

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Mr. K. Prave		
Villa/ Flat No.	F-402		
Sl.No	Description	Amount	
1	Total extra Charges	31,740=00	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	31,740=00	
4	Net amount to be refunded (if any)	—	

Remarks :

Approved by Project Manager	Approved by Design Team	Approved by MD
Date 20/1/2024	Date	Date
Sign: [Signature]	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.	F-402					
Prepared By	K. Narender Reddy					
Date:	29-01-2024					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
	Estra Charge					
		Living Room	253	Sft	35	8855.00
1	Crema Marfil - 4' x 2'	passage 1	30	Sft	35	1050.00
		passage 2	15	Sft	35	525.00
		G. bedroom	143	Sft	35	5005.00
		C. bedroom	143	Sft	35	5005.00
		M.Bedroom	143	Sft	35	5005.00
		Skirting 25%	85	Sft	35	2975.00
	Total Area					
		Balcony	77	Sft	40	3080.00
	Urban Wood Natural 4" x 8"	Skirting	6	Sft	40	240.00
	Grand Total					31740.00
	In words Thirty One Thousand Seven Hundred and Fourty Rupees only					

ESTIMATE SHEET

Company Name: MRMLLP
Project: Gulmohar Residency
Work Description: Extra Specs
Flat No. F-402
Prepared By K. Narendar Reddy
Date: 29-01-2024

Approved by:
Sign:

S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos	E=AXBXCXD Quantity	F Units
	Extra Charge							
1	Crema Marfil - 4' x 2'	Living Room	23	11	1	1	253	sft
		passage 1	10	3	1	1	30	sft
		passage 2	5	3	1	1	15	sft
		G. bedroom	11	13	1	1	143	sft
		C. bedroom	11	13	1	1	143	sft
		M.Bedroom	11	13	1	1	143	sft
		Skirting 25%	340	1	0.25	1	85	sft
	Total Area						812	
1	Urban Wood Natural 4" x 8"	Balcony	11	7	1	1	77	sft
		Skirting	25	1	0.25	1	6	sft
	Total Area						83	

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

Flat No	F-402	Other	SI. No.	41040
Company	MRM-CLLP	Project	Phase	-
Prepared by	P. Bhargava	Sign	Date	23-12-22
Project Manager	Rampasani/Sankar	Sign	Date	23-12-22
Previous stage report no.	40511	Report filed and signed by PM	☒ Yes ☐ No	
Checked By MD on	MD Sign	For filling	☐ Yes ☐ No	

Recommendation:

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

Inspection should be done after :

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

Miscellaneous check:

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

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

Project In-charge

28/12/22

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

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor – needs correction X X, NA)											
		Door, door knob & door stopper fitting	Door, door knob & door stopper cleaning	Window grills & quality	Window grills fitting & finishing	Windows quality	Window fitting & finishing	Balcony railing quality & finishing	French door quality & fitting	CP jali quality and fitting	Edge building	Switch boards fitting & covering with plastic covers	Junction box covers painting
1	Bedroom 1 M.Bed	✓	✓	✓	✓	✓	✓				✓	✓	✓
2	Bedroom 2 K.Bed	✓	✓	✓	X	✓	✓				✓	✓	✓
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	Toilet 1 M Toi	✓	✓	✓	X	✓	✓				✓	✓	X
12	Toilet 2 C-Toi	✓	✓	✓	✓	✓	✓				✓	✓	✓
13	Toilet 3										✓		
14	Other												
15	Other												
Remarks		1) For utility grill not provided, white cement not provided in both toilet											
		2) false ceiling work's will be done by customer itself											

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

Flat No	F-408	Other	Sl. No.	40511
Company	MRM-LEP	Project	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	Date	01-09-2022
Project Manager	RAM PRASAD	Sign	Date	01-09-2022
Previous stage report no.	39906	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	☐ Good ☒ Avg ☐ Poor
Main door granite soffit workmanship	☐ Good ☒ Avg ☐ Poor	Main door granite soffit edge polishing	

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

Project In-charge Sign Date

Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)													
S No	Room	Workmanship of tiling	White cement filling around CPVC lines	Corners finishing	Finishing near doors	Finishing on top of tiles	Finishing near ventilators	Step at bathroom entrance / utility	Step for shower / pot wash	Tile joint grouting	Granite platform finishing and edge polishing	Granite platform slope	Granite platform height	Finishing under granite platform	
1	Toilet 1 m. Toi	✓		✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet 2 G. Toi	✓	X	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	
3	Toilet 3	✓	X	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
9	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Remarks		NOTE :- 1) In m-toi, a small piece of tile was broken. 2) need provision for modular kitchen. 3) cement staining on tiles in utility & both toilet.													

