

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Navene Reddy D-605.		
Villa/ Flat No.			

Sl.No	Description	Amount
1	Total extra Charges	41020.
2	Total refundable amount	—
3	Net amount to be charges (if any)	41020. 41020.
4	Net amount to be refunded (if any)	—

Remarks :

forty one thousand twenty Rupees only.
Extra files charges

Approved by Project Manager	Approved by Design Team	Approved by MD
Date	Date	Date
5/7/2023	5/7/2023	5/7/2023
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
Work Description:	Extra Specs
Flat No.	D 605 Naveen Reddy
Prepared By	Srinivas N
Date:	07-04-2023

S No.

Item Head

	Item Head
1	Beige tiles 4' x 2' Flooring (Living & Dining)

Item Description	Quantity	Unit Price	Total Price
1. 1000 units of Product A	1000	\$1.50	\$1500.00
2. 500 units of Product B	500	\$2.00	\$1000.00
3. 250 units of Product C	250	\$3.00	\$750.00
4. 100 units of Product D	100	\$4.00	\$400.00
5. 50 units of Product E	50	\$5.00	\$250.00
6. 25 units of Product F	25	\$6.00	\$150.00
7. 10 units of Product G	10	\$7.00	\$70.00
8. 5 units of Product H	5	\$8.00	\$40.00
9. 2 units of Product I	2	\$9.00	\$18.00
10. 1 unit of Product J	1	\$10.00	\$10.00
Total	2000		\$4088.00

Item	Description
Beige tiles 4' x 2'	Flooring (Living, & Dining)
MBR, Children Bed Room, Guest Bedroom,	

Quantity

1075

Units
Sft

Rate

35

Amount
37625.00

2	Skirting
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2	Skirting
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Skirting - 18 % of SBUA 1660 sft

97

Sft

35

3395.00

41020

Total Amount

In words Forty One Thousand and Twenty Rupees only

[illegible]

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; navi.1011@gmail.com

Date: Sunday, December 3, 2023 at 12:23 PM GMT+5:30

Complaint Id : 597427

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa :605

Nature of complaint :Construction

Customer Name : G Naveen Reddy

Email : navi.1011@gmail.com

Complaints :

1. Outside & Inside Walls Cracks on three sides of Flat as per your one year warranty this is the major issue which you failed in construction quality needs your immediate rectification.
2. Water Logging on top of My Flat on Terrace which is seeping through walls inside the flat
3. Loft Tank not provided So Far.
4. Scrap dumped in between B & D Block which is the source for mosquitoes and street dogs
5. Water Tank outlet Pipes leakages.
6. Outside windows painting not done & Cement debris accumulation on windows Glasses.
7. Third Lift not constructed so far.

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-605	ATR Date	18-04-24
Project	GMR	Complaint Date	02-04-2023
Customer Name	Naveen Reddy	Com.ID.no:	14195
Prepared By	B.MEENAKSHI		
Project Manager's Sign	K.Narender Reddy	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.

[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-605	ATR Date	18-04-2024
Project	GMR	Complaint Date	02-04-2024
Customer Name	Naveen Reddy		
Prepared by	Saikiran	Date	20-04-2024
Project Manager	Narendar	Date	20-04-2024
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 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 ☐ Avg. ☐ Bad	No
2.	☐ Good ☐ Avg. ☐ Bad	Yes
3.	Avg	☐ Yes ☐ No
4.	Avg	☐ Yes ☐ No
5.	Avg	☐ Yes ☐ No
6.	Avg	☐ Yes ☐ No
7.	☐ Good ☐ Avg. ☐ Bad	Yes
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@modiproperties.com; navi.1011@gmail.com

Date: Tuesday, June 6, 2023 at 07:26 AM GMT+5:30

Complaint Id : 7870

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa :605

Nature of complaint :Construction

Customer Name : G Naveen Reddy

Email : navi.1011@gmail.com

Complaints :

