

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLLP	Site	Gulmohar Residency
Name of the customer		Sreeram Neelja.		
Villa/ Flat No.		F-102.		
Sl.No	Description	Amount		
1	Total extra Charges	42,255.		
2	Total refundable amount	5,262.		
3	Net amount to be charges (if any)	36,993.		
4	Net amount to be refunded (if any)	-		
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.

MEASUREMENT SHEET

MEASUREMENT SHEET		Company Name:		MRMLLP		Approved by:		Ramprasad	
Project:		Gulmohar Residency				Sign:			
Work Description:		Extra Specs							
Contractor Name:		F-102(Sreeram Neeraja)							
Prepared By		G.Rajesh							
Date:		02.01.2023							
S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos.	E=AxBxCxD Quantity	F Units	
1	Crema Marfil -4'x2'	Living Room	23	1	11	1	253	sft	
		passage 1	10	1	3	1	30	sft	
		passage 2	5	1	3	1	15	sft	
		G.BedRoom	11	1	13	1	143	sft	
2	Urban Wood natural -4'X8"	M.BedRoom	11	1	13	1	143	sft	
		C.BedRoom	11	1	13	1	143	sft	
		Skirting 18%	1	1	1	1	130.86	Rft	
3	Main Door	Main Door Changed	1	1	1	1	1	No's	
4	Electrical point	Sockets in kitchen	1	1	1	2	2	No's	
Refund									
1	Kitchen Dado	Kitchen Dado	18	1	2	1	36	sft	
2	Ulility	Door shutters	2.5	1	7	1	17.5	sft	
3	Ulility	Wall Tiles	21.5	1	3.5	1	75.25	sft	

ESTIMATE SHEET

Company Name:	MRMLLP	Approved by:	Ram Prasad
Project:	Gulmohar Residency	Sign:	
Work Description:	Extra Specs		
Contactoer Name:	F-102(Sreeram Neeraja)		
Prepared By	G.Rajesh		
Date:	02.01.2023		

S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Crema Marfil -4'x2'	Living Room passage 1	253	sft	35	8855
		passage 1	30	sft	35	1050
		passage 2	15	sft	35	525
		G.BedRoom	143	sft	35	5005
2	Urban Wood natural -4'X8"	M.BedRoom	143	sft	40	5720
		C.BedRoom	143	sft	40	5720
		Skirting 18%	130.86	Rft	35	4580.1
3	Main Door	Main Door Changed	1	No's	10000	10000
4	Electrical point	Sockets in kitchen	2	No's	400	800
					Total A	42255.1
	Refund					
1	Kitchen Dado	Kitchen Dado	36	sft	30	1080
2	Ulilty	Door shutters	17.5	sft	110	1925
3	Ulilty	Wall Tiles	75.25	sft	30	2257.5
					Total B	5262.5

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; sreeramneeraja@gmail.com

Date: Friday, November 3, 2023 at 11:40 AM GMT+5:30

Complaint Id : 291874

Project Name : Gulmohar Residency

Block No / Phase : Block F

Flat No/Villa :F:102

Nature of complaint :Construction

Customer Name : Sreeram Neeraja

Email : sreeramneeraja@gmail.com

Complaints :

1. severe leakage in F 105 flat which has effected my Flat i.e F102 Corridor wall. My Corridor wall has become totally wet and the seepage is also affecting my Drawing Room walls as well which are also becoming wet. It is a very bad state of affairs and urgent action is required in the matter. It is only 2 months since I have shifted and so soon the problems are arising . The workers are working and they are not closing the taps and fittings after the works are done. you are requested to direct your construction workers to be extra vigilant while doing plumbing works as the flats are getting occupied very fast. immediate action may be taken to attend the problem arising in my flat walls. My Bathroom Door at my Flat i.e F 102 also got infected with fungus which I brought it to the notice of Meenakshi Madam but when no action was taken I got it replaced with Water Proof Door on my own cost. it is therefore requested that necessary action may be taken to reimburse me the Bathroom Door cost which was taken from me while buying the flat.