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

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 & 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 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Other													
12	Other													
Remarks		NOTE :- 1) In balcony, S.B was missed, 2) patch work are in ceiling paint. finishing was not done												

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

Flat No.	F-402	Other	Sl. No.	39906
Company	MRM - LLP	Project	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	Date	18-05-2022
Project Manager	RAM PRASAD.	Sign	Date	18-05-2022
Previous stage report no.	39649	Report filed and signed by PM?	☒ Yes ☐ No	
Additions & alterations sheet date	15/09/2021	All pages signed by engineer & customer?	☒ Yes ☐ No	
Checked By MD on	MD Sign	For filling	☐ Yes ☐ No	

Recommendation:

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

Inspection should be done after:

- after cleaning the apartment.
- before starting painting, tiling & flooring.
- electrical conduct, waterproofing & plumbing work is completed (for stage II only).
- additions & alterations is finalized and signed. In case there are no additions and alterations printout of email by PM to CR confirming the same must be filed.
- additions & alterations sheets to be transferred to QC file. QC to check if A&A are made as per request.

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

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.

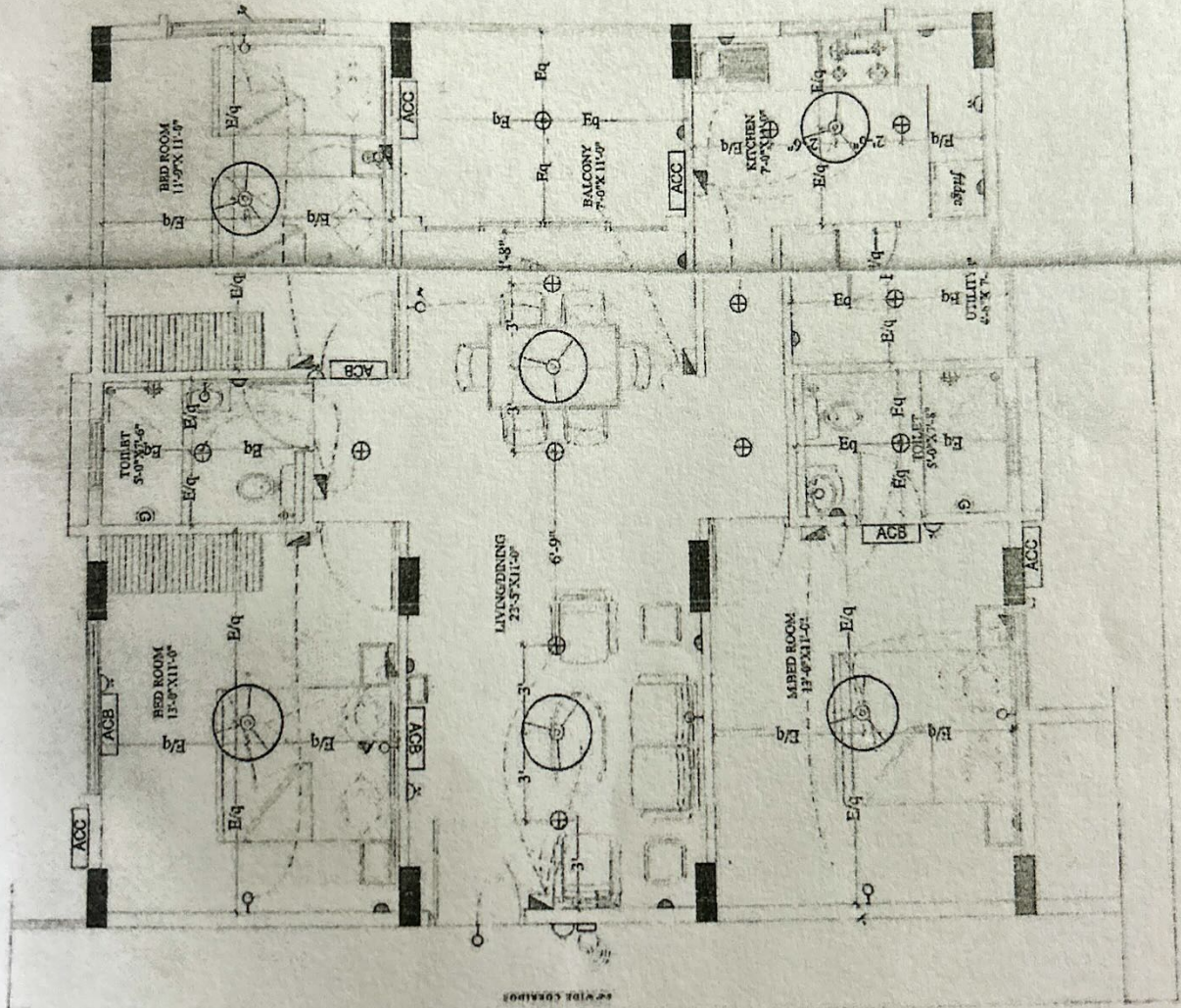
Project In-charge	Sign	Date
		25/05/22

