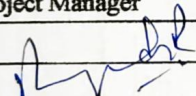


Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Asha Fatima		
Villa/ Flat No.	F-603..		
Sl.No	Description	Amount	
1	Total extra Charges	-	
2	Total refundable amount	46,819.	
3	Net amount to be charges (if any)	-	
4	Net amount to be refunded (if any)	46,819.	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date		Date	
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

Company Name:		MRMLLP				Approved by:		Ramprasad			
Project:		Gulmohar Residency				Sign:					
Work Description:		Extra Specs									
Contractor Name:		F-603(Asra Fatima)									
Prepared By		G.Rajesh									
Date:		13.02.2023									
				A		B		C		D	
S No.		Item Head		Item Description		Length		Width		Height	
										Nos.	
										E=AxBxCxD	
										Quantity	
										F	
										Units	
								</			

ESTIMATE SHEET

Company Name:		MRMLLP		Approved by:		Ram Prasad
Project:		Gulmohar Residency		Sign:		
Work Description:		Extra Specs				
Contactor Name:		F-603(Astra Fatima)				
Prepared By		G.Rajesh				
Date:		13.02.2023				
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
	Refund					
1	Verified Biblios 2'X2'	Living Room	253	sft	40	10120
		passage 1	30	sft	40	1200
		passage 2	15	sft	40	600
		Skirting 18%	67.5	Rft	40	2700
		G.BedRoom	143	sft	40	5720
		M.BedRoom	143	sft	40	5720
		C.BedRoom	143	sft	40	5720
		Skirting 18%	143.01	Rft	40	5720.4
2	Country Almond	Kitchen	77	sft	35	2695
		Skirting 18%	14	Rft	35	490
3	Blanco white	Wall Tiles	64.5	sft	35	2257.5
	Black berry	floor	33.75	sft	35	1181.25
4	Country Rosso	Floor	77	sft	35	2695
						46819.15

From: Gulmohar Residency <info@modiproperties.com>
Sent: 11 September 2023 09:54
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-
const@modiproperties.in; asra.fatima95@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 552319

Project Name : Gulmohar Residency

Block No / Phase : Block F

Flat No/Villa :603

Nature of complaint :Construction

Customer Name : Asra Fatima

Email : asra.fatima95@gmail.com

Complaints :

1. Seepage on Common washroom wall
2. Mesh door is having 1,2inch gap not closing fully and the mesh is damaged
3. Window grills of all bedrooms, kitchen and utilities are getting rust as they did not paint and even did not do any finishing touches around windows, we can see cement around all windows
4. 2 Bathroom doors, Utility Door provided are wood and within 1.5 months stay it got fungus, so we are purchasing UPVC doors from outside as this will effect our woodwork which is attached to washroom door - THIS IS A SUGGESTION PLEASE DO NOT PROVIDE WOOD DOOR'S IN WET AREAS
5. Grouting is Not done properly in both washrooms, when we wash the cement and sand particles from floor gaps are coming up every time. its already 1.5 months and still this is happening

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-603	ATR Date	12-10-2023
Project	GMR	Complaint Date	11-09-2023
Customer Name	Asra fatima	Com.ID.no:	13964
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-603	ATR Date	12-10-2023
Project	GMR	Complaint Date	11-09-2023
Customer Name	Asra Fathima		
Prepared by	P.Bharath	Date	12-10-2023
		Sign	P.Bharath
Project Manager	Narendar	Date	12-10-2023
		Sign	Narendar
HO receipt date		Sign	
Checked by MD on		MD Sign	
MD's Remarks:			
CR to send letter to customer	☐ Yes ☐ No	For filling	☐ Yes ☐ No

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

Complaint S No.	Quality of action taken by Site Engg on complaint?	If action on the complaint was not taken then, was the reason for not taking action justified?
1.	Avg	☐ Yes ☐ No
2.	Avg	☐ Yes ☐ No
3.	Avg	☐ Yes ☐ No
4.	Avg	☐ Yes ☐ No
5.	Avg	☐ Yes ☐ No
6.	Avg	☐ Yes ☐ No
7.	☐ 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 II (Apartments)

Flat No	F-603	Other		Sl. No.	40971
Company	MEM-14P	Project		Phase	
Prepared by	R.S. SAIKARAN	Sign		Date	14-12-2022
Project Manager	RAN PRASAD	Sign		Date	14-12-2022
Previous stage report no.	40131	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 required	☒ Yes ☐ No		Granite soffit for balcony provided	☒ Yes ☐ No
Balcony granite soffit workmanship	☐ Good ☒ Avg ☐ Poor		Balcony granite soffit edge polishing	☐ Good ☒ Avg ☐ Poor
Granite soffit for main door required	☒ Yes ☐ No		Granite soffit for main door provided	☒ Yes ☐ No
Main door granite soffit workmanship	☐ Good ☒ Avg ☐ Poor		Main door granite soffit edge polishing	☐ Good ☒ Avg ☐ Poor

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

Project In-charge Sign Date
 16/12/22

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 M-Toi	✓	X	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2 C-Toi	✓	X	✓	✓	X	✓	✓	✓	X	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	X	X	✓	X	✓	✓	✓	X	✓	✓	✓	✓
8	Other													
9	Other													
Remarks		NOTE :- 1) Provision for modular kitchen. 2) In M-Toi & C-Toi false ceiling work not done.												

