–	–	–	–	–	–	–	–	–
7	Utility	X ✓	XX ✓	X ✓	✓	X ✓	–	✓	–	✓	–	–	–	–
8	Other													
9	Other													

Remarks NOTE :- 1) provision for work modular kitchen.
2) white cement was not filled around cpvc & Tiles top finishing was not done.

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

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

NOTE :- 1) Internal Door panel's were not fixed in all room's.
2) False ceiling work was not done in both toilet's.

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

Flat No.	D - 503	Other	-	Sl. No.	40362
Company	MRM - LLP	Project	GMR	Phase	-
Prepared by	R.S.SAIKIRAN	Sign	R.S. saikiran	Date	13-08-2022
Project Manager	RAM PRASAD	Sign	[signature]	Date	13-08-2022
Previous stage report no.		40041	Report filed and signed by PM?		☑ Yes ☐ No
Additions & alterations sheet date		07-05-2022	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.

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]	18-8-22

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 G.Bed	–	–	✓	–	–	–	–
4	~~Toilet-2~~ C.Toi	–	✓	✓	✓	✓	–	–
5	~~Bedroom-3~~ K.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) level marking was not done. (2) [illegible] for Dining. [illegible] packing was not done. (3) PVC pipes are not placed in balcony & utility.

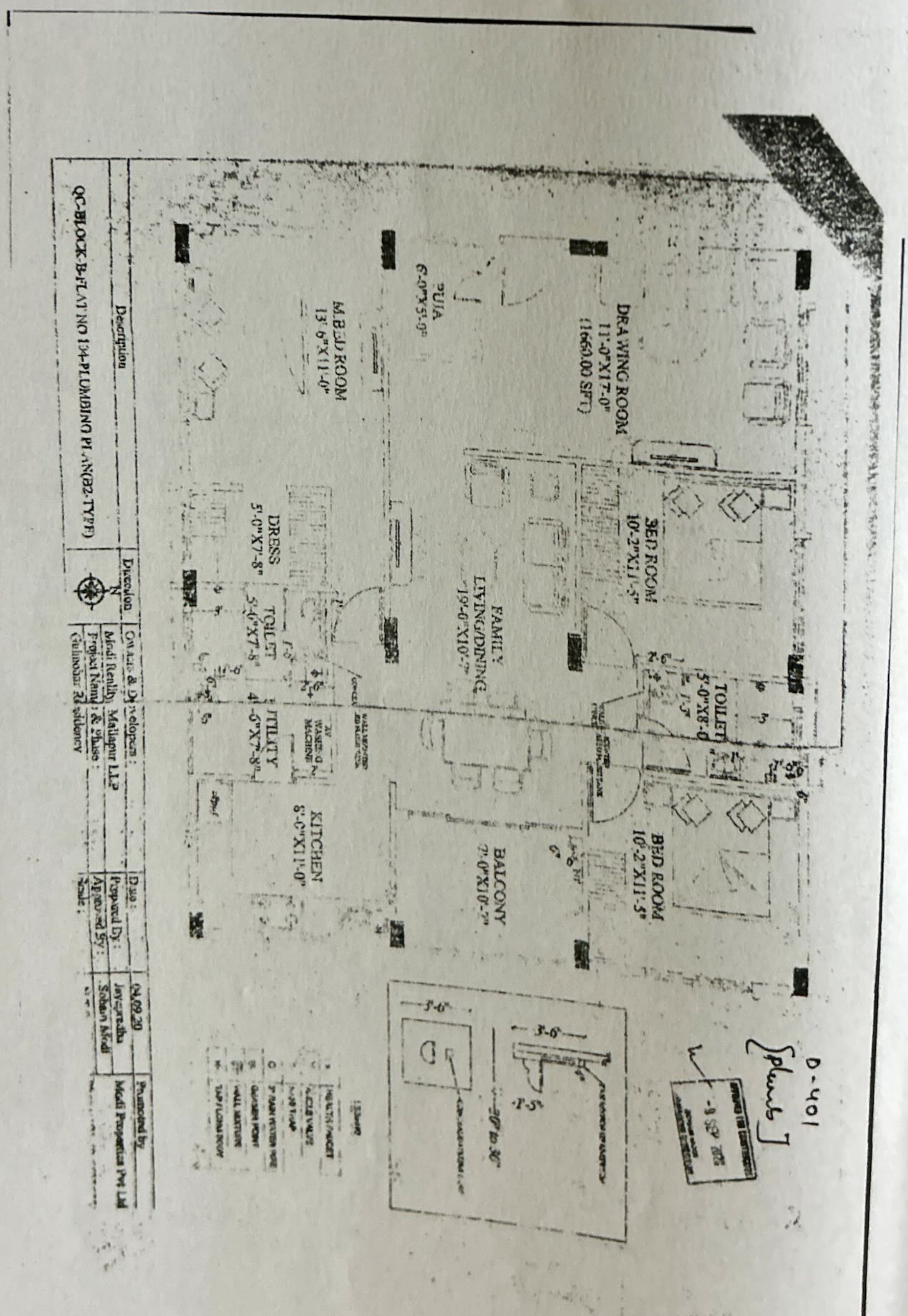
Remarks on additions & alteration sheet:

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 Repot. Stage: After Plumbing & Electrical (Apartments)

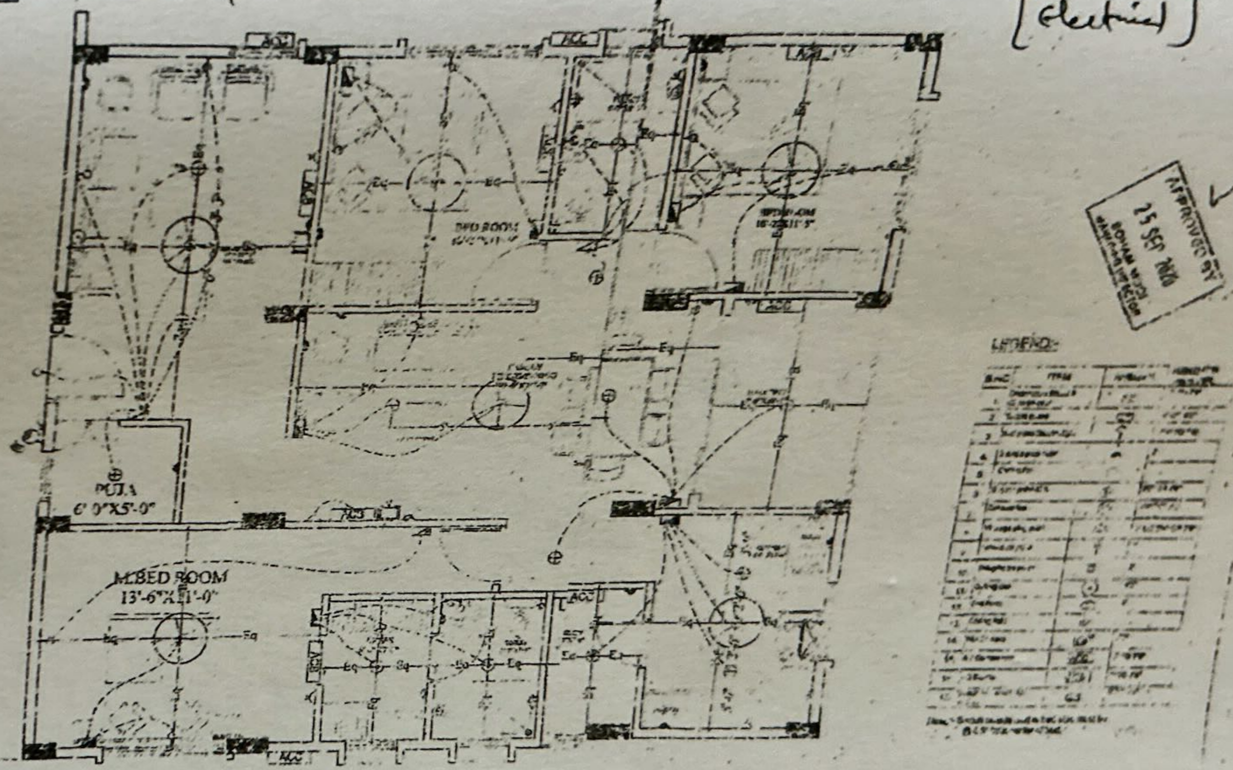
Miscellaneous check

Screeding done on walls upto 12" outside bathroom/utility	☑ Yes ☐ No
Bathroom./utility filled with 4" water for water proof check	☐ Yes ☑ No
Hole packing done around all pipes in ceiling and internal walls	☐ Yes ☑ No
Remarks:	