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.	F-102	ATR Date	16-11-2023
Project	GMR	Complaint Date	03-11-2023
Customer Name	Sreeram neeraja	Com.ID.no:	14059
Prepared By	B.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.	F-102	ATR Date	16-11-2023
Project	GMR	Complaint Date	03-11-2023
Customer Name	Sreeram neeraja		
Prepared by	Saikiran	Date	22-11-2023
		Sign	Saikiran
Project Manager	Narender	Date	22-11-2023
		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.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
3.	☐ Good ☐ Avg. ☐ Bad	☐ 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:		

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; sreeramneeraja@gmail.com

Date: Monday, October 16, 2023 at 01:29 PM GMT+5:30

Complaint Id : 769712

Project Name : Gulmohar Residency

Block No / Phase : Block F

Flat No/Villa :102

Nature of complaint :Construction

Customer Name : Neeraja Sreeram

Email : sreeramneeraja@gmail.com

Complaints :

1. Bathroom door has become bacteria infected within 1 month of usage.. fungus came out from door.

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.

Flat / bungalow No.	F-102	ATR Date	04-11-2023
Project	GMR	Complaint Date	16-10-2023
Customer Name	Neeraja Sreeram	Com.ID.no:	14026
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.	F-102	ATR Date	04-11-2023		
Project	GMR	Complaint Date	16-10-2023		
Customer Name	Neeraja seeram				
Prepared by	Saikiran	Date	08-11-2023	Sign	Saikiran
Project Manager	Narendar	Date	08-11-2023	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.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
3.	☐ Good ☐ Avg. ☐ Bad	☐ 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:		

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

Flat No	F-102	Other	-	Sl. No.	40634
Company	MRM - LLP	Project	GMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	04-10-2022
Project Manager	RAM PRASAD	Sign	[Signature]	Date	04-10-2022
Previous stage report no.	39588	Report filed and signed by PM		☒ Yes ☐ No	
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:

- 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.

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]	8/10/22

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 XX, 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	✓	✓	✓	X	✓	✓	()	()	()	✓	✓	X
2	Bedroom 2 G. Bed	✓	✓	✓	X	✓	✓	()	()	()	✓	✓	X
3	Bedroom 3 C. Bed	✓	X	✓	X	✓	✓	()	()	()	✓	✓	X
4	Drawing	✓	✓	()	()	()	()	()	()	()	✓	✓	X
5	Dining	()	()	()	()	()	()	()	()	()	✓	✓	X
6	Lobby-1	()	()	()	()	()	()	()	()	()	✓	✓	()
7	Utility / balcony 1	()	()	()	()	()	()	XX	X	✓	✓	✓	X
8	Utility / balcony 2	✓	X	X	X	()	()	()	()	✓	X	✓	X
9	Utility / balcony 3	()	()	()	()	()	()	()	()	()	✓	✓	()
10	Kitchen	()	()	✓	✓	✓	✓	()	()	()	X	✓	X
11	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	()	()	✓	✓	✓	X
12	Toilet 2 G. Toi	✓	()	✓	✓	✓	✓	()	()	✓	✓	✓	X
13	Toilet 3	()	()	()	()	()	()	()	()	()	()	()	()
14	Other												
15	Other												
Remarks		NOTE :- 1) Balcony railing & glass was not fixed due to material shuffling purpose. (2) French door, mesh was not fixed properly. (3) In M-Toi, cement staining are appears on tiles. (4) Utility grill was not fixed.											

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

Flat No	F-102	Other	Sl. No.	39588
Company	MRM-CLLP	Project	Phase	
Prepared by	P-Bhasath	Sign	Date	23-02-22
Project Manager	Rampdasad	Sign	Date	23-02-22
Previous stage report no.		38994	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 files, 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

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor - needs correction X X, NA)												Tiling & granite work
		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	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. Poi	>	X	>	>	>	>	>	>	>				
2	Toilet 2 G. Ter	>	>	>	>	>	>	>	>	>				
3	Toilet 3													
4	Toilet 4													
5	Wash basin in dining area													
6	Kitchen	>	>											
7	Utility			>										
8	Other													
9	Other													
Remarks		12 provision for modular kitchen												

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)											Edge building
		Flooring workman ship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door beading, luppam and painting quality.	
1	Bedroom 1 M-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Other												
12	Other												
Remarks													

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

Flat No	F-102	Other	Sl. No.	39588
Company	MRM-CLLP	Project	Phase	
Prepared by	P. Bhaskar	Sign	Date	23-02-22
Project Manager	Rampasadi	Sign	Date	23-02-22
Previous stage report no.	38994	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.

