

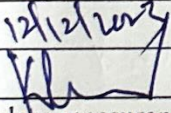
Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Bala Krishna Asha baby.		
Villa/ Flat No.	G-101.		

Sl.No	Description	Amount
1	Total extra Charges	34642
2	Total refundable amount	-
3	Net amount to be charges (if any)	34642.
4	Net amount to be refunded (if any)	-

Remarks :

Extra charges : Thirty four thousand Six hundred
and forty two rupees only.

Approved by Project Manager	Approved by Design Team	Approved by MD
	Date	Date
	Sign:	Sign:

1. Enclose measurement & estimate sheet. 2. Send scanned copy by email to plans@modiproperties.com & CR. 3. Retain originals in A&A of customers at site.

Flat No	4-101	Other		Sl. No.	42176
Company	MRM-CLP	Project	AMR	Phase	-
Prepared by	SAIKIRAN	Sign	<i>SAIKIRAN</i>	Date	03-08-2023
Project Manager	MAKENDAR	Sign	<i>MAKENDAR</i>	Date	03-08-2023
Previous stage report no.			40966	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	

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. Red	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 c. Red	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 c. Red	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Toilet 2 c. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks		(1) ✓ Utility grill was not fixed, (2) ✓ In c. Toi, S. Board was not placed, (3) ✓ Glass of railing work not done in Balcony, (4) ✓ False ceiling in both toilets was not provided, (5) ✓ Flat to be cleaned.											

Prepared by	MRM. CLP	Project	SI. No.
Project Manager	P. Bhadrath	Sign	Phase
Previous stage report no.	Rampasat	Sign	Date
Checked By	MD on	40033	Date
Recommendation:	MD Sign	Report filed and signed by PM	Date
☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.		For filling	
☐ 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		

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		1) provision for modular Kitchen 2) False ceiling works in the flat was pending.												

		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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 Gr. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks														
		1) For Balcony sill Granite was not provided ✓ In K. Bed Gava Holes were not packed. 3) Cleaning works in the flat was poor. u) for K. Bed, G. B												

Company	9-101	Other	40033
Prepared by	MRM - LCP	Project	—
Project Manager	R.S. SAIKIRAN	Sign	10-06-2022
Previous stage report no.	RAM PRASAD	Sign	10-06-2022
Additions & alterations sheet date	39644	Report filed and signed by PM?	☒ Yes ☐ No
Checked By MD on	30-01-2022	All pages signed by engineer & customer?	☒ Yes ☐ 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:

- 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 verified that work in the QC Report have been completed. Work can proceed to next Stage.
- 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.