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 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	✓	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
2	Bedroom 2 q. Bed	✓	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	✓
3	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	1	X	✓	✓	✓	X
4	Drawing	✓	✓	X	✓	X	✓	✓	1	1	✓	✓	✓	X
5	Dining	1	1	1	1	1	1	1	1	1	1	1	1	1
6	Lobby 1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	1	1	✓	1	1	✓
8	Utility / balcony 2	✓	✓	1	1	1	1	✓	1	1	✓	1	1	✓
9	Utility / balcony 3	1	1	1	1	1	1	1	1	1	1	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	X	X	✓	X	1	1	X
11	Other													
12	Other													
Remarks		NOTE :- (1) In master kitchen painting work pending. (2) Left finishing work not done properly. (3) paint patch work at m. Bed.												

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

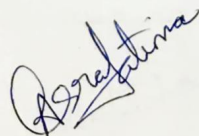
Flat No	202 603	Block no.	'F'
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name			
Phone No.	8977134610	Email	

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.

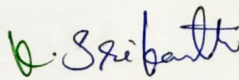
Buyers sign		Engg. Sign	
Date:		Date	

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: 2/2/2022

Choice of colours:

Changes in flooring:

shown as plan.

Buyers sign:

Engg. Sign.

Date: 2/2/2022

Changes in kitchen platform: (mark on plan)

Other Changes:

1) shown as plan

Abdullah

Buyers sign:

Engg. Sign:

[Signature]

Date:

2/12/2012

Changes in electrical points: (mark on plan)

1) shown as plan

Choice of Bathroom tiles, CP fittings & Sanitary ware:

1) C.T - ultra sprinkle.

2) M.T - malaysian

3) utility - up to loft tank height
(Black Bessey)

4) Balcony - wall tiles up to 4' 2" (light)