Sign	Date
<i>[Signature]</i>	23/2/22

Completed Date

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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		12 provision for modular kitchen												

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

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor - needs correction ✗, NA)													
S No	Room	Color variation of floor tiles	Flooring workman ship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door beading, luppam and painting quality.	Edge building	
1	Bedroom 1 M-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Bedroom 2 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
11	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
12	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Remarks															

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

Flat No.	F-102	Other	SI. No.	38994
Company	MRM-CLLP	Project	Phase	-
Prepared by	P-Bhadrath	Sign	Date	15-12-21
Project Manager	Rampasas	Sign	Date	15-12-21
Previous stage report no.	38271	Report filed and signed by PM?	Yes ☒ No ☐	
Additions & alterations sheet date	12/14/21	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.

Certified that all corrections mentioned in the QC Report have been completed. Work can proceed to next stage. 12/17/21
Project In-charge
Date

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 G-B	-	-	✓	-	-	-	-
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 1) one coat of luppum provided, wash basin inlet in both toilets is (18") instead (15") 2) one light point missing in Balcony, M-Bed.								
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	☒ 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: 1) As per customer's request plumbing points changed near kitchen.	

[illegible]

NO	ITEM	SYMBOL	POINTS From FR
1.	Cardiac Sound A		100
2.	Change rate		100
3.	Sound board		100
4.	Wind sound/Pressure light		2
5.	2 or 4 or 8 jet port		2
6.	Calling fan		100
7.	Signal ports 10A		100
8.	Signal ports 10B		100
9.	External fan		100
10.	13 steps along path		200
11.	Thermistor port		2
12.	Thermistor vent		2
13.	Calling Bell		2
14.	Jet Pump		2
15.	Calling light		2
16.	Vital Channel		2
17.	Jet Displacement		2
18.	AC Noise		2
19.	Sound Board 10A		2

THE UNIVERSITY OF CHICAGO

APPROVED FOR CONSTRUCTION
7-5 SEP 2020
SOHAM MOJI
MANAGING DIRECTOR

APPROVED BY
25 SEP 1990
SOLIM MACH
TRAINING DIRECTOR

Financed by
Modi Properties Pvt Ltd
Phone: +91-40-66335551

0706 60 11
Sobana Modi
N.T.S

Date: _____
Prepared By: _____
Approved By: _____
Scale: _____

Owners & Dev
Modi Realty A
Project Name
Gulmohar Res

Direction N

Description

QC-A-BLOCK-ELECTRICAL PLAN - 1160 sq. FT. A2 TYPE

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

Flat No.	F-102	Other	Sl. No.	38271
Company	MRMA (Llp)	Project	Phase	-
Prepared by	T. Vinod Kumar	Sign	Date	01-09-21
Project Manager	Ram Prasad	Sign	Date	01-09-21
Previous stage report no.		37707	Report filed ad signed by PM?	Yes
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 X for minor mistake that requires minor correction.
3. Mark X X for major mistake that requires correction by replacement or re-fixing.
4. Mark X X X 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. Vinod Kumar	R	02/09/21

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	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓
2	Toilet 1-M.Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2-C.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2-C.Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3-C.Bed	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2-Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Terrace/balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Terrace/balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Terrace/balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		Note:- U X 4, M.Bed 2, C.Bed, Window template not available.											

