

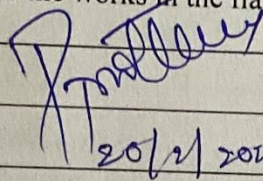
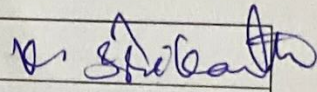
GULMOHAR RESIDENCY

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	305	Block no.	' F '
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	Mrs. Jyothirmayee P		
Phone No.	9703402328	Email	

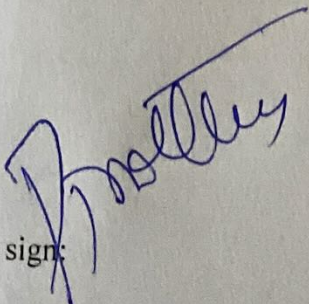
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to 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:	20/1/2022	Date	20/1/2022

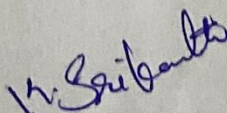
Note:

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: 20/1/2022

Choice of colours:

Changes in flooring:

- ① Wood natural in 3 Bedrooms
- ② Regal Beige in Hall & living, Dining.

Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① Malaysian Brown in 2 Bathrooms
- ② Hall w.B by Customer

Buyers sign:

Engg. Sign:

Date:

Changes in kitchen platform: (mark on plan)

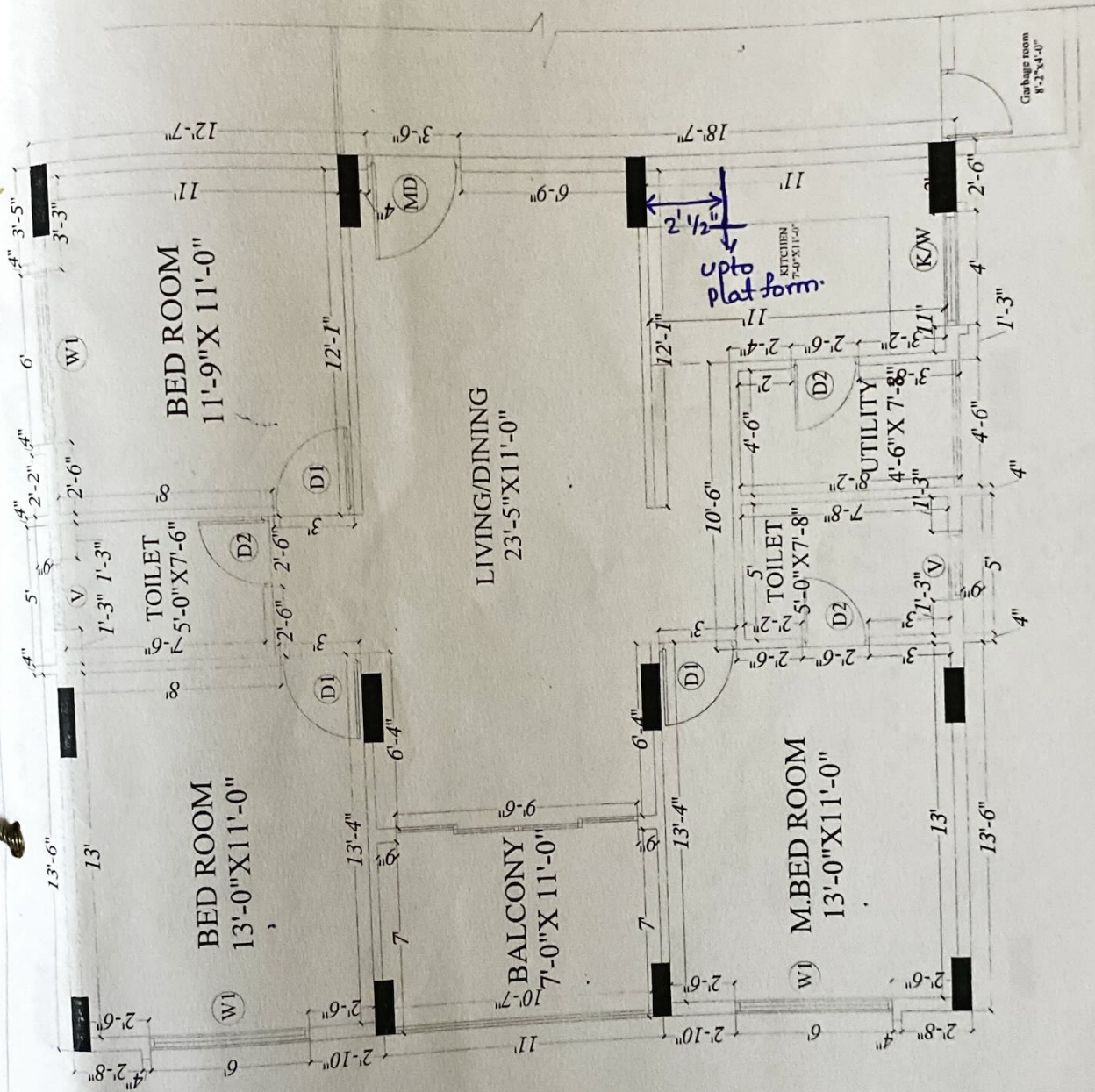
Other Changes:

① Inform at stage of false ceiling.

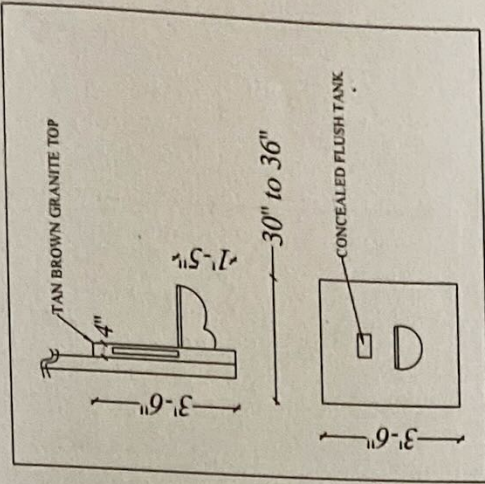
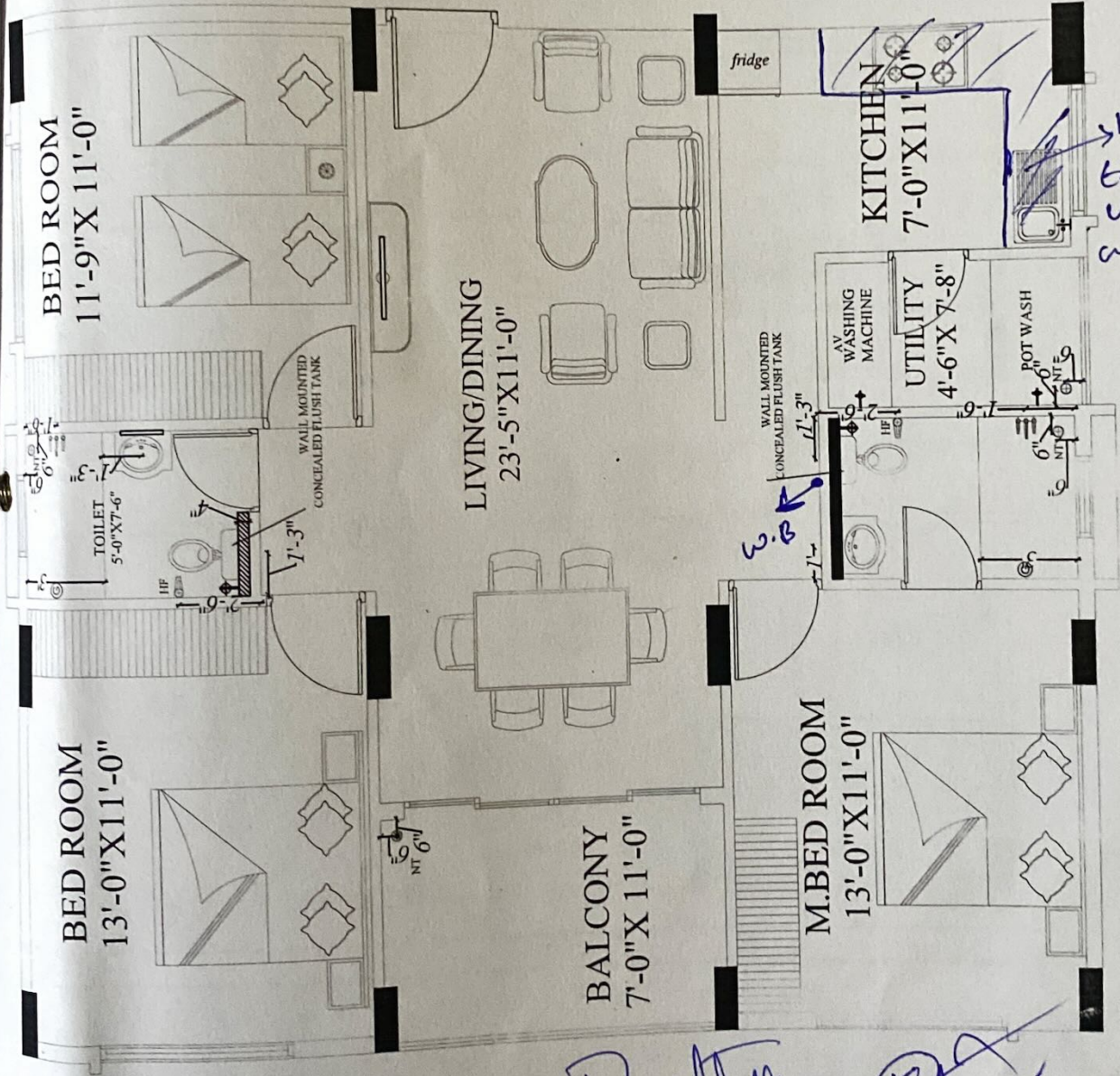
Buyers sign:

Engg. Sign:

Date:



Description	Direction	Owners & Developers	Date	Prepared By	Approved By	Promoted by
WORKING PLAN-1360 SR-A1 TYPE	N	Modi Reality Mallapur LLP Project Name & Phase	25 09 2020	Jayapadma	Solam Modi	Modi Properties Pvt Ltd



LEGEND

+	HEALTH FAUCET
!	ANGLE VALVE
o	NANI TRAP
o	3" RAIN WATER PIPE
⊙	GEASER POINT
≡	WALL MIXTURE
+	TAP / LONG BODY

Description		Owners & Developers :	Date :	Promoted by
		Modi Reality Mallapur LLP	16.09.20	Modi Properties Pvt Ltd
		Project Name & Phase :	Prepared By : Jayapradha	
			Approved By : Soham Modi	
PLUMBING PLAN-1360 Sft (A1-TYPE)		Calculator Desiderant	Scale :	Phone: +91 96 2225551

Boalte

[Signature]

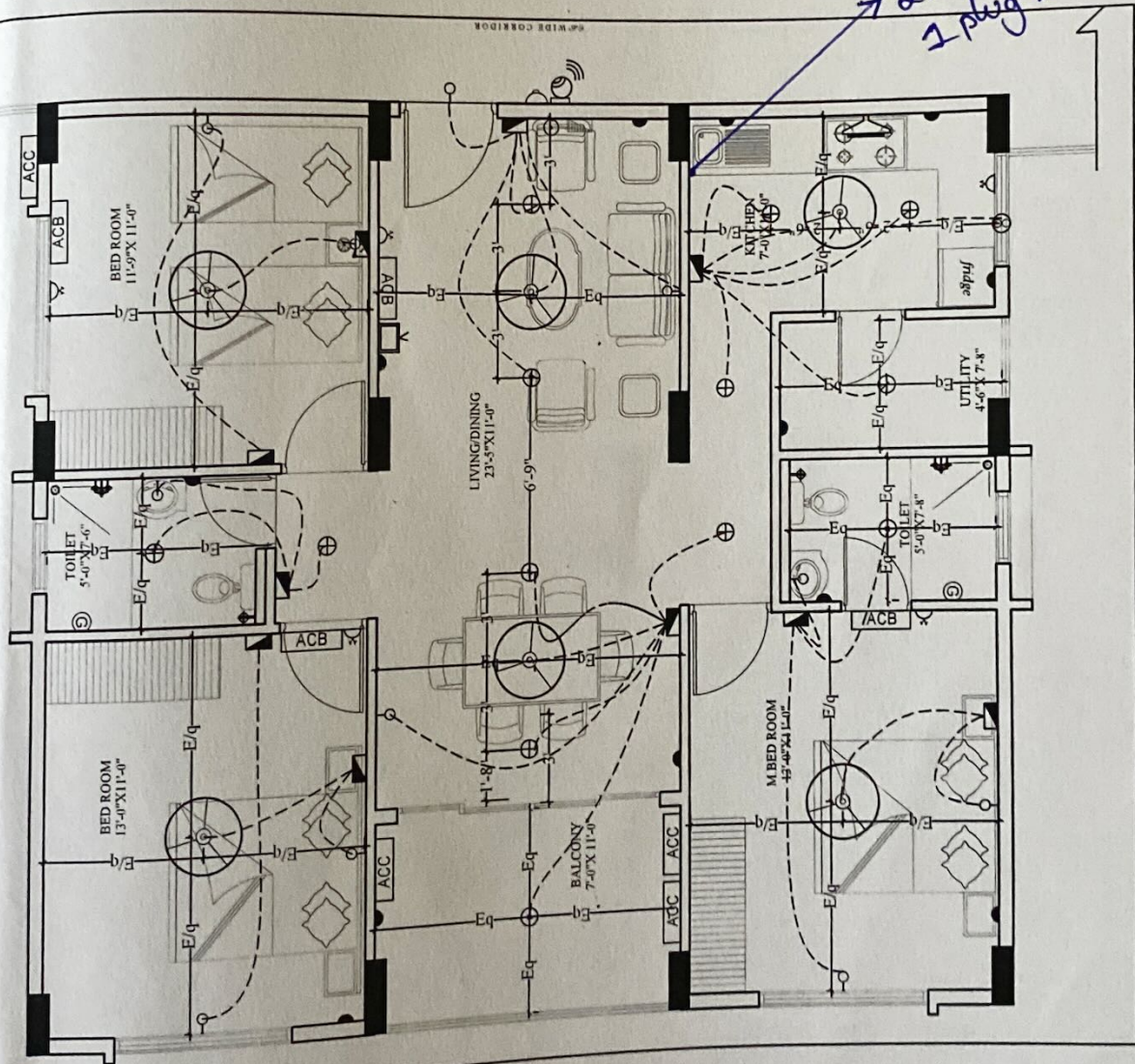
*marked
Extend
upto
wall*



LEGEND -

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1.	Combination Board & Change over		7'10" 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		2'
5.	Ceiling fan		-
6.	Gasless point-USA		6'6" OR 7'0"
7.	Exhaust fan		7'3"
8.	15 amps plug point		2' OR 3'6" OR 7'6"
9.	Television point		3'
10.	Telephone point		2'
11.	Ceiling Ball		4'6"
12.	Bed Push		6'
13.	Ceiling light		-
14.	Web Camera		7'6"
15.	AC Compressor		7' TO 7'6"
16.	AC Blower		7' TO 7'6"
17.	Switch board with SA Socket		4' TO 4'6"

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



Signature

Signature

Description	Direction	Owners & Developers	Date	Promoted by
ELECTRICAL PLAN - 1360 sq ft FLATS-A1 TYPE	N	Modi Reality Mallapur LLP	21.09.2020	Modi Properties Pvt Ltd
		Project Name & Phase	Prepared By : Jayapratha	
			Approved By : Soham Modi	

ATR on Quality Control Check Report. (Apartments)

Flat No	F-305	QC report stage	Stage-2	SL No.	39734
Company	MRMLP	Project	6MB	Phase	-
Prepared by	Menakha	Sign	MD	Date	17/12/23
Project Manager	Narendar	Sign	MD	Date	17/12/23
Receipt by QC date		Sign		Other	
Receipt at HO date		Sign		Other	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No

Recommendation that was made by QC:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team.

Notes:

1. Attach a copy of the QC report to this sheet.
2. Circle each correction with a red pen - tick (✓) each circle for work completed and cross (X) each circle where work has not been completed.
3. Give remarks for each case where work has not completed on this sheet.
4. Make 2 copied of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks:	works completed.

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

Flat No.	F-305.	Other	Sl. No.	137734
Company	MRM (LTD)	Project	Phase	
Prepared by	S. Subal Kumar	Sign	Date	14/4/22
Project Manager	Ran Prasad	Sign	Date	14/4/22
Previous stage report no.		39326	Report filed and signed by PM?	☒ Yes ☐ No
Additions & alterations sheet date			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.

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:

- 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.