1. Over Head Water storage tank leaking severely. Immediate repair of the tank as well as water proofing for the same to be done and ensure no leak takes place in future- (Lack of civil here is evident in this)
2. Electric connection, Backup Power supply, corridor and common area lightings all are pending only partial work done that too with no quality checks.
3. Water logging on terrace floor and seepage from the walls observed for 6th floor flats: water proofing required for terrace flooring immediately and proper drainage of rain water not provided so far.
4. Water logging in corridors as there is no provision for drainage: Again poor planning and execution low class quality by Modi properties
5. CAR parking, Club house, Swimming pool: When you will provide full amenities? But charging full maintenance which is not correct and it may lead to vendor reputation.
6. Maintenance charges: With out living collecting maintenance which is purely unethical. Management needs to rethink on this.
7. Poor electrical, Plumbing, Civil works done so far in GMR which is a major drawback: Management needs to take immediate corrective action and timelines for resolution required immediately.
8. So far im unhappy with the way things have gone so far . I Hope so one from the top management really visit the site and address the issues which are facing by flat owners.

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.

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Quality Control Check Report for ATR on Complaints .

Flat / bungalow No.	D-605	ATR Date	08-07-2023
Project	GMR	Complaint Date	06-06-2023
Customer Name	G Naveen Reddy		
Prepared by	P.Bharath	Date	12-07-2023
		Sign	P.Bharath
Project Manager	Srinivas	Date	12-07-2023
		Sign	Srinivas
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
5.	☐ Good ☐ Avg. ☐ Bad	Yes
6.	☐ Good ☐ Avg. ☐ Bad	Yes
7.	☐ Good ☐ Avg. ☐ Bad	Yes
8.	☐ Good ☐ Avg. ☐ Bad	Yes
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:		

From: Gulmohar Residency <info@modiproperties.com>
Sent: 29 May 2023 10:16
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com;
gmr@modiproperties.com; navi.1011@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 7845

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa :605

Nature of complaint :Construction

Customer Name : Naveen Reddy

Email : navi.1011@gmail.com

Complaints :

1. All rooms walls crack filling.
2. Still windows grills not fixed in all rooms.
3. Only grill fixed at utility area that too not fixed properly without proper plastering grill placed on top of it and all screws are visible with huge gaps.
4. Broken tiles inside master bathroom not fixed - requesting to pack the gap with cement and lay the new tile for wall.
5. Gaps filling to be done around and over the windows frames and over sliding door
6. switch boards not fixed in all rooms , all dummies were fixed in completed rooms instead of switches
7. All gaps visible around switch boards.
8. Water seepage infront of main door wall due to water tank leakage.
9. All door stoppers were not functioning.

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-605	ATR Date	22-07-2023
Project	GMR	Complaint Date	29-05-2023
Customer Name	Naveen Reddy	Com.ID.no:	13768
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.

[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-605	ATR Date	22-07-2023
Project	GMR	Complaint Date	29-05-2023
Customer Name	Naveen Reddy		
Prepared by	Saikiran	Date	25-07-2023
		Sign	Saikiran
Project Manager	Narendar reddy	Date	25-07-2023
		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.	Avg	☐ Yes ☐ No
5.	Avg	☐ Yes ☐ No
6.	Avg	☐ Yes ☐ No
7.	Avg	☐ Yes ☐ No
8.	Avg	☐ Yes ☐ No
9.	Avg	☐ 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; navi.1011@gmail.com

Date: Wednesday, January 31, 2024 at 12:41 PM GMT+5:30

Complaint Id : 270074

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa :605

Nature of complaint :Construction

Customer Name : G Naveen Reddy

Email : navi.1011@gmail.com

Complaints :

1. Terrace flooring need to be chipped and apply full flooring water proofing.
2. All 6th floor side wall cracks from outside to be closed permanently.
3. Cement plastering after crack filling need to be done.
4. Repainting also to be done from all sides
5. All plumbing pipes need to be realigned.
6. All holes which are opened by plumbers and maintenance people need to be closed.
7. Gaps around window grills need to be sealed properly with silicon sealant.
8. All window glasses cement debris need to be cleaned from outside.
9. We have escalated the above issues already long back ago so far no resolutions from either of GMR CRM, Maintenance teams.
10. Please take this issues seriously and resolve the same on war foot 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-605	ATR Date	14-03-2024
Project	GMR	Complaint Date	31-01-2024
Customer Name	G.Naveen Reddy	Com.ID.no:	14149
Prepared By	Srinivas		
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.