Project In-charge	Sign	Date
		18/06/22

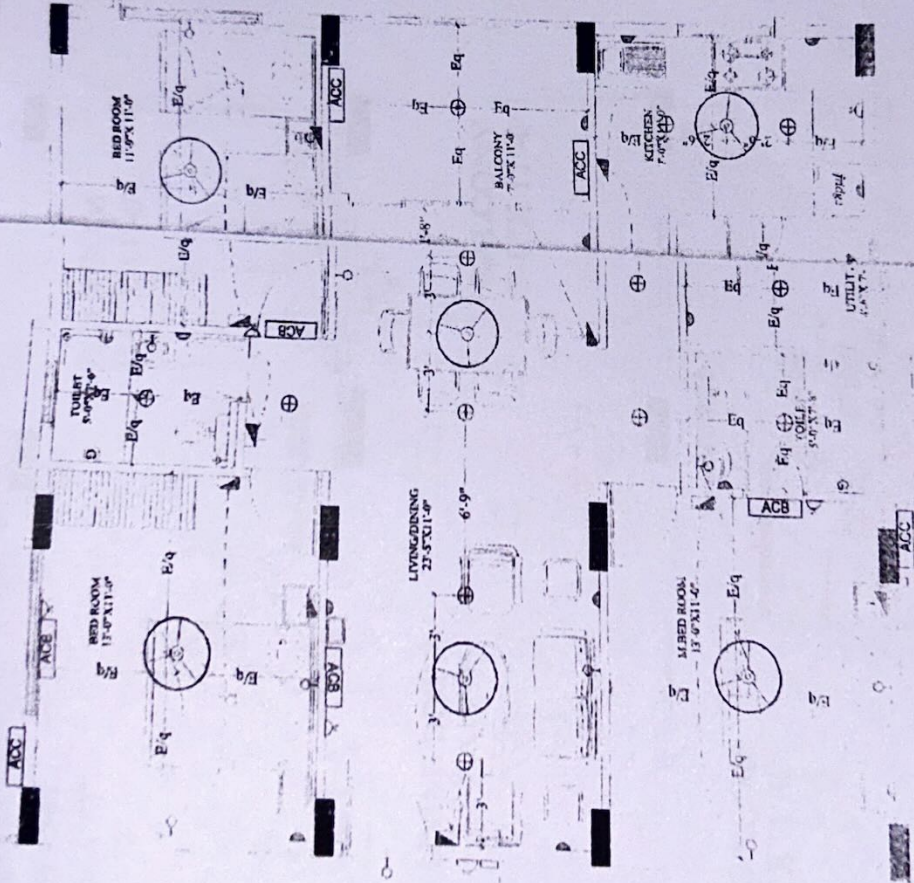
Quality Control Check Report **Stage: After Plumbing & Electrical (Apartments)**

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or X)	CPVC & PVC Checks 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 changerover (✓ or X)
1	Bedroom 1 M. Bed	—	—	✓	—	—	—	—
2	Fettel 1 M. Toi	—	—	✓	—	—	—	—
3	Bedroom 2 G. Bed	—	—	✓	—	—	—	—
4	Toilet 2 C. Toi	—	—	✓	—	—	—	—
5	Bedroom 3 K. Bed	—	—	✓	—	—	—	—
6	Fettel-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								
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: NOTE :- 1) Hole packing around pipes to be improved.	

6-101
[Electrical]



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS
1	Decorative light	⊕	7'0" FL
2	Change over	⊕	7'0" FL
3	Switch board	⊕	7'0" FL
4	Mini substation	⊕	7'0" FL
5	8 way plug point	⊕	7'0" FL
6	Change to	⊕	7'0" FL
7	Decorative light	⊕	7'0" FL
8	15 lines only point	⊕	7'0" FL
9	Telephone point	⊕	7'0" FL
10	Telephone point	⊕	7'0" FL
11	Cable box	⊕	7'0" FL
12	Switch point	⊕	7'0" FL
13	Cable box	⊕	7'0" FL
14	Mini substation	⊕	7'0" FL
15	AC Distribution	⊕	7'0" FL
16	AC Box	⊕	7'0" FL
17	Switch board with 24	⊕	7'0" FL

Note: Switch board must be installed in a safe place.

APPROVED FOR CONSTRUCTION
25 SEP 2020
MANAGING DIRECTOR

APPROVED BY
25 SEP 2020
MANAGING DIRECTOR

21/09/2020
Jyoti Prakash
Sohani Modi
N.T.S.