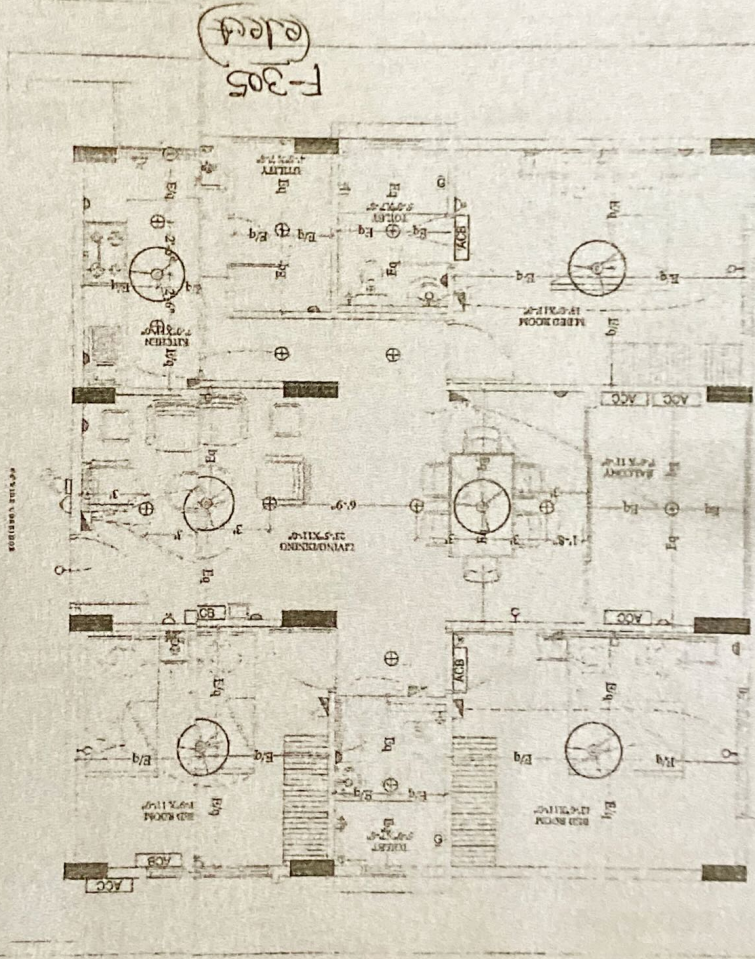
S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or ✗)	CPVC & PVC Check ⁵ (✓ or ✗)	Electrical points check ⁶ (✓ or ✗)	Water proofing check ⁸ (✓ or ✗)	Proper use of fasteners check ⁹ (✓ or ✗)	Placement of DB ¹⁰ (✓ or ✗)	Placement of Generator changeover (✓ or ✗)
1	Bedroom 1 M-Bed	—	—	✓	—	—	—	—
2	Toilet 1 M-Toi	—	✗	✓	✓	—	—	—
3	Bedroom 2 K-Bed	—	—	✓	—	—	—	—
4	Toilet 2 C-Toi	—	✗	✓	✓	—	—	—
5	Bedroom 3 G-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		① In G-Bed & K-Bed a S-Band ht is not as per specifications. ② In C-Toi, M-Toi Geyser point ht is not as per specification.						
Signed by engineer,		☐ Yes ☒ No	Signed by customer,		☐ Yes ☒ No			
Revised drawing required from HO		☐ Yes ☒ No	Approved revised drawing attached		☐ Yes ☐ No			

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 In pit Sink Tops & in utility a Pds wash point has not as per specified	

GC-A-BLOCK: ELECTRICAL PLAN - 1150 IN PLANS-A1 TYPE

Date: 21.09.2020
 Prepared By: Jayaraman
 Approved By: Senthil Kumar
 Scale: N.T.S.
 Project: 91-40-05335551
 Promoted by: Model Properties Pvt Ltd



Make a check before used to find the right symbol

S. NO	SYMBOL	DESCRIPTION
1	Circle with a dot	Switch
2	Circle with a cross	Light
3	Circle with a circle inside	Fan
4	Circle with a dot and a cross	Switch and Light
5	Circle with a dot and a circle inside	Switch and Fan
6	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
7	Circle with a dot and a cross	Switch and Light
8	Circle with a dot and a circle inside	Switch and Fan
9	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
10	Circle with a dot and a cross	Switch and Light
11	Circle with a dot and a circle inside	Switch and Fan
12	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
13	Circle with a dot and a cross	Switch and Light
14	Circle with a dot and a circle inside	Switch and Fan
15	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
16	Circle with a dot and a cross	Switch and Light
17	Circle with a dot and a circle inside	Switch and Fan
18	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
19	Circle with a dot and a cross	Switch and Light
20	Circle with a dot and a circle inside	Switch and Fan
21	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
22	Circle with a dot and a cross	Switch and Light
23	Circle with a dot and a circle inside	Switch and Fan
24	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
25	Circle with a dot and a cross	Switch and Light
26	Circle with a dot and a circle inside	Switch and Fan
27	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan
28	Circle with a dot and a cross	Switch and Light
29	Circle with a dot and a circle inside	Switch and Fan
30	Circle with a dot, a cross, and a circle inside	Switch, Light, and Fan