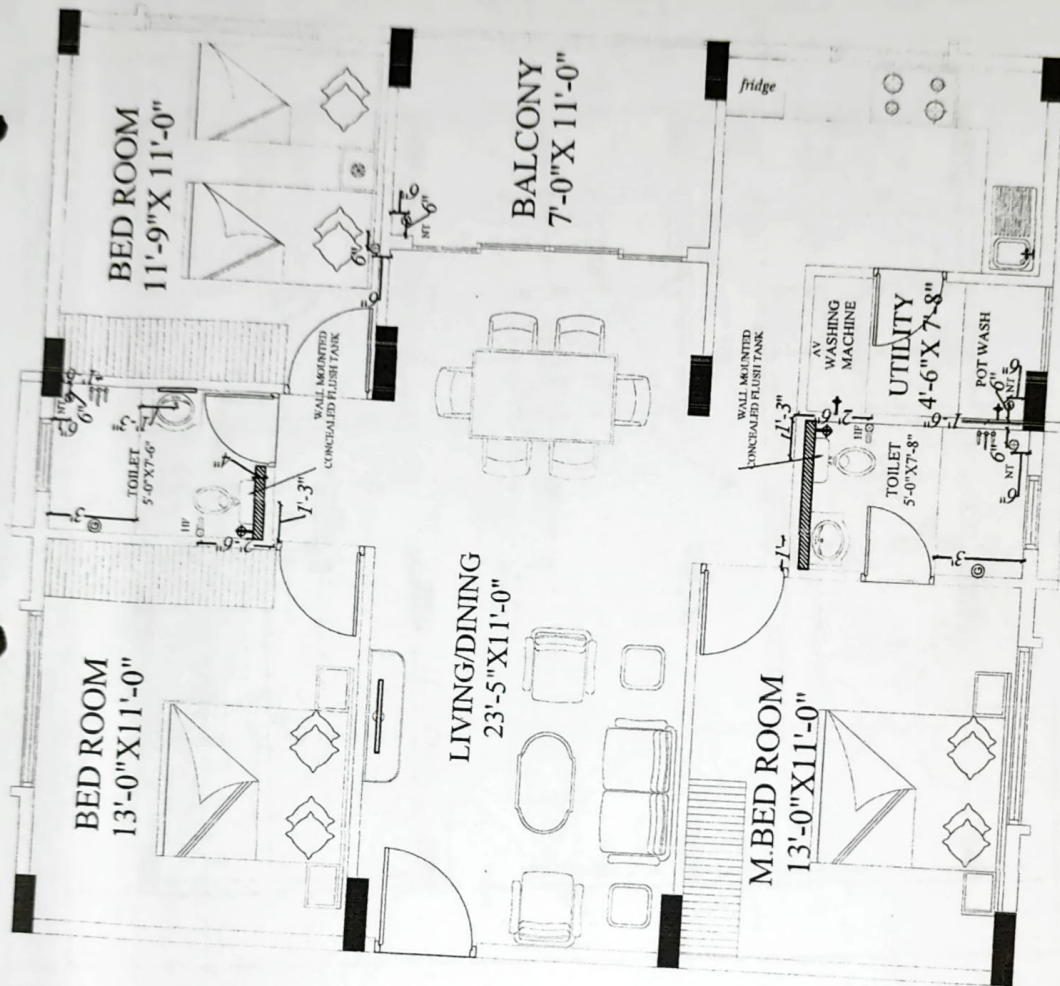
Agustina

Buyers sign:

Engg. Sign



Date: 21/2/2022



Arifatima

[Signature]

Description		Direction	Owners & Developers :	Date :	Promoted by	
PLUMBING PLAN-1360 Sft (A2-TYPE)		N 	Modi Reality Mallapur LLP	16.09.20	Modi Properties Pvt Ltd	
			Project Name & Phase :	Prepared By :		Jayapratha
			Gulmohar Residency	Approved By :		Soham Modi
				Scale :		N.T.S
Phone: +91-40-66335551						