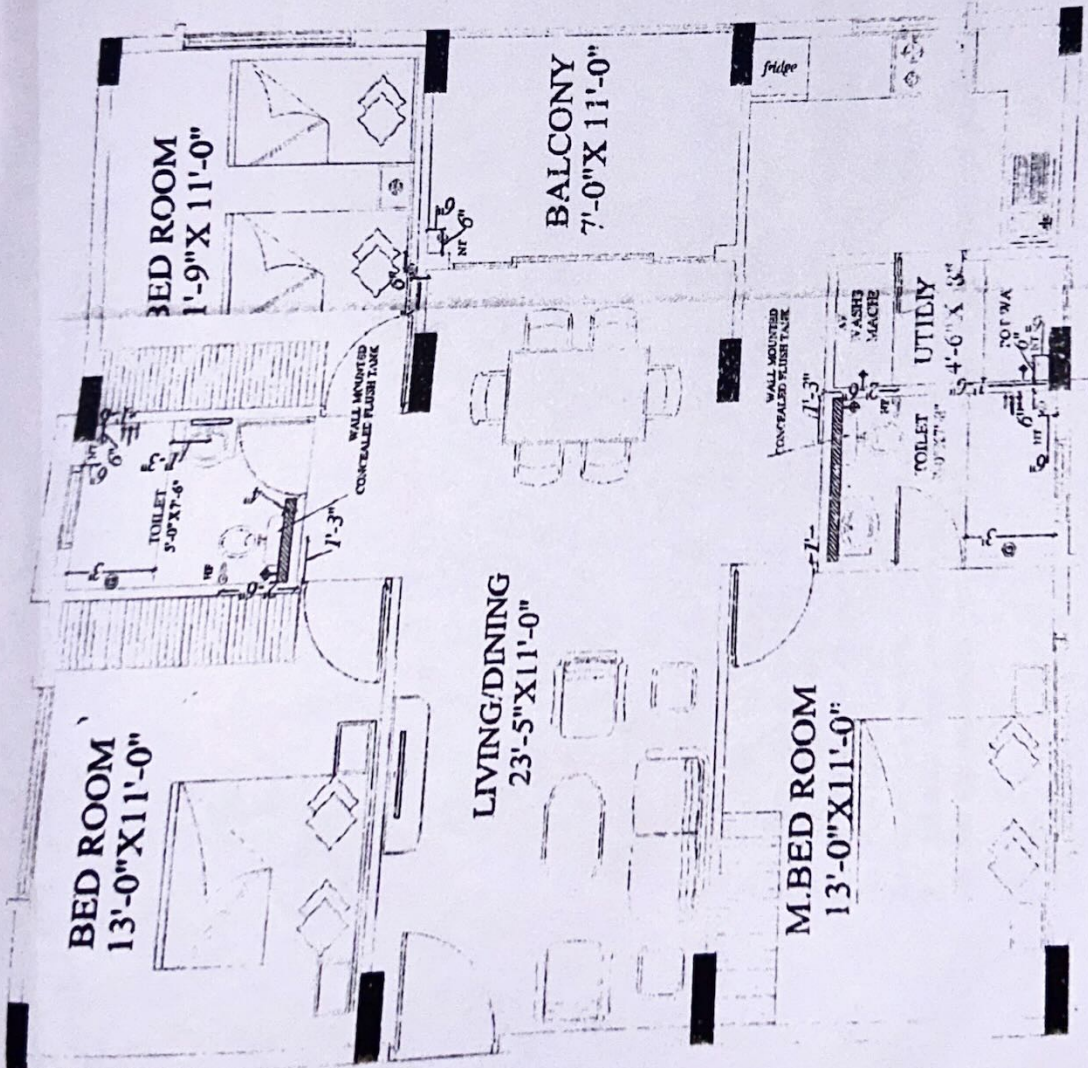
Date: 21/09/2020
Prepared By: Jyoti Prakash
Approved By: Sohani Modi
Scale: N.T.S.

Owners & Design: Jyoti Prakash
Project Name: Jyoti Prakash
Location: Jyoti Prakash

Direction: Jyoti Prakash

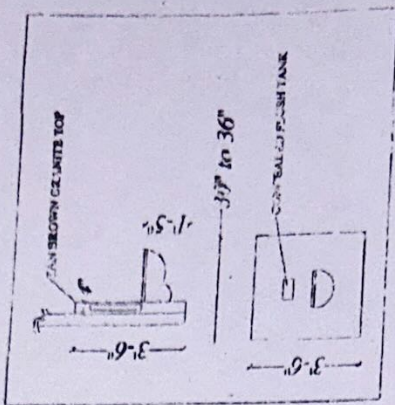
Description: Jyoti Prakash

6-101 ELECTRICAL PLAN 3RD FLOOR



C-101
[Plumb]