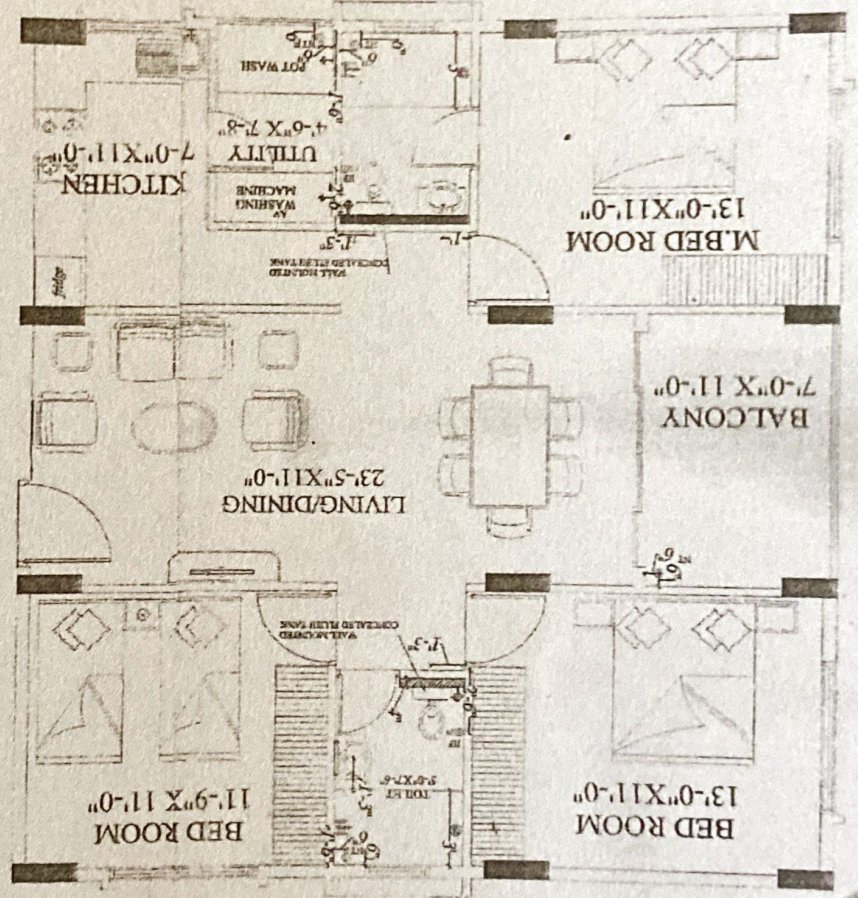
LEGEND:

APPROVED FOR CONSTRUCTION
 25 SEP 2020
 Senthil Kumar
 Project Director

QC-BLOCK-A-FLAT NO 109-PLUMBING PLAN(A1-TYP)



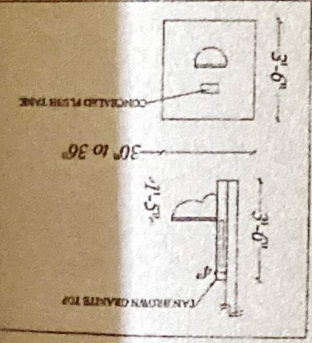
Description	Direction	Owners & Developers	Prepared By :	Date :
		Modi Realty Mallapur LLP	Jayaprada	16.09.20
		Project Name & Phase :	Approved By :	Scale :
		Gulmohar Residency	Soham Modi	N T S
			Modi Properties Pvt Ltd	Plumbing



F-305
Plumb

HEALTH FAUCET	+
WASH VALVE	+
WALL TRAP	+
3" RAIN WATER PIPE	+
DEASER POINT	+
WALL MOUNTING	+
TAP / LONG BODY	+

LEGEND



APPROVED FOR CONSTRUCTION
18 SEP 2020
SOMAN MODI
MANAGING DIRECTOR

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLLP	Site	Gulmohar Residency
Name of the customer		Mrs. Jyoti Mayee P.		
Villa/ Flat No.		F- 305.		
Sl.No	Description	Amount		
1	Total extra Charges	32,170/-		
2	Total refundable amount	-		
3	Net amount to be charges (if any)	32,170		
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-305(Mrs.Jyothimayee.p)						
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

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

Flat No	F-305	Other		Sl. No.	40743
Company	MRM-UP	Project	CMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	28-10-2022
Project Manager	RAMPRASAD	Sign	[Signature]	Date	28-10-2022
Previous stage report no.			Report filed and signed by PM	☒ Yes ☐ No	
Checked By MD on		MD Sign	40321	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. A TR 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.

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

Project In-charge Sign Date

4/11/22

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		

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor – needs correction X X, NA)										Switch boards fitting & covering with plastic covers	Junction box covers painting
		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		
1	Bedroom 1 m. bed	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 c. bed	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 c. bed	✓	X	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	X	X	X	✓	✓	✓	✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓
11	Toilet 1 m. toi	✓	✓	✓	X	✓	✓	✓	✓	✓	X	✓	✓
12	Toilet 2 c. toi	✓	X	✓	X	✓	✓	✓	✓	✓	X	✓	✓
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks		NOTE :- 1) utility grill was not fixed.											