[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-605	ATR Date	14-03-2024
Project	GMR	Complaint Date	31-01-2024
Customer Name	Naveen Reddy		
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.	☐ Good ☐ Avg. ☐ Bad	Yes
2.	☐ Good ☐ Avg. ☐ Bad	No
3.	Avg	☐ Yes ☐ No
4.	☐ Good ☐ Avg. ☐ Bad	No
5.	Avg	☐ Yes ☐ No
6.	Avg	☐ Yes ☐ No
7.	Avg	☐ Yes ☐ No
8.	Avg	☐ 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:		

From: Gulmohar Residency <info@modiproperties.com>
Sent: 14 February 2024 15:19
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-
const@modiproperties.in; navi.1011@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 451997

Project Name : Gulmohar Residency

Block No / Phase : Block D

Flat No/Villa : D605

Nature of complaint : Day to Day Maintenance

Customer Name : G Naveen Reddy

Email : navi.1011@gmail.com

Complaints :

1. D block over head tank is very dirty and unhygienic.
2. Pungent and foul smell coming through taps which is causing health issues.
3. So far raised two complaints no action taken so far?
4. Terrace flooring chipping and relaying of plastering with water proof required.
5. Sixth floor side walls cracks - Need permanent solution for this.
6. Parking slot not allowed so far for D605?
7. No getting complaint ID no's and acknowledgment mails after lodging complaints in your website?
8. Please revert me back with either email or through phone.

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-605	ATR Date	26-08-2024
Project	GMR	Complaint Date	14-02-2024
Customer Name	G.Navcen Reddy		
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.

[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-605		ATR Date		26-08-2024	
Project		GMR		Complaint Date		14-02-2024	
Customer Name		G. Narender Reddy					
Prepared by	Abhishek Gautam	Date	29-08-2024	Sign	abhishek		
Project Manager	N.Srinivas	Date	29-08-2024	Sign	srinivas		
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.	Good	☐ Yes ☐ No
7.	Avg	☐ Yes ☐ No
8.	Good	☐ 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 Report. (Apartments)

Flat No	D-605	QC report stage	Stage - ID	Sl. No.	41617
Company	MPMCL	Project	GMR	Phase	
Prepared by	Munaksh	Sign		Date	16/12/23
Project Manager	K. Nandak	Sign		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 copies of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks:

work done as per check

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

Flat No	D-605	Other	Sl. No.	41617
Company	MKN LLP	Project	Phase	
Prepared by	SAIKIRAN	Sign	Date	01-04-2023
Project Manager	RAMPRASAD	Sign	Date	01-04-2023
Previous stage report no.	41340	MD Sign	Report filed and signed by PM	☒ Yes ☐ No
Checked By MD on			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.				

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

Project In-charge	Sign	Date

- 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		

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 c. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 c. Bed	✓	✕	✓	✕	✓	✕	✓	✓	✓	✓	✓	✕
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1 PUSA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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) All grills & painting work was done by customer itself. (2) Patch painting work not done at couple of places. (3) ✓ cracks to be appear in k. Bed, c. Bed & m. Bed.											

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

Flat No	D-605	Other	Sl. No.	41340
Company	MRM-CLP	Project	Phase	-
Prepared by	P. Bhadrath	Sign	Date	17-02-23
Project Manager	Rampadasa	Sign	Date	17-02-23
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 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 polishing	☐ Good ☒ Avg ☐ Poor
Main door granite soffit workmanship	☐ 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
<i>Rampadasa</i>	<i>[Signature]</i>	30/03/23

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	✓	XX	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		1) provision for modular kitchen.												

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor - needs correction ✗, NA)											
		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 heading, luppam and painting quality.	Edge building
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 Gr. 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		1) All painting work's will be done by customer.											

Flat No.	D-605	Other	Sl. No.	40182
Company	M R M - LLP	Project	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	Date	11-07-2022
Project Manager	RAM PRASAD	Sign	Date	11-07-2022
Previous stage report no.	40055	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 be of uniform thickness, correct height, at one level & without broken edges.