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

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or X)	CPVC & PVC Check ⁵ (✓ or X)	Electrical points check ⁶ (✓ or X)	Water proofing check ⁸ (✓ or X)	Proper use of fasteners check ⁹ (✓ or X)	Placement of DB ¹⁰ (✓ or X)	Placement of Generator changeover (✓ or X)
1	Bedroom 1 M. Bed	—	—	X	—	—	—	—
2	Toilet 1 M-701	—	✓	✓	✓	✓	—	—
3	Bedroom 2 G. Bed	—	—	X	—	—	—	—
4	Toilet 2 C. 701	—	✓	✓	✓	✓	—	—
5	Bedroom 3 K. Bed	—	—	✓	—	—	—	—
6	Toilet-3	—	—	—	—	—	—	—
7	Drawing	—	—	—	—	—	—	—
8	Dining	—	—	X	—	—	—	—
9	Lobby 1	—	—	✓	—	—	✓	—
10	Utility / balcony 1	—	—	—	—	—	—	—
11	Utility / balcony-2	✓	✓	✓	—	—	—	—
12	Utility / balcony 3	—	✓	✓	✓	✓	—	—
13	Kitchen	—	—	—	—	—	—	—
14	Other	—	✓	✓	—	—	—	—
15	Other	—	—	—	—	—	—	—
Remarks NOTE : — (1) Wall light point was missing in M. Bed, G. Bed & Drawing room.								
2) In M. Toi, Geaser point was provided at 6'3" instead of 6'6".								
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:	



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS FROM FFL
1.	Switches Board & Chime	⊕	7'10" to 8'
2.	Switch board	⊕	4' to 4'6"
3.	Wall switch/outlet	⊕	7'2" to 7'6"
4.	9 amp plug point	⊕	7'
5.	Outlet fan	⊕	8'1" to 8'6"
6.	Outlet fan 15A	⊕	7'5"
7.	Exhaust fan	⊕	7'0" to 7'6"
8.	13 amp plug point	⊕	7'0" to 7'6"
9.	Telephone point	⊕	7'
10.	Telephone point	⊕	7'
11.	Ceiling fan	⊕	8'
12.	Ceiling fan	⊕	7'5"
13.	AC Compressor	⊕	7'10" to 7'12"
14.	AC Compressor	⊕	7'10" to 7'12"
15.	AC Compressor	⊕	7'10" to 7'12"
16.	AC Compressor	⊕	7'10" to 7'12"
17.	AC Compressor	⊕	7'10" to 7'12"