ATR on Quality Control Check Report. (Apartments)

Flat No	F-305	QC report stage	Sl. No.	40321
Company	MRMLLP	Project	Phase	—
Prepared by	b. Sribanthi	Sign	Date	7/9/2022
Project Manager	M. Ramprasad	Sign	Date	7/9/2022
Receipt by QC date		Sign	Other	
Receipt at HO date		Sign	Other	
Checked By MD on		MD Sign	For filling	☐ Yes ☐ No
Recommendation that was made by QC: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team.				

Notes:

1. Attach a copy of the QC report to this sheet.
2. Circle each correction with a red pen - tick (✓) each circle for work completed and cross (X) each circle where work has not been completed.
3. Give remarks for each case where work has not completed on this sheet.
4. Make 2 copied of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks:

1) All works completed.

Flat No	E-305	Other	
Company	MMY (LLP)	Project	
Prepared by	S. Sundar Kumar	Sign	GMR
Project Manager	Ran Prasad	Sign	
Previous stage report no.		Report filed and signed by PM	
Checked By MID on	39734	MID Sign	
Recommendation		For filling	

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, grill, 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.
 Sign _____ Date 05/08/22
 Project In-charge _____
 Work can proceed to next stage.

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)												
S No	Room	Color variation of floor tiles	Flooring workmanship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finish of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door heading, sumpam and painting quality	Edge building
1	Bedroom 1 M.Bed	<	<	<	<	<	XX	<	<	⊗	<	⊗	<	⊗
2	Bedroom 2 K.Bed	<	<	<	<	<	XX	<	<	⊗	<	⊗	<	⊗
3	Bedroom 3 G.Bed	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
4	Drawing	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
5	Dining	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
6	toilet	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
7	balcony 1	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
8	Utility balcony 2	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
9	Utility balcony 3	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
10	Kitchen	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
11	Other	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
12	Other	<	<	<	<	<	<	<	<	⊗	<	⊗	<	⊗
Remarks:		In kitchen, toilet, balcony and balcony 1st coat of painting not done.												
		Door Shutter sides also painting not done.												

Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor - need correction XX, NA)													
S No	Room	Workmanship of tiling	White cement filling around (PVC) lines	Grout finishing	Finishing near doors	Finishing on top of tiles	Finishing near ventilators	Gap at bathroom entrance	Step for shower / pot wash	The joint grouting	Granite platform finishing and edge polishing	Granite platform slope	Granite platform height	Finishing under granite platform	
1	Toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3	Toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
4	Toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
9	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Remarks		Provision for modern kitchen.													

ATR on Quality Control Check Repot. (Apartments)

Flat No	F-305	QC report stage	Sl. No.	40321
Company	MRMLLP	Project	Phase	
Prepared by	b. Sribanthi	Sign	Date	7/9/2022
Project Manager	M. Ramprasad	Sign	Date	7/9/2022
Receipt by QC date		Sign	Other	
Receipt at HO date		Sign	Other	
Checked By MD on		MD Sign	For filling	☐ Yes ☐ No
Recommendation that was made by QC: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team.				

Notes:

1. Attach a copy of the QC report to this sheet.
2. Circle each correction with a red pen - tick (✓) each circle for work completed and cross (X) each circle where work has not been completed.
3. Give remarks for each case where work has not completed on this sheet.
4. Make 2 copied of the ATR - send one to MD and other to QC.
5. Enclose required photographs - hard copy.

Remarks:

1) All works completed.

Flat No	F-305		Other		Sl. No.	40381
Company	MM(ULP)		Project	GMR	Phase	-
Prepared by	S. Sundar Kumar		Sign		Date	05/08/22
Project Manager	Ranprasad		Sign		Date	05/08/22
Previous stage report no.			MD Sign	39734	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		

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, 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 of	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 G.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Utility balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks		① In Kitchen, Utility, Toilets and Balcony 1st coat of painting not done. ② Door Shutter sides also painting not done.												

Tiling & granite work		Rate the quality of (Good ✓, Avg X, Poor -- need, 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.Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet 2 C.Tol	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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.													

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

Flat No.	F-305	Other	SI. No.	439734
Company	MM (120)	Project	Phase	-
Prepared by	S. Suresh Kumar	Sign	Date	14/4/88
Project Manager	Ram Prasad	Sign	Date	14/4/88
Previous stage report no.		39386	Report filed and signed by PM?	☒ Yes ☐ No
Additions & alterations sheet date			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 signed.
- 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 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. 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.