D-401
[plumb]
DRAWING ROOM
11'-0"X17'-0"
(1660.00 SFT)
PUJA
6'-0"X5'-0"
M.BED ROOM
13'-6"X11'-0"
BED ROOM
10'-2"X11'-5"
FAMILY
LIVING/DINING
19'-0"X10'-7"
TOILET
5'-0"X8'-0"
BED ROOM
10'-2"X11'-5"
BALCONY
7'-0"X10'-2"
DRESS
5'-0"X7'-8"
TOILET
5'-0"X7'-8"
UTILITY
4'-0"X7'-8"
KITCHEN
8'-0"X11'-0"
3'-6"
QC-BLOCK-B-FLAT NO 104-PLUMBING PLAN(B2-TYPE)
Description
Direction
N
Owner & Developers :
Modi Realty Mallapur LLP
Project Name & Phase :
Gulmohar Residency
Date :
04.09.20
Prepared By :
Jayapradha
Approved By :
Soham Modi
Scale :
Promoted by
Modi Properties Pvt Ltd

D - 401
[Electrical]

APPROVED BY
25 SEP 2020
SOHAM MODI
MANAGING DIRECTOR



Description	Direction	Owners & Developers :	Date :	25.09.2020	Promoted by
QC-B-BLOCK-ELECTRICAL PLAN - FLATS NO 2-02 TYPE	N	Modi Realty Gallapur LLP	Prepared By :	Jayapradha	Modi Properties Pvt Ltd
		Project Name & Phase : Gulmohar Residency	Approved By :	Soham Modi	
			Scale :	N.T.S	Phone: +91-40-66335551

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

Flat No.	D-503	Other	-	Sl. No.	40041
Company	MRM-LLP	Project	GMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S.Saikiran	Date	10-06-2022
Project Manager	RAMPRASAD	Sign		Date	10-06-2022
Previous stage report no.		39877	Report filed ad 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 ¼"
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 ½"grooves.
10. Sill top must me of uniform thickness, correct height, at one level & without broken edges.

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

Project In-charge	Sign	Date
		19/06/22

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

S No	Room	Skirting Provision (✓ or ✗)	Furnishing around door frame (✓ or ✗)	Beams & columns finishing (✓ or ✗)	Finishing of lofts (✓ or ✗)	Electricity junctions finishing (✓ or ✗)	Windows check (✓ or ✗)	Tiles provision (✓ or ✗)	Sink provision & size (✓ or ✗)	Grooves for door frames (✓ or ✗)	Balcony & terrace sill top finishing (✓ or ✗)	Screeding in bathroom & utility (✓ or ✗)	Screeding in 6" above FFL? (✓ or ✗)
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 to be improved.
2) As per customer request, The pooja room was removed.

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

Flat No.	D-503	Others	-	Sl. No.	39877
Company	MRM LLP	Project	GMP	Phase	-
Prepared by	K Sneha	Sign	Sneha	Date	11-05-2022
Project Manager	Ram prasad	Sign		Date	11-05-2021
Previous Stage report no.		38584	Report filed and signed by PM?		☑ Yes ☐ No
Apartment No.		Other		other	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No

Recommendation:

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

Inspection should be done after:

- brickwork is completed
- chicken mesh fixed
- after cleaning the apartment
- electrical conducting work is completed

<u>Brickwork Check.</u>

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. 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
n the QC Report have been completed.
Work can Proceed to next Stage.