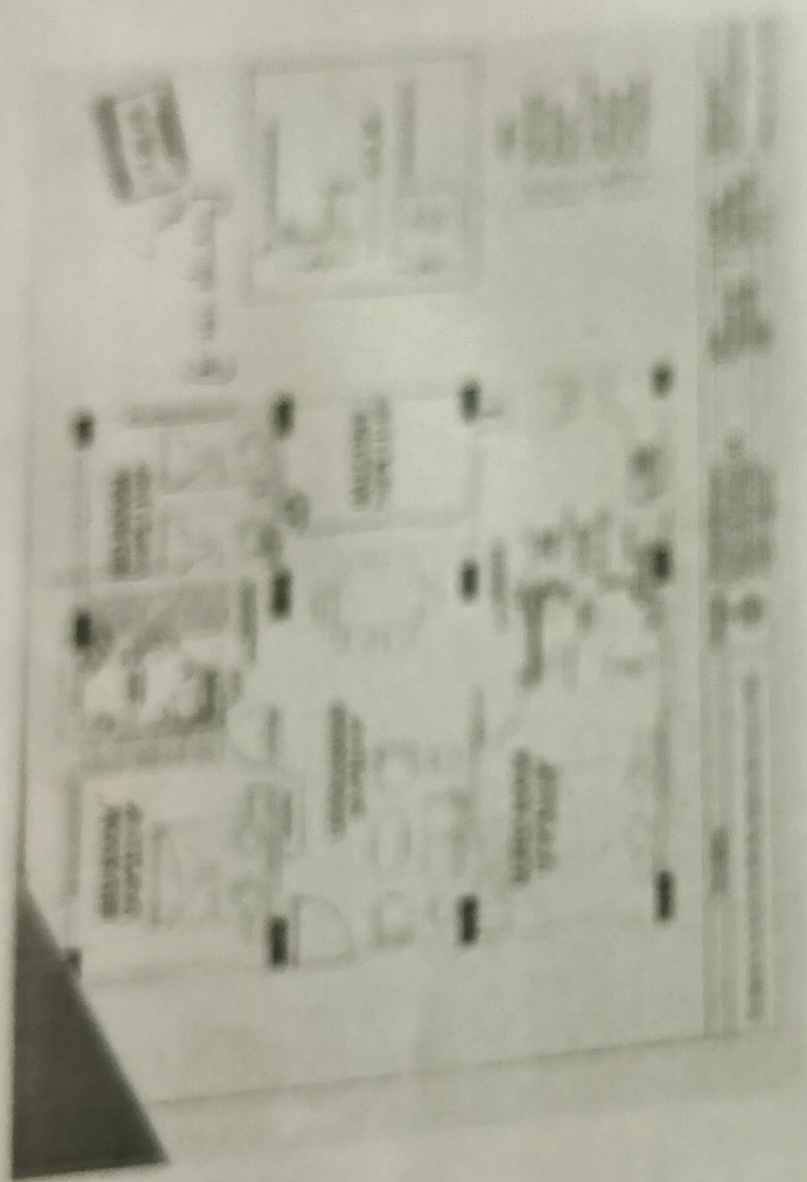
Notes: Symbols location subject to final site conditions.
@ 3/4" = 1' scale of bed.

APPROVED FOR CONSTRUCTION
25 SEP 2020
SOMAM MODI
MANAGING DIRECTOR

APPROVED BY
25 SEP 2020
SOMAM MODI
MANAGING DIRECTOR

Date:	21.09.2020	Prepared by:	Jayapradha	Project Name:	Modi Properties Pvt Ltd
Approved By:	Somam Modi	Project Phase:	N.T.S	Project Location:	Modi Properties Pvt Ltd
Scale:	N.T.S	Project Name:	Modi Properties Pvt Ltd	Project Location:	Modi Properties Pvt Ltd
Project Name:	Modi Properties Pvt Ltd	Project Location:	Modi Properties Pvt Ltd	Project Location:	Modi Properties Pvt Ltd

2BHK ELECTRICAL PLAN - 1250 sq ft FLATS-A2 TYPE



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

Flat No.	F-402	Others	SI. No.	39370
Company	MRMA (LLP)	Project	Phase	-
Prepared by	T. Vinod Kumar	Sign	Date	18-02-22
Project Manager	Ram Prasad	Sign	Date	18-02-22
Previous Stage report no.	38259	Report filed and signed by PM?	other	Yes
Apartment No.		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"3" from SFL. (Tolerance: 1")
12. Check room height with specified height. (Tolerance: 1")
13. Check plumb of walls wherever it appears to be out of plumb. (Tolerance: 1/2")
14. Specify the No. of beams which are not aligned by more than 1" in a room.
15. Door frames must have black Japan coating and wood primer /pellambar -- at cost of painter.