Certified that all corrections mentioned in the QC Report have been completed.

Project In-charge: *[Signature]* Date: 15-7-22

Sign: *[Signature]* Date: 15-7-22

S No	Room	Skirting Provision (✓ or X)	Furnishing around door frame (✓ or X)	Beams & columns finishing (✓ or X)	Finishing of lofts (✓ or X)	Electricity junctions finishing (✓ or X)	Windows check (✓ or X)	Tiles provision (✓ or X)	Sink provision & size (✓ or X)	Grooves for door frames (✓ or X)	Balcony & terrace sill top finishing (✓ or X)	Screeding in bathroom & utility (✓ or X)	Screeding in 6" above FFL? (✓ or X)
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1 PooJA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Porch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Remarks NOTE:- 1) Screeding in bathroom & utility was not done properly.
2) Level marking not provided in flat.

Flat No.	D-605	Others	Sl. No.	40055
Company	HRM-LCP	Project	Phase	
Prepared by	R.S. SAIKIRAN	Sign	Date	14-06-2022
Project Manager	RAMPRASAD	Sign	Date	14-06-2022
Previous Stage report no.			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

Brickwork Check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. 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 3/32" 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
<i>Rampasad</i>	<i>[Signature]</i>	25/06/22

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	Diagonal Difference in inches (✓ 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 PooSA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

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 ☒ 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 1/2" after plastering.
6. Lintel level should be 7' 3" from SFL & 7' from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Slopes 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. Thickness of platforms & lofts should be between 2 & 2.5".
9. Provide single layer table brick at bottom of each door frame without threshold.
10. 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.

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 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby 1 Passg	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks: NOTE :- 1) Brick at bottom of door frame was not provided in all frames.														
2) Kitchen platform was not casted.														

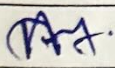
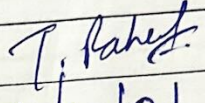
GULMOHAR RESIDENCY

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	605	Block no.	' D '
Flat Area	1660 sft	Type	Deluxe / Luxury
Buyer Name	G Naveen Reddy		
Phone No.	9704140349 8374834563	Email	nave.101@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:	30/10/21	Date	30/10/21

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:

Engg. Sign:



Date: 30/10/21

Choice of colours:

Changes in flooring:

① Regal Beige in all rooms.

kitchen, Utility & Balcony - As Default.
↓ Regal Beige in kitchen.

Balcony Tiles getting by customer. Cancelled

1) Cancite Beige - Hall, Dining,
3 Bedrooms & kitchen.

2) Balcony - Country Rosso

3) Utility - wall - country coffee

4) Utility floor - Black Berry.

~~AX~~
14/1/22

~~AX~~
Buyers sign:

Engg. Sign: T. Rahul

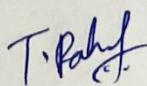
Date: 31/10/22

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

① C.T - Wna
M.T - Ultra

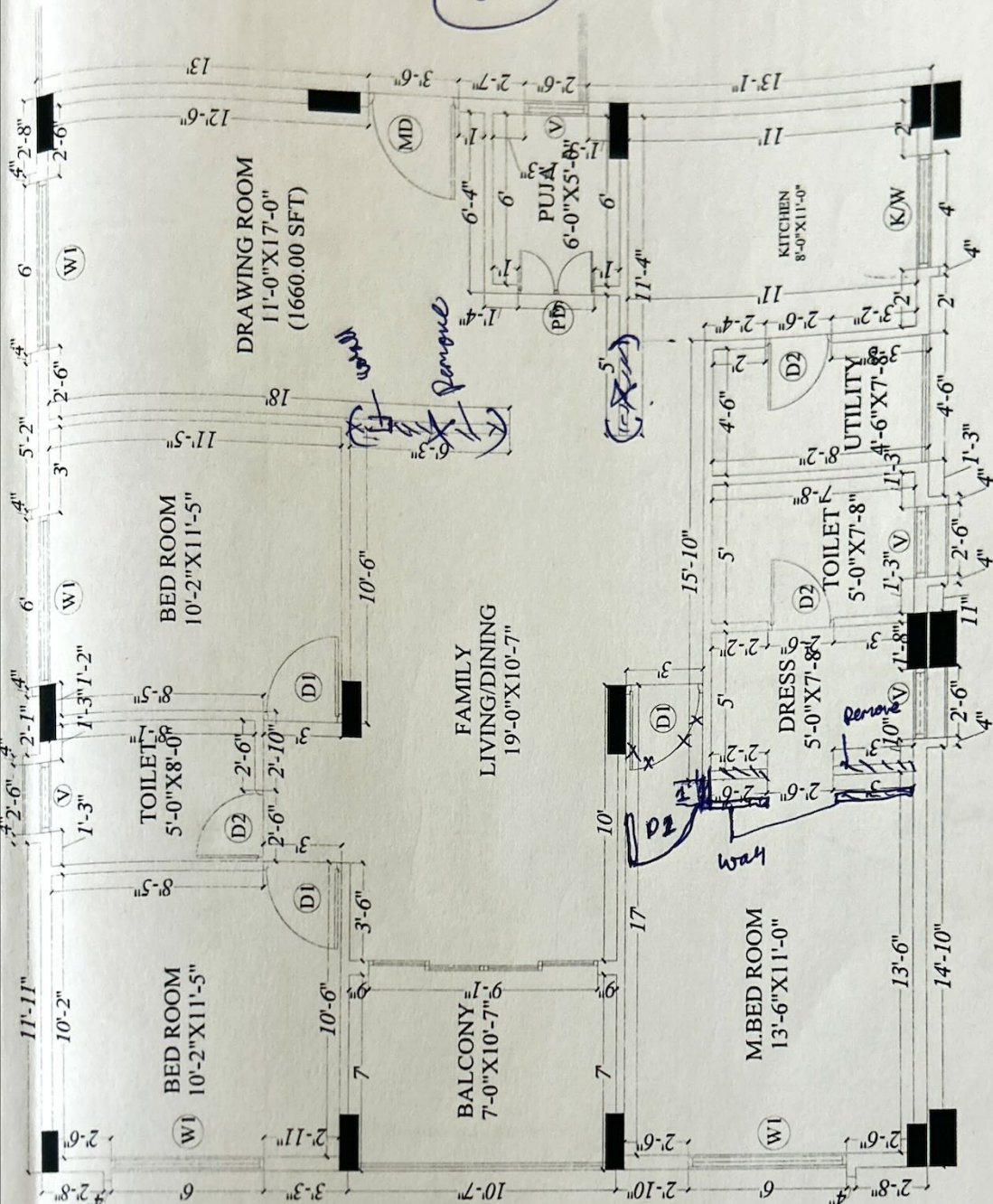

Buyers sign:

Engg. Sign: 