APPROVED FOR CONSTRUCTION
18 SEP 2008
SOMAN MOGI
MANAGING DIRECTOR



- LEGEND
- HEALTH FAUCET
 - ANGLE VALVE
 - WATER TRAP
 - RAIN WATER PIPE
 - SEWER POINT
 - WALL MIXTURE
 - TAP - LONG BODY

Description	Direction		Owners & Developers :	Date :	Promoted by
			Modi Real Mallapur LLP	16.09.20	Modi Properties Pvt Ltd
			Project Name & Phase :	Prepared By :	Jayapradha
			Gulmohar Residency	Approved By :	Soham Modi
				Scale :	N.T.S
OC BLOCK-A-FLAT NO 101-PLUMBING PLAN(A2-TYPE)					

CC BLOCK-A-FLAT NO 101-PLUMBING PLAN(A2-TYPE)

Company	MRM - (CLP)	Project	GMR	Phase	39644
Prepared by	P. Bhargava	Sign		Date	31-03-22
Project Manager	Rampasani	Sign		Date	31-03-22
Previous stage report no.				Report filed and signed by PM?	☒ Yes ☐ No
Checked By MD on		39364		For filling	☐ Yes ☐ No
Recommendation: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☐ Proceed with further work. ATR not required.					

Inspection should be done after:

- brickwork & 2 coats plastering is completed
- after cleaning the villa.
- Water proofing, screeding in bathrooms is completed.
- before starting painting, tiling & flooring.

Plastering Check.

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. 9" unplastered area from SFL should be left including in common areas and terraces.
6. Windows must be checked with templates. Plastering must be 3mm margin for lippum work. Tolerance 1/4".
7. Provision of tiles in bathrooms, kitchen & wash areas (rough plastering).
8. Check size of sink bowl. Hole should be 1" to 2" larger. (Tolerance: 1")
9. All doors frames should have 1/2" grooves.
10. Sill top must be of uniform thickness, correct height, at one level & without broken edges.

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

Project In-charge	Sign	Date
<i>[Signature]</i>	<i>[Signature]</i>	10/4/22

S No	Room	Skirting Provision (✓ or X)	Furnishing around door frame (✓ or X)	Beams & columns finishing (✓ or X)	Finishing of lofts (✓ or X)	Electricity junctions finishing (✓ or X)	Windows check (✓ or X)	Tiles provision (✓ or X)	Sink provision & size (✓ or X)	Grooves for door frames (✓ or X)	Balcony & terrace sill top finishing (✓ or X)	Screeding in bathroom & utility (✓ or X)	Screeding in 6" above FFL? (✓ or X)
1	Bedroom 1 M-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 Co-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other												
Remarks		1) Goya Holes in K-Bed were not packed.											

Company	Others	Sl. No.	39364
Prepared by	Project	Phase	
Project Manager	Sign	Date	18/8/22
Previous Stage report no.	Sign	Date	18/8/22
Apartment No.	38237	Report filed and signed by PM?	
Checked By MD on	Other	other	
	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 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. 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.

Project Manager	Signature	Date

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)	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 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1
5	Bedroom 3 G. 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		① A Brickwork a was very poor. (it should be improved). ② Utility Side level wall should be increased by (+3").											

Quantity 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 lbs) provided for curing in each flat?	☒ Yes ☐ No	
Remarks:		
Door Frames & Windows check		

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Window template depth should be between 2 to 2 1/2" after plastering.
6. Lintel level should be 7'3" from SFL & 7' from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points. (Tolerance 1")
8. Thickness of platforms & lofts should be between 2 & 2.5"
9. Provide single layer table brick at bottom of each door frame without threshold.
10. Check Z angle template size (Z angle for bathroom ventilators not required in new projects).
11. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
12. Z angle template must be 1" from brick wall surface from the inner side.