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

Project In-charge	Sign	Date
<i>[Signature]</i>	<i>[Signature]</i>	24/02/22

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 (✓ or X)	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	✓	1	1	✓	Good	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	"	✓
3	Bedroom 2 C. Bed	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	"	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	"	✓
5	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	Avg	✓
6	Toilet 3	—	—	—	—	—	—	1	—	1	1	—	Avg	—
7	Drawing	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	Avg	✓
8	Dining	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	"	✓
9	Lobby 1	—	—	—	—	—	—	1	—	1	1	—	"	—
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	1	✓	1	X	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	"	✓
12	Utility / balcony 3	—	—	—	—	—	—	1	—	1	1	—	"	—
13	Kitchen	✓	✓	✓	✓	✓	✓	1	✓	1	1	✓	Avg	✓
14	Other													
15	Other													
Remarks														

Specify rooms that need correction:

☐ Good ☒ Avg. ☐ Bad

Misc. Checks.

Was 3.75 CFT proportion box provided?

Condition of proportion box?

☒ Yes ☐ No

☐ Good ☒ Avg. ☐ Bad

Was the Apartment cleaned before starting brick work?

☐ Yes ☐ No ☒ Cant' say

Is the Apartment cleaned for plastering?

☒ Yes ☐ No

☐ 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")
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.
12. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
13. Z angle template must be 1" from brick wall surface from the inner side.

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

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door lintel level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Windows lintel & 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	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 C. Bed	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks:		Note:- For M. Bed, C. Bed door frames L-angle not provided.											

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

Flat No.	F-402	Other	Sl. No.	39649
Company	MRM-CLLP	Project	Phase	
Prepared by	P. Bhattach	Sign	Date	31-03-22
Project Manager	Rampasad	Sign	Date	31-03-22
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:

- 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. 9" unplastered area from SFL should be left including in common areas and terraces. Plastering must be 3mm margin for luppum work. Tolerance 1/4".
7. Windows must be checked with templates. Plastering must be 3mm margin for luppum work. Tolerance 1/4".
8. Provision of tiles in bathrooms, kitchen & wash areas (rough plastering).
9. Check size of sink bowl. Hole should be 1" to 2" larger. (Tolerance: 1")
10. All doors frames should have 1/2" grooves.
11. 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.
 Project Manager
 Date

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. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
3	Bedroom 2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
5	Bedroom 3 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
9	Drawing	✓	✓	X	✓	✓	✓	✓	✓	✓		✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	X
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	X	✓	✓		✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
17	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
Remarks													

F- Block 402, Modifications (CHECKLIST)

ELECTRICALS:

- ☐ US/Indian Hybrid Plug Points
- ☐ Inverter connections for light in all rooms, fans excluded in Living room, Router connection.
- ☐ Power Plug provision for EV charging in Parking.

LIVING ROOM:

- ☐ No wall between kitchen and hall, One power and normal plug point at height of 5 feet accessible from kitchen.
- ☐ False Ceiling adjusted with B22 Lighting Sockets and two holders for pooja pendant lights.
- ☐ Move TV Sockets to center leaving door 5 feet.
- ☐ Move the switchboard/ Broadband socket from SW wall to nearby TV Sockets.
- ☐ Move the Sofa switchboard to general fans/lights height.
- ☐ Dual Broadband lines and Sockets.
- ☐ Pooja Room Strip light provision.
- ☐ Wash basin in hall kitchen way with big mirror and lights.
- ☐ Tiles- Creama Marfil including bedrooms.
- ☐ Paint Colour- ?