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

Flat No.	F-102	Others	Sl. No.	37707
Company	MRM-LLP	Project	Phase	
Prepared by	P. Bhasath	Sign	Date	03-06-21
Project Manager	Ram Prasad	Sign	Date	03-06-21
Previous stage report no.	36904	Report filed and signed by PM?		
Apartment No	Other	☒ Yes ☐ No		
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 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 3'3" from SFL. (Tolerance: 1")
12. Check room height with specified height. (Tolerance: 1")
13. Check plumb of walls where ever 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.
 Project Manager: *[Signature]*
 Date: 03/06/21

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

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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
2	Toilet-1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
3	Bedroom-2 Gr-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
4	Toilet-2 C-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
5	Bedroom-3 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
6	Toilet-3-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
9	Lobby-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
12	Utility / balcony 3-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
Remarks													

Quality Control Check Report **Stage: After Brickwork (Apartments)**

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. Lofis 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 Report. Stage: After Brickwork (Apartments)

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door lintel design & level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Windows lintel design & 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 Gr-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:													

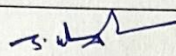
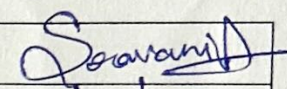
GULMOHAR RESIDENCY

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

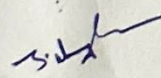
Flat No	101 102	Block no.	A F
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	Sreeram Neeraja .		
Phone No.	8179839614	Email	

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:	12/4/21	Date	12/4/21

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 cannot 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:

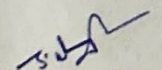

Engg. Sign:

12/4/21
Date:

Choice of colours:

Changes in flooring:

- ① ^{crema marfil} ~~Edith~~ ~~Beige~~ in Living & Dining and Guest Bedroom.
- ② Wood natural tiles in Master Bedroom & children Bedroom.


Buyers sign:


Engg. Sign:

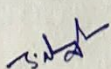
12/4/21
Date:

Changes in electrical points: (mark on plan)

① Extra Electrical point in kitchen.

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① Malaysian Brown in Common Toilet.
- ② Ultra Sink Sprinkler in Master Toilet.
- ③ ~~for~~


Buyers sign:


Engg. Sign:

Date: 12/4/21

Changes in kitchen platform: (mark on plan)

- ① Sink Was Customer Provided with own cost
- ② ~~Extra in Bal Cony~~ Removed Wash Basin

12/4/24

Other Changes:

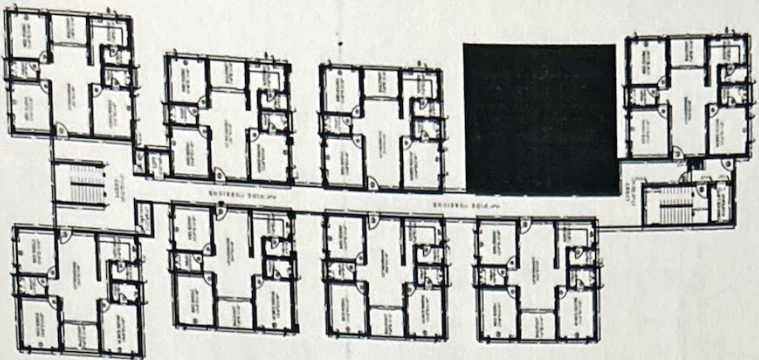
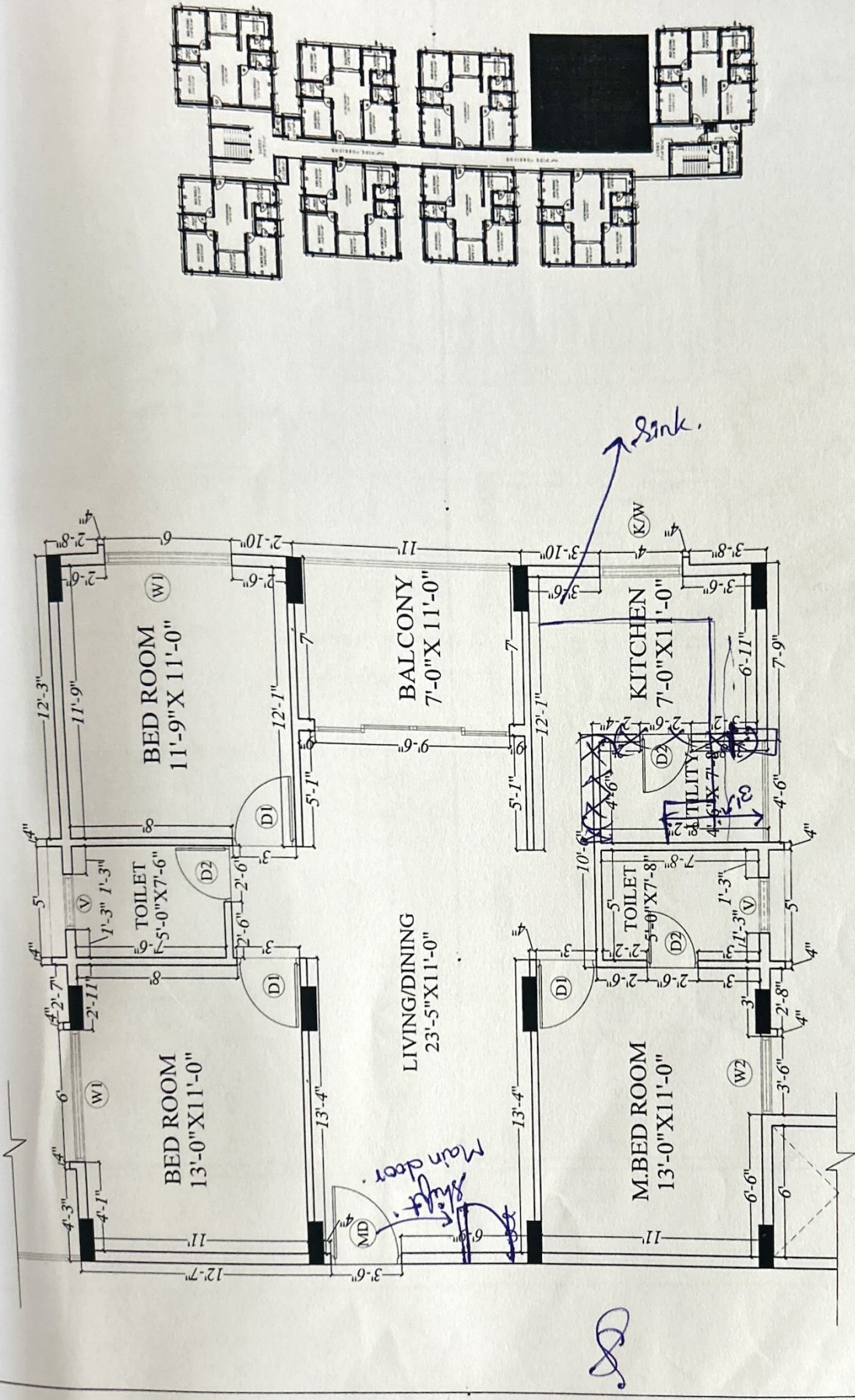
- ① Remove utility room & make as p-shocan in plan.
- ② customer goes to modular kitchen.

Buyers sign:

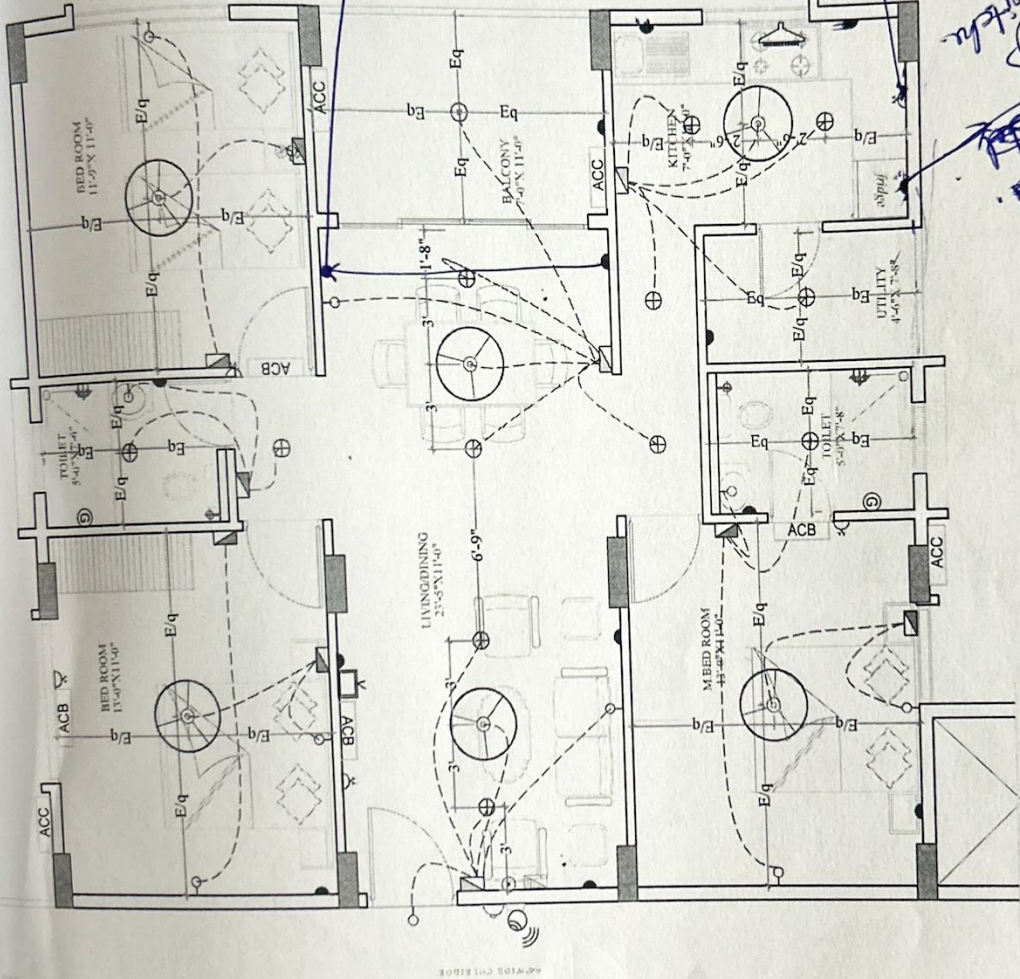
Engg. Sign:

Date:

12/4/24



Description	Direction	Owners & Developers :	Date :	Promoted by
A-BLOCK-FLAT NO 4-SPLIT WORKING PLAN-1360 sft		Modi Reality Mallapur LLP Project Name & Phase : Gulmohar Residency	Prepared By : Jayapratha Approved By : Soham Modi Scale : N.T.S	01.06.2020 Modi Properties Pvt Ltd Phone: +91-40-66335551