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door lintel design & level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Windows lintel design & level, Sill level (✓ or X)	Windows size (✓ or X)	Windows - template depth & diagonal? (✓ or X)	Windows - template red oxide painting (✓ or X)	Loft & Kitchen platform height (✓ or X)	Loft & Kitchen platform slope (✓ or X)	Door size, face and position (✓ or X)
1	Bedroom 1 M.P. 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M.T.O. 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C.T.O. 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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:		XX 1 M.Bed window not fixed as per drawing, So it be removed & Refix.											

Circular no. 894(B)

Date: 15-05-2020

Sub: - Revised guideline rates for addition and alternations

In order to clear the ambiguity for calculating additional charges or refunds towards additions and alternations these guideline rates are given.

S. No	Item	Rate	Units
1.	Painting – choice of 2 colours for walls, 1 colour for door and doorframes shall be given free of cost. For additional works or use of other paints the customer can pay the painter directly for the additional cost.	NA	NA
2.	Painting – refunds can be given as per guideline rates issued in the latest circular	NA	NA
3.	Bathroom tiles – Refunds / Extra charge For flats / villas – with / without labour	Rs. 30 / 40	Per Sft calculated as per areas given in circular
4.	Kitchen, Utility, Dado – Refunds / Extra Charge Kitchen platform granite – with / without labour	Rs. 35 / 45 Rs. 95 / 110	Per sft Per sft Per sft
5.	Kitchen Platform Addition to kitchen platform including granite and dado with RCC. No refund shall be made for kitchen platform that is not installed. However granite will be provided for modular kitchens. Addition of kitchen platform after completion of plastering. Addition of kitchen platform after completion of flooring tiles.	Rs. 1000/- Rs. 1,000/- Rs. 1,000/-	Per rft per sft. per sft.
6.	Rounding / polishing of granite platform shall be as per actuals	NA	NA
7.	Flooring – Refunds / Extra charge Vitrified tiles with / without labour	Rs. 40 / 50	Per sft calculated as per areas given in circular
8.	Electrical Points - Refunds No refund shall be made for point or switch boards not installed. No refund shall be made for wires. Refund shall be given for substitution of switches and switch boards as per actuals.	NA	NA
9.	Electrical Points – Extra charges Charges for providing extra switch board, wall or ceiling point, sockets 5A, and switches 5A – for each item. 15 A point with wiring, switchboard & socket	Rs. 400/- Rs. 3,000/-	Per item Per point
10.	Hardware		Per lock

	Refund / Extra charge for tubular locks / main door lock. No refund or extra charge for hinges, screws, door stoppers etc. For other hardware like French window handles, stoppers, etc. extra charge / refund as per actuals.	Rs. 350 / 1300 NA NA	NA NA
11.	CP Fitting, sink, bath tub and sanitary ware. Refund / extra charge shall be as per actuals.	NA	NA
12.	Lofts – No refunds. Extra charge for additional lofts provided	Rs. 150/-	Per sft
13.	Doors – Extra charge / refund for panel doors	Rs. 110	Per sft
14.	Civil work – refunds nil. Extra charge should be as per estimated cost which is approved by MD. Dismantling of existing walls upto 50 sft including removal of debris. Dismantling above 50 sft including shifting of debris. Addition of RCC column for vastu in flat & villas – with/without footing	NA Rs. 5,000/- Rs. 50/- Rs. 10,000/-/Rs. 7,500/-	NA per sft.
15.	Exhaust fan hole in wall / beam for kitchen or bathroom – 4” /6”	Rs. 600 / 800	Nos.
16.	Provision of AC frame in wall without power point	Rs. 1,000/-	Nos
17.	Additional coats of polishing or tin oxide polishing – extra charges as per actuals	NA	NA
18.	Additional door frames – extra charge as per actuals	NA	NA
19.	GI and PVC lines – no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine / basin	NA Rs. 2,500/-	NA Nos
20.	2 way switch with switch and wires	Rs. 2,000/-	Per pair
21.	Sink shifting with pipe length of more than 5’ (open or concealed per sink)	Rs. 1,000/-	
22.	False ceiling – Customers may install false ceiling at their cost free of cost before completing flooring. Installation of false ceiling by customers after completing flooring – cleaning charges per flat/villa	Rs. 5,000/-	
23.	Cleaning charges after wood work where stage II or stage III is completed - may be levied at discretion of project manager.	Upto Rs. 5/-	per sft