KITCHEN:

- ☐ Plug point provision East wall for Water purifier (height 75 feet) and platform task lighting provision right above tiles on left and right corner.
- ☐ Sajja Entrance part removal.
- ☐ Sink door from hall kitchen edge.
- ☐ Piping for gas connection in Sink.
- ☐ Cutting platform for Fridge with a width of 24 inches.
- ☐ Flooring Country Almond
- ☐ Counter Top - Country Chocolate
- ☐ POWER PLUG AT PLATFORM FOR ELECTRIC STOVE.
(BELOW)

NW BEDROOM:

- ☐ 3 Plug Points + 2 Switch Socket on the West wall to table/TV standard height.
- ☐ Move the south wall bed switchboard exactly beside the door.

NE BEDROOM:

- ☐ Move the south wall bed switchboard exactly beside the door.
- ☐ Additional 2+2 Plug point at NE of the room to table/TV standard height.
- ☐ Ensure the A/C Plug point is on the North Wall.

WASHROOMS:

- ☐ Brick work for provisioning Exhaust Fan.
- ☐ Glass Partition for Shower. - Not Glass but Polycarbide.
- ☐ Tiling- Malaysian Brown/ Jaipur Panna

SINK:

- ☐ Two power plugs for both Washing Machine and Dryer.
- ☐ Windows opened in full size.
- ☐ Meshing Window.
- ☐ Sink elevation towards west for washing machine.

BALCONY:

- ☐ Cover plumbing pipes with ACP Sheets
- ☐ Flooring - Urbanwood Natural

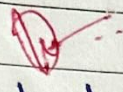
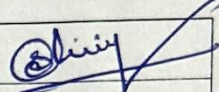
GULMOHAR RESIDENCY

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

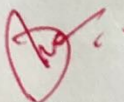
Flat No	402	Block no.	' F '
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	K Pranav		
Phone No.	7995928244 9346962579	Email	ksharan0012@gmail.com

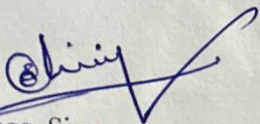
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to 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:	15/09/21	Date	15/09/21

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:

15/09/21
Date:

Choice of colours:

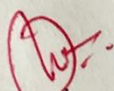
Paint remainder.

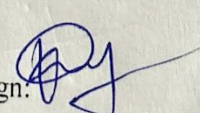
Changes in flooring:

Bedrooms, Hall, Dining creama marfil.

Balcony urban wood natural.

Kitchen - country almond.


Buyers sign:

Engg. Sign: 

Date: 15/9/21

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

In Two Bathrooms Malaysian Brown

Buyers sign: 

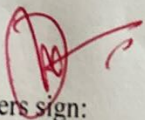
Engg. Sign: 

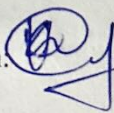
Date: 10/9/21

Changes in kitchen platform: (mark on plan)

Other Changes:

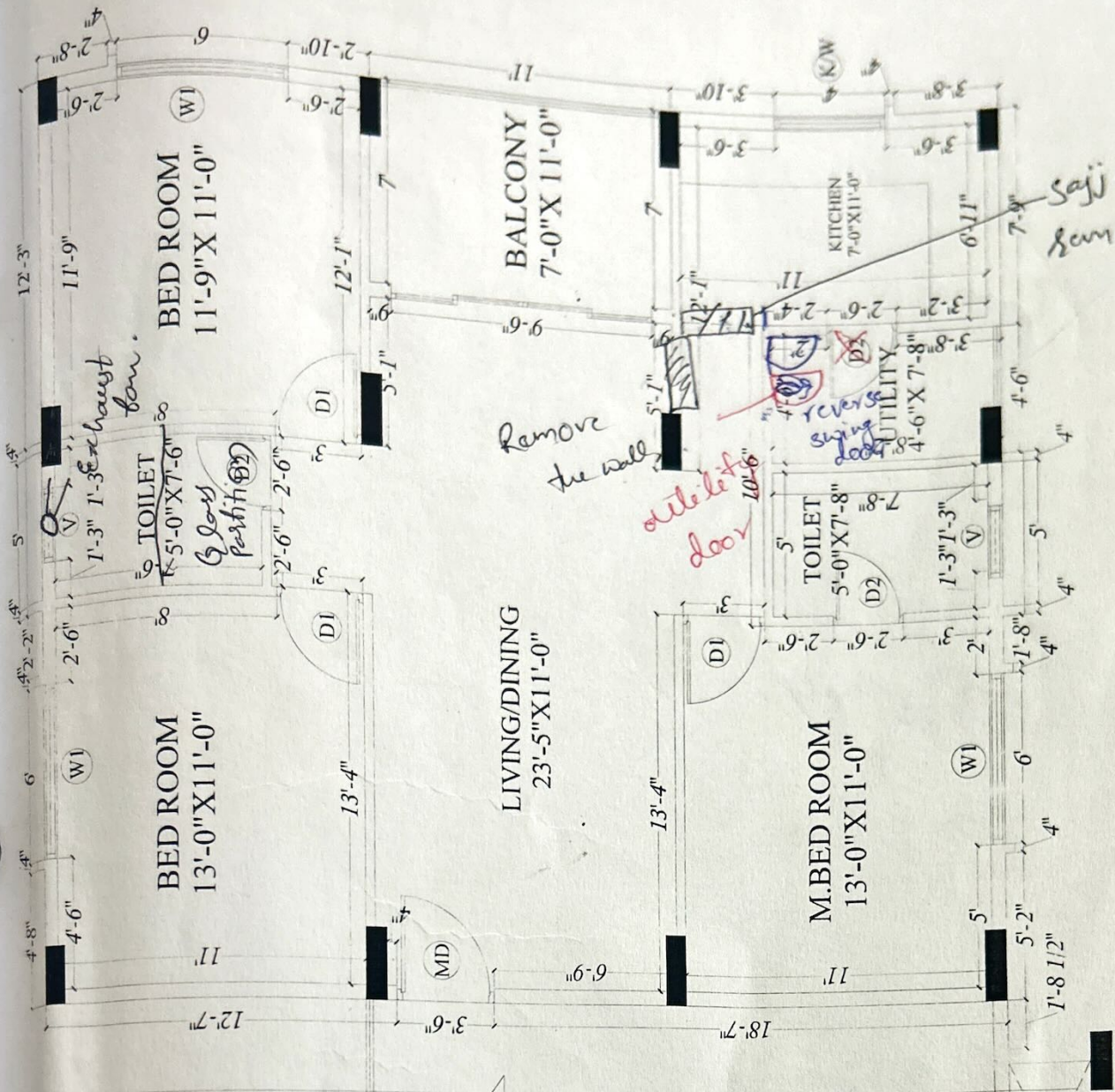
One extra plug point for water purifier
to height of the point from bottom
to 75"

Buyers sign: 

Engg. Sign. 