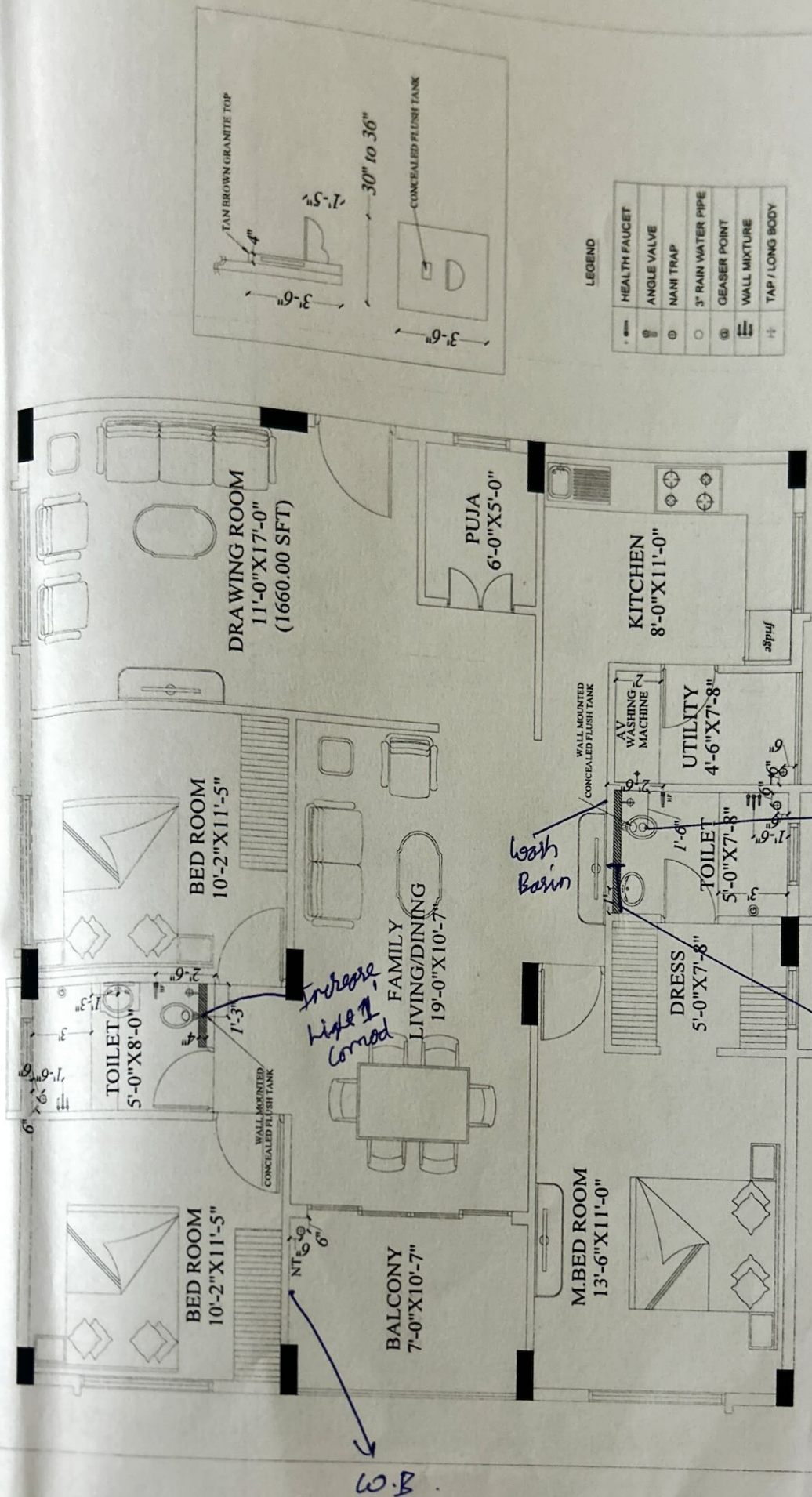
Date: 31/10/22

① Water proofing by Customer, Inform at stage

605



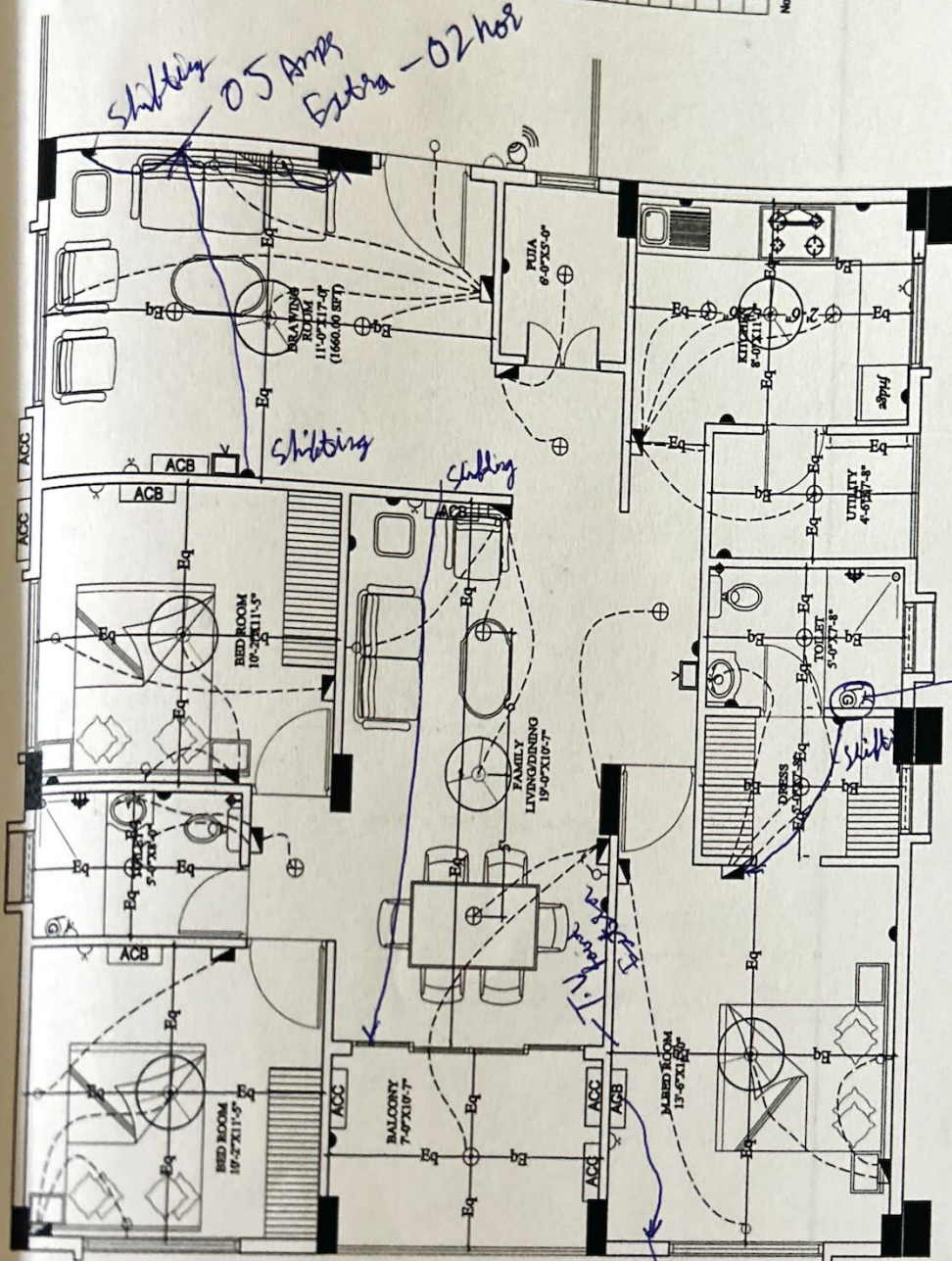
Description	Owners & Developers :	Date :	Promoted by
	Modi Reality Mallapur LLP	25.09.2020	Modi Properties Pvt Ltd
	Project Name & Phase :	Prepared By :	
	Gulmohar Residency	Approved By :	Soham Modi
		Scale :	N T S
Direction	N		Phone: +91-40-66335551
WORKING PLAN-1660 Sft-B1 TYPE			



LEGEND

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

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



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS FROM FFL
1.	Change over		7'10" TP
2.	Switch board		4' ON 4"
3.	Half point-to-point light		7'2" TO 7'4"
4.	5 amp plug point		2'
5.	Calling line		2'
6.	Speaker point 10A		2' ON 3"
7.	Exhaust fan		7'2"
8.	10 amp plug point		2' ON 3"
9.	Telephone point		2'
10.	Telephone point		2'
11.	Calling line		2'
12.	Bed Point		4"
13.	Calling light		2'
14.	Half Chassis		2'
15.	AC Compressor		7'2"
16.	AC Motor		7'2"
17.	Switch board with 1A		4'10" TP

Note - Switch boards need to be installed in the 3'6" from corner of the wall.

DESCRIPTION

ELECTRICAL PLAN - B1 TYPE-1660 sq ft

Direction



Owners & Developers :

Modi Reality Mallapur LLP
Project Name & Phase :
Gulmohar Residency

Date :

23.09.2020

Prepared By :

Jayapradha

Approved By :

Soham Modi

Scale :

N.T.S

Promoted by

Modi Properties Pvt Ltd

Phone: +91-40-66335551