point

electric

electrical point

bridge points

electrical point

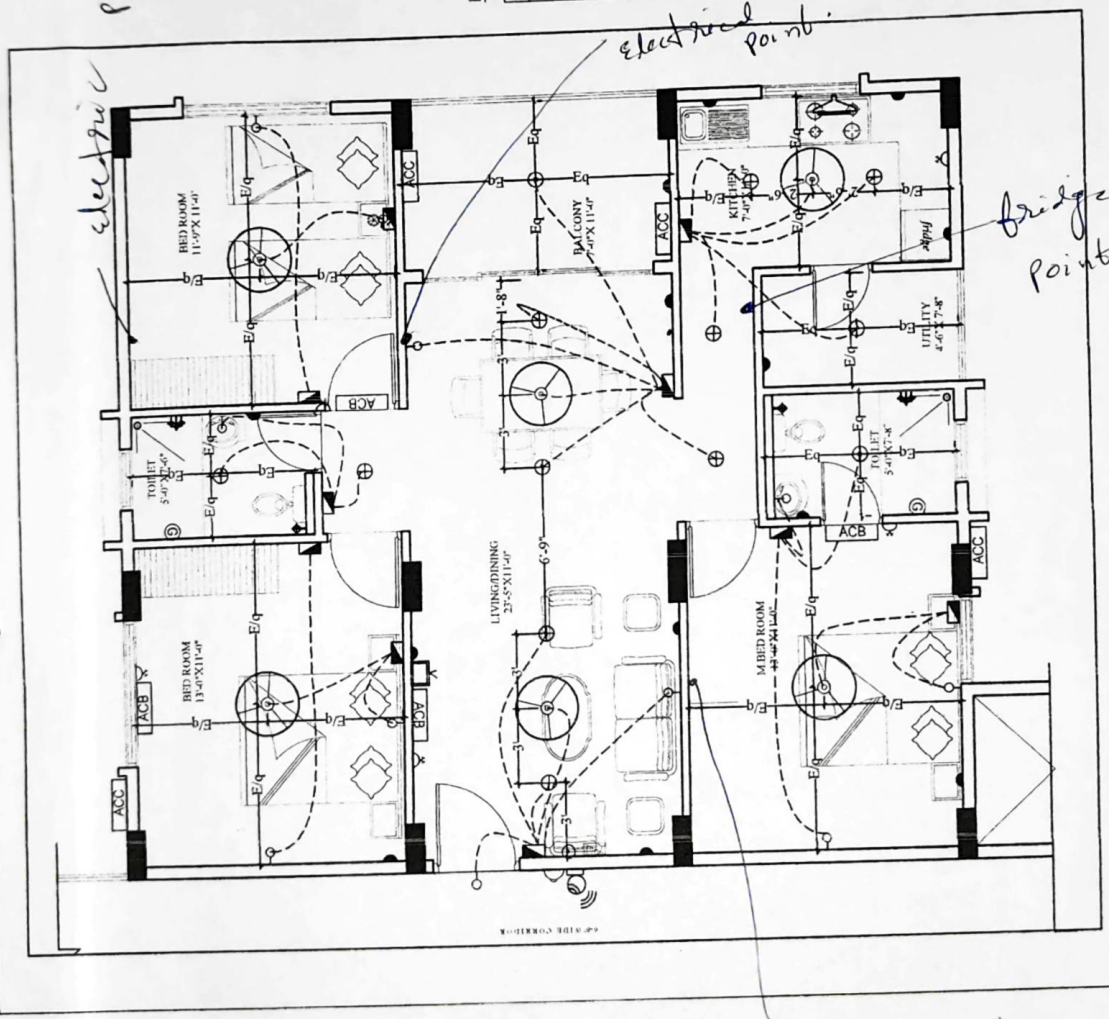
Asadattani

[Signature]

LEGEND:-

S NO	ITEM	SYMBOL	HEIGHTS
1	Distribution Board & Switch board		7'10" 7"
2	Wall post/Backed up		4' OR 4'6"
3	5 amp plug point		7'7" TO 7'8"
4	5 amp plug point		2'
5	Ceiling fan		-
6	Open point/SA		6'6" OR 7"
7	Exhaust fan		7'
8	15 amp plug point		2' OR 3' OR 7"
9	Television point		3'
10	Telephone point		2'
11	Ceiling Bell		4'6"
12	Bed Push		6'
13	Ceiling light		7'
14	Mini 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 board need to bed side must be @ 3'0" from center of bed



Description	Direction	Owners & Developers :	Date :	21.09.2020	Promoted by	
	N	Modi Reality Mallapur LLP	Prepared By :	Jayapradha	Modi Properties Pvt Ltd	
		Project Name & Phase :	Approved By :	Soham Modi		
		Gulmohar Residency	Scale :	N T S		
		ELECTRICAL PLAN -1360 sft FLATS-A2 TYPE				

Quality Control Check Report Stage: After Brickwork (Apartments/ Lab Spaces)

Flat No.	F-603	Others		Sl. No.	39674
Company	MRMA (UP)	Project		Phase	
Prepared by	T. Vinod Kumar	Sign		Date	06-04-22
Project Manager	T. Vinod Kumar	Sign		Date	06-04-22
Previous Stage report no.	38877	Report filed and signed by PM?		☒ Yes ☐ No	
Apartment No.	Other	other			
Checked By MD on	MD Sign	For filling		☐ Yes ☐ No	

Recommendation:

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

Inspection should be done after:

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

Brickwork Check:

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✕ for minor mistake that requires minor correction.
3. Mark ✕✕ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✕✕✕ for major mistake that cannot be corrected
5. Wall thickness should be as per plan. Use of 4", 6" & 8" blocks must be checked.
6. All walls should have 2 beds of about 2" to 3" thickness with one no. 6 mm or 8 mm rod with M15 CC.
7. Chicken mesh should be used in each and every joint between RCC & Brickwork.
8. Joint between brickwork & beam on external side must be filled.
9. Check room dimensions with working plan. (Tolerance: 1")
10. Diagonals of each room shall be equal. (Tolerance: 2")
11. Balcony sill level should be 3'3" 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 /jellambar - 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>	16/04/22

S No	Room	Wall thickness (✓ or ✕)	Beds in walls (✓ or ✕)	Chicken mesh (✓ or ✕)	External brickwork & beam joint (✓ or ✕)	Room Dimensions (✓ or ✕)	Room Dimensions Difference in inches	Diagonal (✓ or ✕)	Diagonal Difference in inches	Balcony sill level (✓ or ✕)	Room Height (✓ or ✕)	Plumb of walls (Good/Avg./Bad)	Alignment of beams and walls - Nos.
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
2	Toilet 1 M. TOI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
3	Bedroom 2 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
4	Toilet 2 C. TOI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
5	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
9	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
14	Other												
15	Other												
Remarks													

Quality Control Check Report Stage: After Brickwork (Apartments/ Lab Spaces)

Quality of edges and corners in all rooms?	☐ Good ☒ Avg. ☐ Bad
Specify rooms that need correction:	
Misc. Checks	
Was 3.75 CFT proportion box provided?	☒ Yes ☐ No
Condition of proportion box?	☐ Good ☒ Avg. ☐ Bad
Was the Apartment cleaned before starting brick work?	☐ Yes ☐ No ☒ Can't 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. Lenth level should be 7'3" from SFL & 7' from FFL. (Tolerance 1"). Lenth should be as per standard design.
7. Slopes should be at a height of 7' to 7'3" from FFL. Kitchen plat form thickness should be 2", SFL to bottom 31" (Tolerance 1")
8. 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.

Stage: After Brickwork (Apartments/ Lab Spaces)

Page 4 of 4