Date: 18/9/21

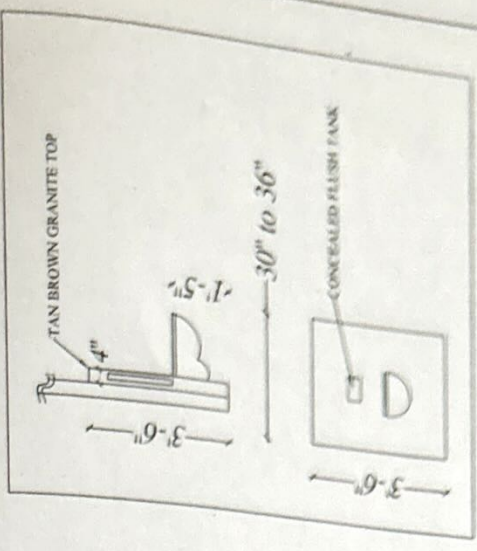
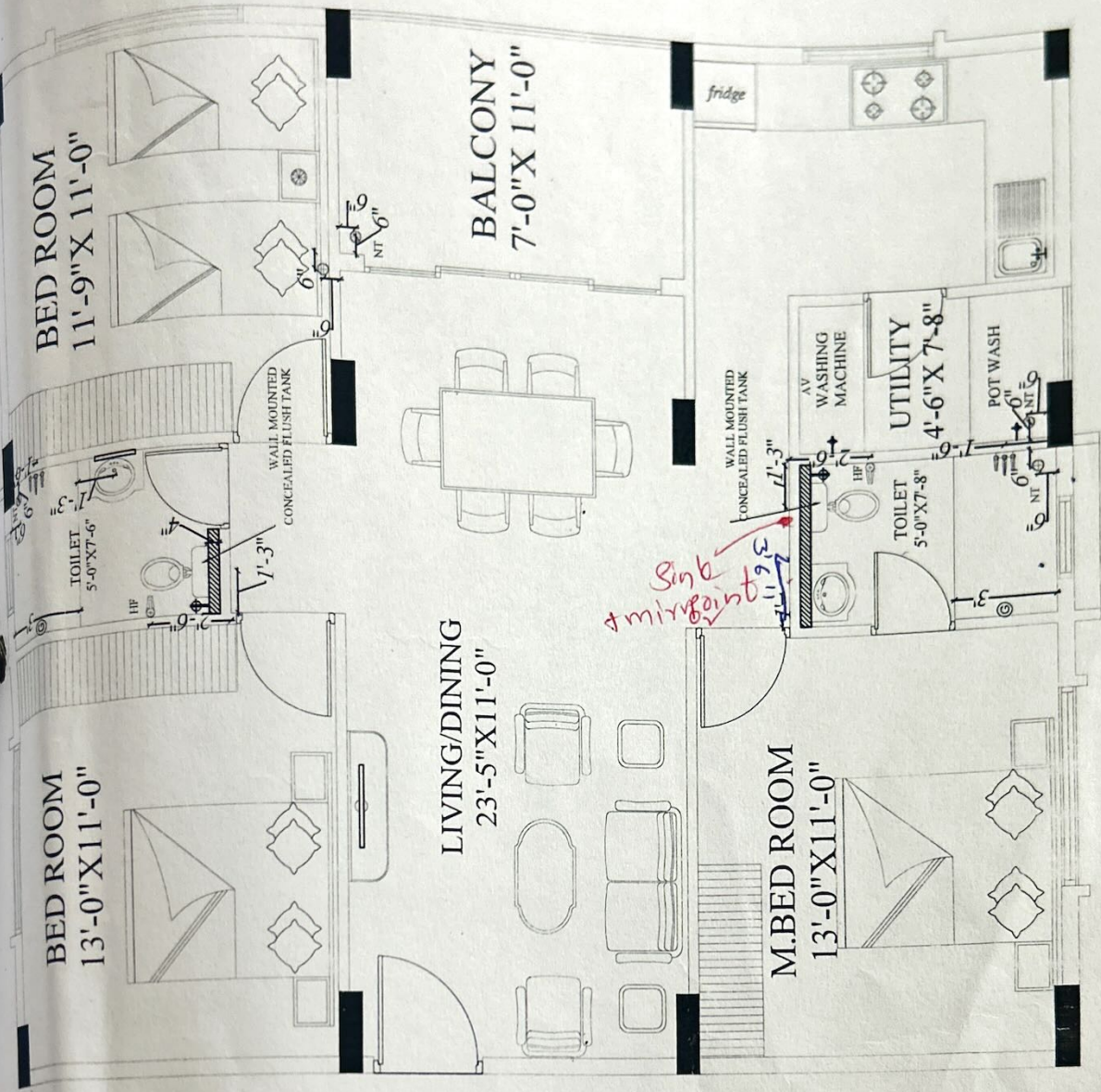
402



Two wash rooms
Glass partitions
(poly carbonate)

[Signature]

Description		Direction	Owners & Developers :		Date	Promoted by
WORKING PLAN-1360 SR-A2 TYPE		N	Modi Reality Mallapur LLP		25.09.2020	Modi Properties Pvt Ltd
			Project Name & Phase		Prepared By	
					Approved By	



LEGEND

HEALTHY FALCET
ANGLE VALVE
WATER TAP
3" RAIN WATER PIPE
CEILING POINT
WALL MIXTURE
TAP / LONG BODY

Description	Owners & Developers :	Date :	Promoted By :
PLUMBING PLAN-1360 Sft (A2-TYPE)	Direction	Prepared By :	Modi Properties Pvt Ltd
	Project Name & Phase :	Approved By :	Soham Modi
	Gulmohar Residences	Scale	1:100

PLUMBING PLAN-1360 Sft (A2-TYPE)