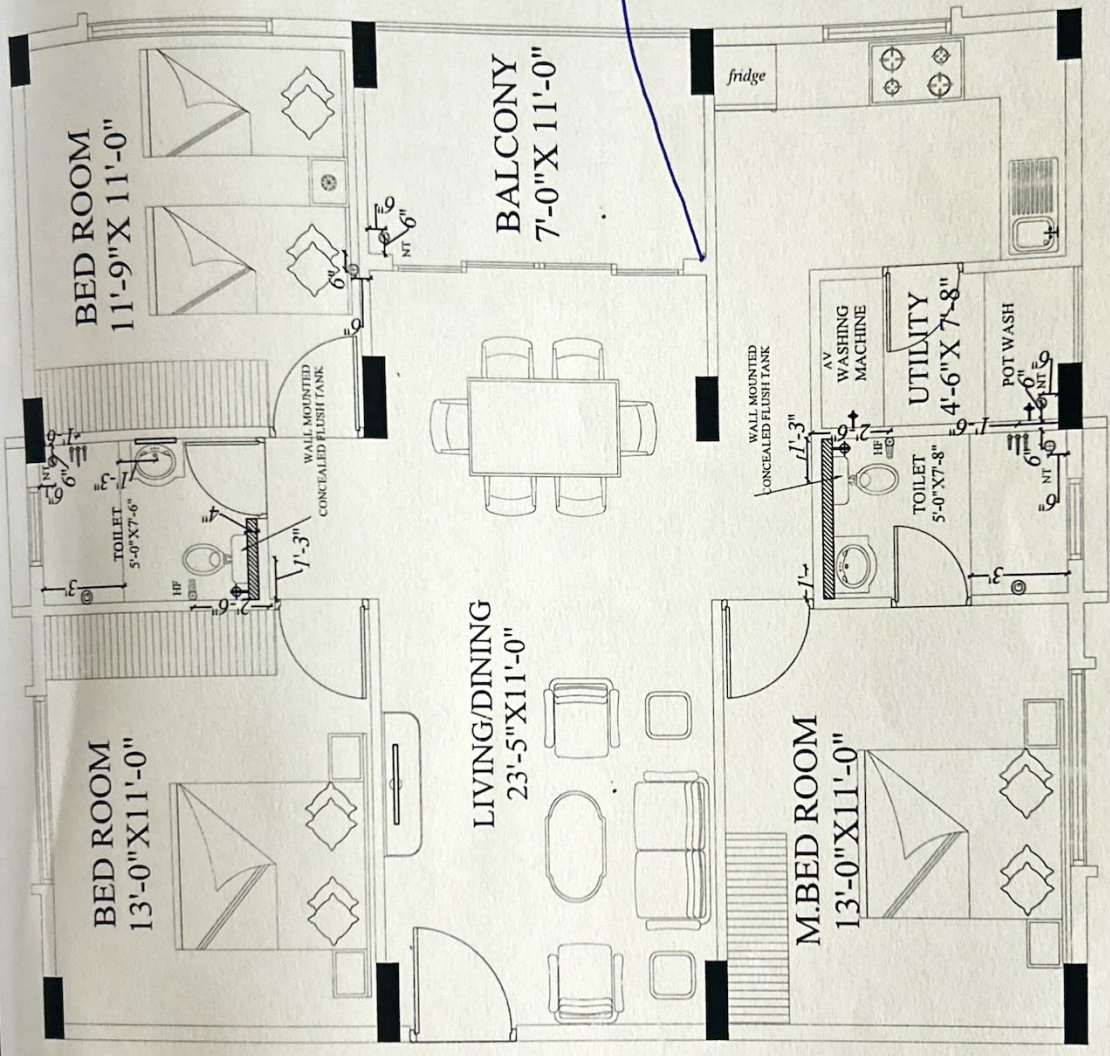
LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1.	Distribution Board & Change over		7 TO 7'6"
2.	Switch board		4 OR 4'6"
3.	Wall point/Backet light		7'3" TO 7'6"
4.	5 amps plug point		2
5.	Ceiling fan		6'6" OR 7'6"
6.	Geyser point-15A		7'2"
7.	Exhaust fan		2 OR 3'6" OR 7'6"
8.	15 amps plug point		3
9.	Television point		2
10.	Telephone point		4'6"
11.	Calling Bell		6"
12.	Bed Push		7'6"
13.	Ceiling light		7 TO 7'6"
14.	WMI Camera		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 next to bed side must be @ 3'6" from center of bed.

Description	Direction	Owners & Developers :	Date :	Promoted by
A-BLOCK-ELECTRICAL PLAN -1360 sft FLATS-A2 TYPE	N	Modi Reality Mallapur LLP	21 09 2020	Modi Properties Pvt Ltd
		Project Name & Phase :	Prepared By :	
		Gulmohar Residency	Approved By :	
			Scale :	
				Phone: +91-40-66335551

85/5



extra wash basin
Required

LEGEND

+	HEALTH FAUCET
⊙	ANGLE VALVE
⊖	NANI TRAP
○	3" RAIN WATER PIPE
⊗	GEASER POINT
≡	WALL MIXTURE
⊥	TAP / LONG BODY

Description BLOCK-A-FLAT NO 101-PLUMBING PLAN(A2-TYPE)	Direction	Owners & Developers :	Date :	Promoted by
		Modi Reality Mallapur LLP	Prepared By :	16.09.20
		Project Name & Phase :	Approved By :	Jayapradha
		Gulmohar Residency		Soham Modi
				Scale :
				Phone: +91-40-66335551