Project In-charge	Sign	Date
		20/5/22

Quality Control Check Repot.   **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 ☑ Cant' 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 ½"after plastering.
6. Lentil level should be 7'3"from SFL & 7'from FFL. (Tolerance 1"). Lentil should be as per standard design.
7. Lofts should be at a height of 7'to 7'3" 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".
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 Repot. **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 Difference in inches	Diagonal (✓ or X)	Diagonal Difference in inches	Balcony sill level (✓ or X)	Room Height (✓ or X)	Plumb of walls (Good/Avg/Bad)	Alignment of beams and walls - Nos
1	Bedroom 1 M.Bed	✓	✓	✓	✓	✓	-	✓	-	-	✓	Avg	-
2	Toilet 1 M.Toi	✓	✓	-	✓	✓	-	✓	-	-	✓	"	-
3	Bedroom 2 K.Bed	✓	✓	✓	✓	✓	-	✓	-	-	✓	"	-
4	Toilet 2 K.Toi	✓	✓	-	✓	✓	-	✓	-	-	✓	"	-
5	Bedroom 3 G.Bed	✓	✓	✓	✓	✓	-	✓	-	-	✓	"	-
6	~~Toilet 3~~	-	-	-	-	-	-	-	-	-	-	-	-
7	Drawing	✓	✓	✓	✓	✓	-	✓	-	-	✓	Avg	-
8	Dining	✓	✓	✓	✓	✓	-	✓	-	-	✓	"	-
9	~~Lobby 1~~	-	-	-	-	-	-	-	-	-	-	-	-
10	~~Utility~~ / balcony 1	✓	✓	✓	✓	✓	-	✓	-	✓	✓	"	-
11	Utility / ~~balcony 2~~	✓	✓	✓	✓	✓	-	✓	-	-	✓	"	-
12	~~Utility / balcony 3~~	-	-	-	-	-	-	-	-	-	-	-	-
13	Kitchen	✓	✓	✓	✓	✓	-	✓	-	-	✓	-	-
14	~~Other~~ Pooja	✓	✓	✓	✓	✓	-	✓	-	-	✓	"	-
15	Other												
Remarks													

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

S No	Room	Door size, face and position (✓ or ✗)	Brick at bottom of door frame (✓ or ✗)	Door frame hold fast provision and fasteners (✓ or ✗)	Door lintel design & level (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Window lintel design & level, Sill level (✓ or ✗)	Windows size (✓ or ✗)	Windows - [illegible] & diagonal (✓ or ✗)	Windows - [illegible] (✓ or ✗)	[illegible]	[illegible]	[illegible]
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	-	-	-	-			
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓							
3	Bedroom 2 K. Bed	✓	✓	✓	✓	✓	✓		✓	✓				
4	Toilet 2 K. Toi	✓	✓	✓	✓	✓	✓							
5	Bedroom 3 Gn. 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~~ Pooja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
15	Other													

Remarks: ① Kitchen platform 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	503		
Flat Area	1660 sft	Block no.	‘ D ’
Buyer Name	Maddu	Type	Deluxe / Luxury
Phone No.	9704242097 8978477808	Email	Naidu swam @gmail.com

I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to make, as per the rates suggested by you. I shall deliver all the materials that are required to be provided by me at the site on or before __________________. In case I fail to deliver these items to the site by the specified date, you may complete the works in the flat as per the standard items provided by you.

Buyers sign		Engg. Sign	
Date:	07/05/2022	Date	7/5/22

Note:

1. Colour shades of paints may vary from batch to batch & company to company. The Builder will not take responsibility of quality of work for dark shades especially green & blue.
2. Shade / colour of natural material like marble and granite can’t be guaranteed and may vary from lot to lot. Cracks like appearance in marble is a natural feature and Builder shall not be responsible for repairs or replacement.
3. Availability of bathroom or flooring tiles of the same type /colour/make can not be guaranteed and closest possible type/colour/make may be used in its place.
4. No further change shall be permitted from this day.
5. Please sign on all pages.