All corrections mentioned
 in the QC Report must be signed by PM to CR confirming the same must be signed.
 Work can proceed to next stage only after the QC Report is signed by PM.
 Project In-charge: *[Signature]*

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.Tol	—	✗	✓	✓	—	—	—
3	Bedroom 2 K.Bed	—	—	✓	—	—	—	—
4	Toilet 2 C.Tol	—	✗	✓	—	—	—	—
5	Bedroom 3 G.Bed	—	—	✓	✓	—	—	—
6	Toilet 3	—	—	✓	—	—	—	—
7	Drawing	—	—	—	—	—	—	—
8	Dining	—	—	✓	—	—	—	—
9	Lobby 1	—	—	—	—	—	—	—
10	Utility / balcony 1	—	—	—	—	—	—	—
11	Utility / balcony 2	✓	✗	✓	✓	✓	—	—
12	Utility / balcony 3	✓	✗	✓	✓	✓	—	—
13	Kitchen	—	✗	✓	—	—	—	—
14	Other	—	—	—	—	—	—	—
15	Other	—	—	—	—	—	—	—
Remarks								
① In G-Bed & K-Bed a S-Bed is not as per specifications.								
② In C-Tol / M-Tol Greyson Point is not as per specification.								
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			

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 In pit sink traps & in utility a pot wash point is not as per specified	

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; jyothibharathm@gmail.com

Date: Sunday, June 2, 2024 at 04:11 PM GMT+5:30

Complaint Id : 761378

Project Name : Gulmohar Residency

Block No / Phase : Block F

Flat No/Villa :305

Nature of complaint :Addressed to Customer Relations

Customer Name : P.jyothirmayee

Email : jyothibharathm@gmail.com

Complaints :

1. Balcony sliding door mesh has an tear
2. Back up is working in my flat .not yet connected
3. Wash area mesh is not done
4. 2 Washroom meshes are not done
5. Kitchen mesh is not done

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-305	ATR Date	10-07-2024
Project	GMR	Complaint Date	02-06-2024
Customer Name	P.Jyothirmayee		
Prepared By	N.Divya		
Project Manager's Sign	N.Srinivas	Admin Officer's Sign	N.Divya

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-305	ATR Date	10-07-2024		
Project	GMR	Complaint Date	02-06-2024		
Customer Name	P.Jyothirmayee				
Prepared by	Abhishek	Date	24-07-2024	Sign	Abhishek
Project Manager	N.Srinivas	Date	24-07-2024	Sign	Srinu.
HO receipt date		Sign			
Checked by MD on		MD Sign			
MD's Remarks:					
CR to send letter to customer	☐ Yes ☐ No	For filling	☐ Yes ☐ No		

Note: CR will send a copy of ATR and complaint to QC immediately after the receipt of the ATR. QC will send their report on the ATR to the MD within 3 working days. Aruna to file to file it in MDs pending complaints file.

Complaint S No.	Quality of action taken by Site Engg on complaint?	If action on the complaint was not taken then, was the reason for not taking action justified?
1.	Good	☐ Yes ☐ No
2.	Good	☐ Yes ☐ No
3.	Good	☐ Yes ☐ No
4.	Good	☐ Yes ☐ No
5.	Good	☐ 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; jyothirmayee.potluru@gmail.com
Date: Tuesday, January 23, 2024 at 11:46 AM GMT+5:30

Complaint Id : 814488

Project Name : Gulmohar Residency

Block No / Phase : Block F

Flat No/Villa :305

Nature of complaint :Construction

Customer Name : Potluru jyothirmayee

Email : jyothirmayee.potluru@gmail.com

Complaints :

1. Deep cleaning of flat not done
2. Plumbing works ,fixing taps,2nd painting of flat not done
3. Tiles broke in master bed room and bath room
4. All rooms plastering with cement is happened properly
5. In some room switches are not working
6. In wash area tap not fixed and water tank not fixed

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-305	ATR Date	31-01-24
Project	GMR	Complaint Date	23-01-2024
Customer Name	Potluru Jyothirmayee	Com.ID.no:	14139
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 305	Atr date		31-01-24
Project		GMR	Complaint Date		23-01-24
Customer Name		P Jyothirmaye			
Prepared by	saikrishna	Date	01-02-24	Sign	sai
Project Manager	K narender	Date	01-02-24	Sign	Narender
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.	☐ 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:		