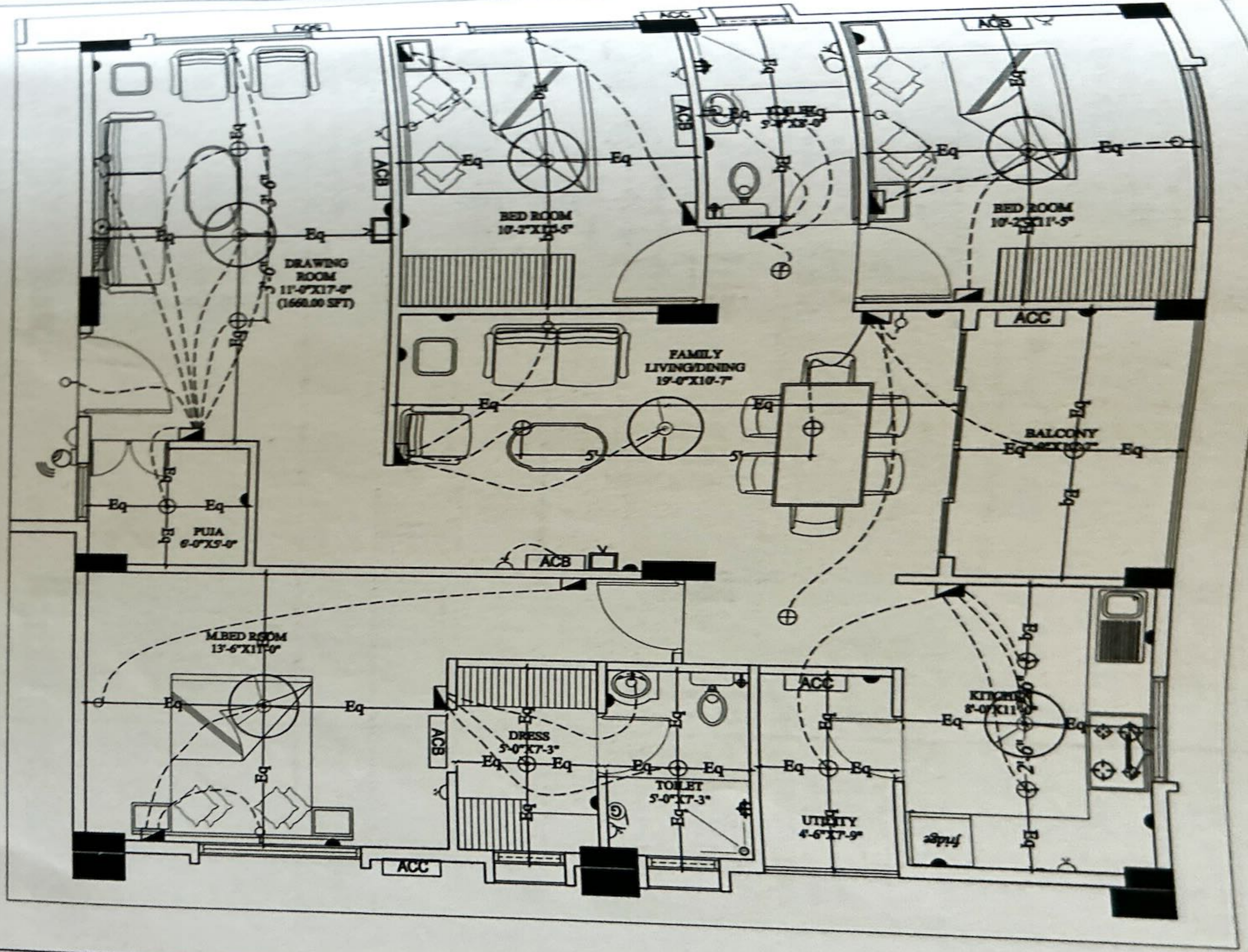
Buyers sign: Engg. Sign: Date:

Choice of colours:

Changes in flooring:

1) Master toilet - Malayism Brown -
2) Common toilet - Ultra Sprinkle.
3) Hall & Dining & Kids Bedroom - Regal Beige
Kitchen - Regal Beige
4) Master Bedroom & Guest Bedroom - Urban wood natural
cancelled
Regal Beigie
3/09/2022

Buyers sign: Engg. Sign: T. Rahul Date:

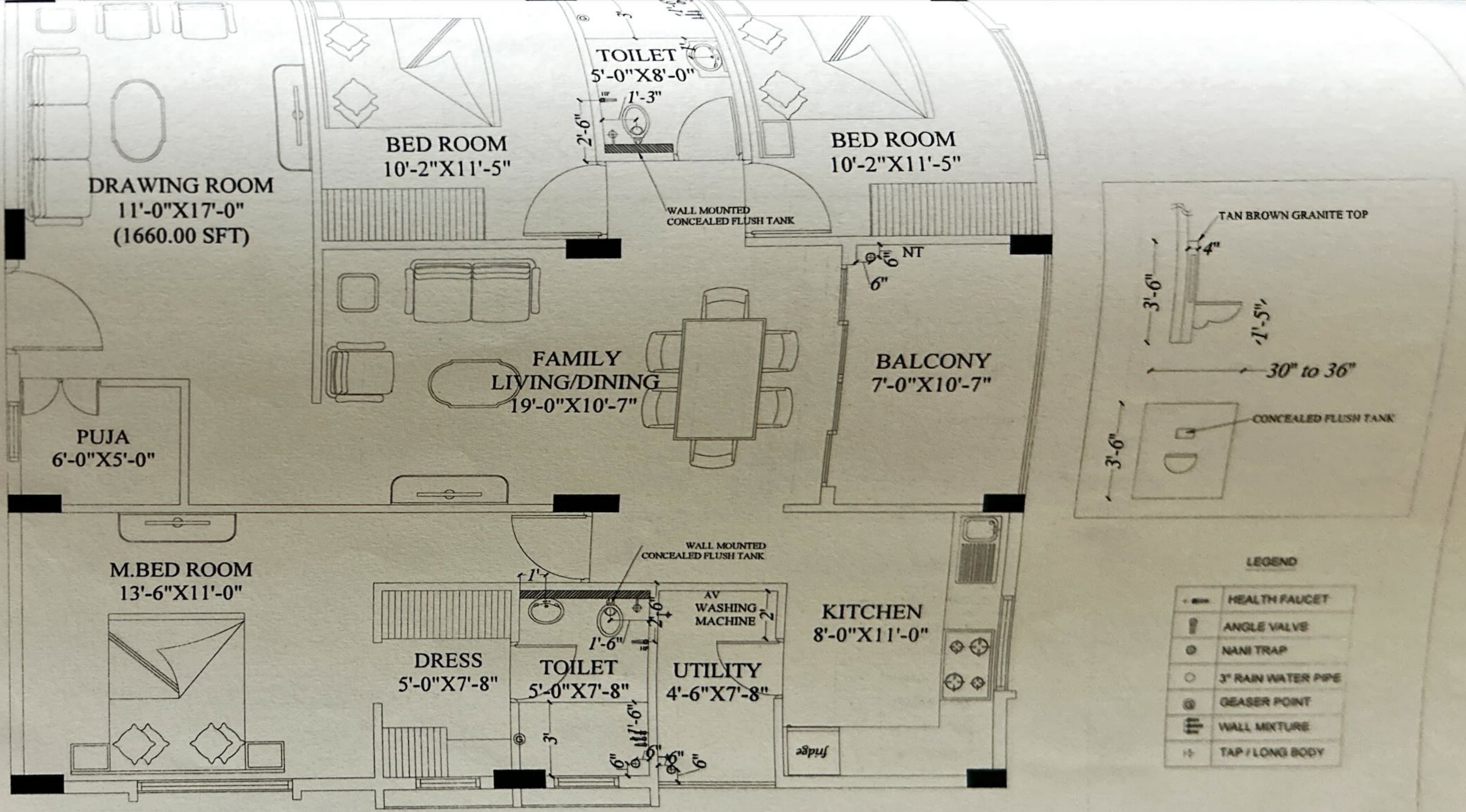


LEGEND:-

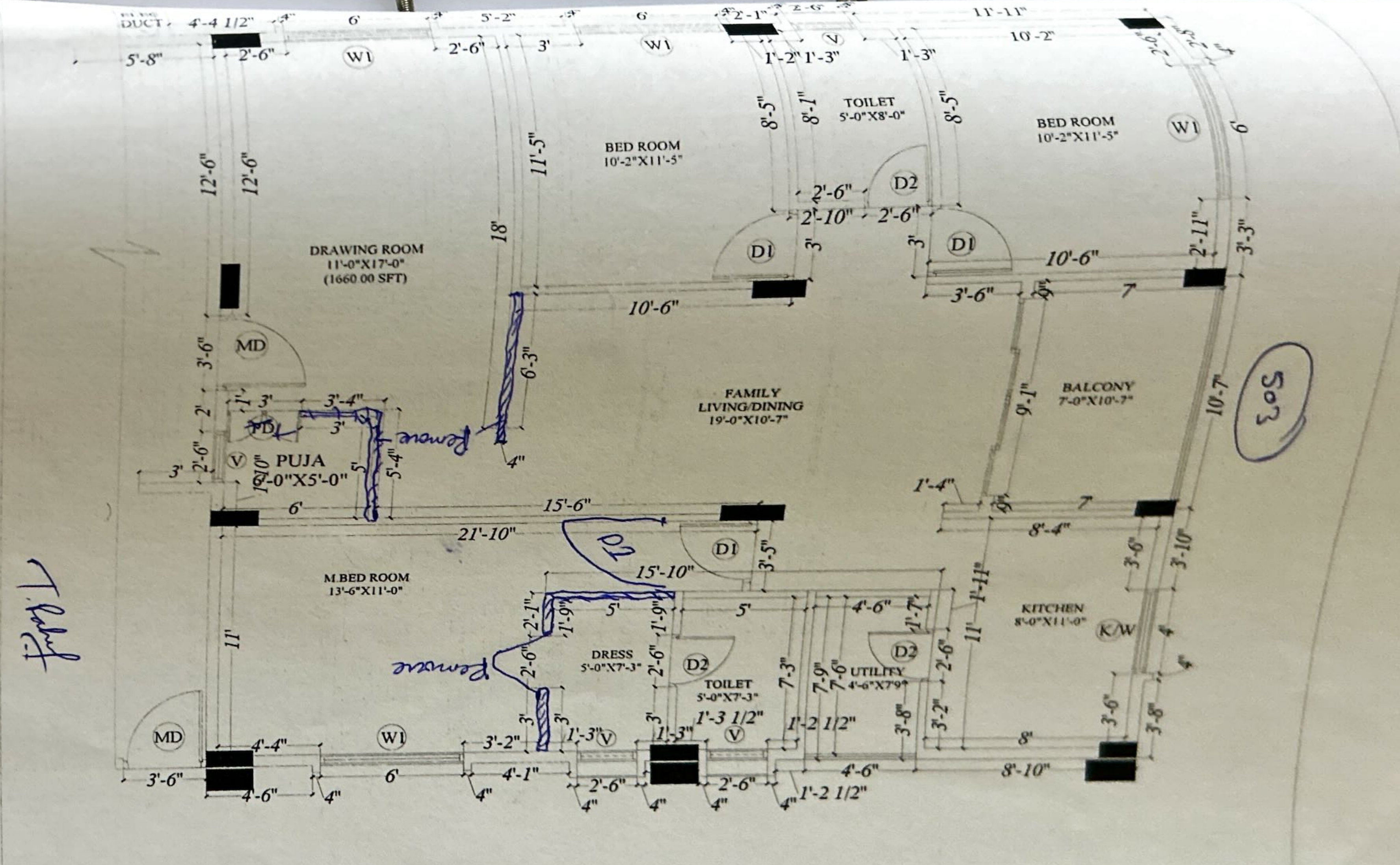
S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1.	Distribution Board & Change over		7' TO 7'6"
2.	Switch board		4' OR 4'6"
3.	Wall point/Bracket light		7'3" TO 7'6"
4.	5 amps plug point		1'
5.	Ceiling fan		-
6.	Geyser point-15A		[illegible] OR 7'6"
7.	Exhaust fan		7'6"
8.	15 amps plug point		[illegible]
9.	Television point		[illegible]
10.	Telephone point		[illegible]
11.	Ceiling bell		[illegible]
12.	Bell Push		[illegible]
13.	Ceiling 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		[illegible]

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

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



Description	Direction	Owners & Developers :	Date :	04.09.20	Promoted by
PLUMBING PLAN-1660 Sft (B2-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



Description	Direction	Owners & Developers :	Date :	25.09.2020	Promoted by
WORKING PLAN-1660 Sft - B2 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