Notes:

1. Estimates for additions and alteration to be sent to E&D team for approval.
2. Customers may get work done through our contractors as per guidelines given in circular no. 866.

3. These rates shall be applicable to all new projects like GMR, MPL, MGA, SOVIII, GHT, BRGV, etc., and all sales made after 01-04-2020. A&A charges shall be as per older circular for earlier bookings.
4. Consult purchase for refunds based on actuals.
5. For item not mentioned above estimate to be prepared and approved by MD for refund or extra charge.

Soham Modi

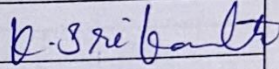
GULMOHAR RESIDENCY

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

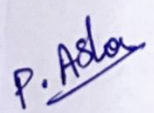
Flat No	101	Block no.	' G '
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	Bala Krishna Asha Baby		
Phone No.		Email	

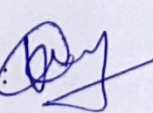
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to 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:	20/11/2022	Date	20/11/2022

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: 20/11/2022

Choice of colours:

① Paint Colour to be chosen by Customer.

Changes in flooring:

- ① Master B.R - Urban wood natural
- ② Children & Guest B.R - Urban wood light.
- ③ Hall & Dining - ~~Regal~~ ~~Beige~~ →
- ④ Kitchen, Utility & Balcony - Default.

P. Adarsh
Buyers sign:

Engg. Sign:



Date:

Changes in electrical points: (mark on plan)

~~1~~ ① changes as in Electrical Plan

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① W.B Point B/w. kitchen & B-R.
- ② M.T - Malaysian
- ③ C.T - ~~1~~ 1/2 tra.

P. Asha

Buyers sign:

Engg. Sign:



Date:

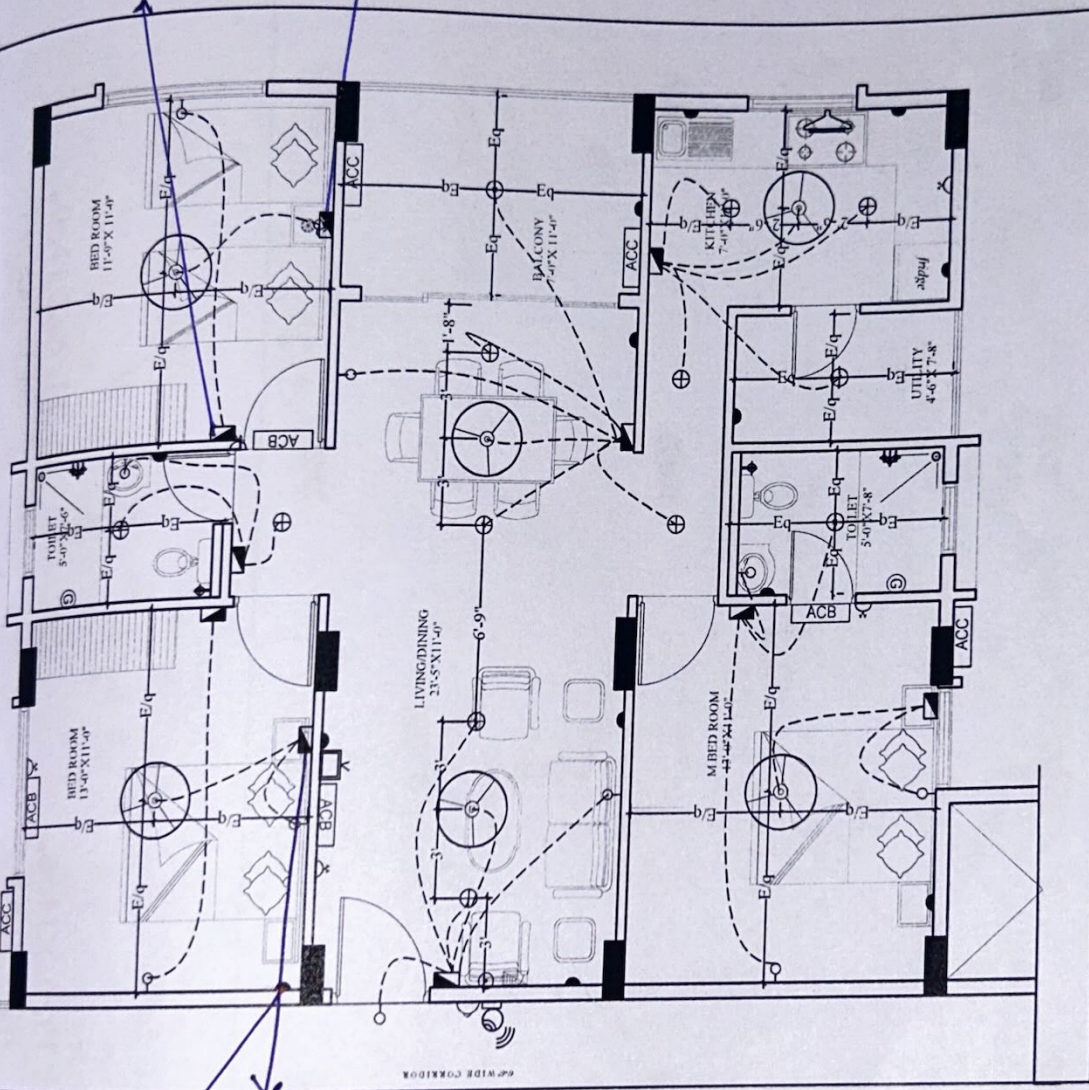
P. Adla

By

3 1/2' ht
4' ht

5amps

5amps x
15 amps



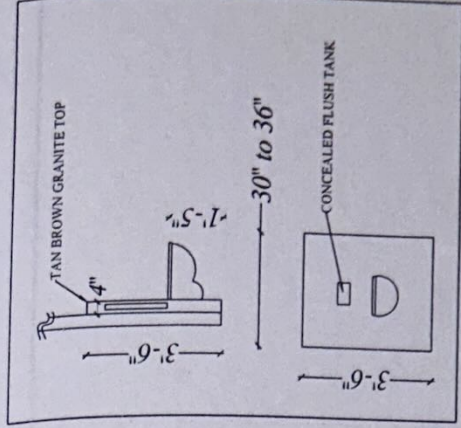
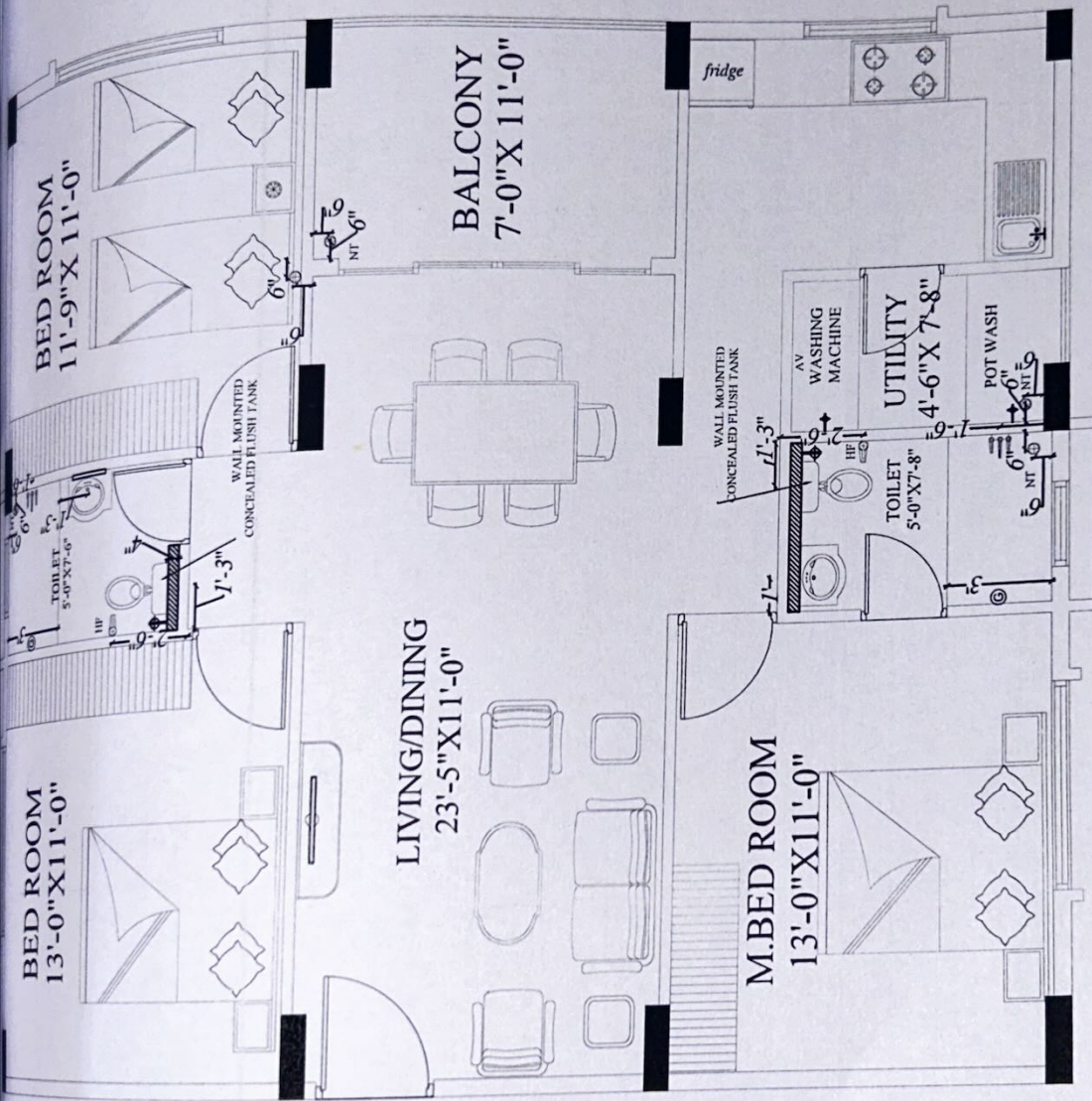
LEGEND:-

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/Bucket light		7' TO 7'6"
4.	5 amps plug point		2'
5.	Ceiling fan		-
6.	Ceiling point-USA		8'6" OR 7'6"
7.	Exhaust fan		7'6"
8.	15 amps plug point		2' OR 3'6" OR 7'6"
9.	Television point		3'
10.	Telephone point		2'
11.	Calling Bell		4'6"
12.	Bed Push		6'
13.	Ceiling light		-
14.	Wall Camera		7'6"
15.	AC Compressor		7' TO 7'6"
16.	AC Blower		7' TO 7'6"
17.	Switch board with SA bucket		4' TO 4'6"

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

Description ELECTRICAL PLAN - 1360 sft FLATS-A2 TYPE	Direction 	Owners & Developers : Modi Reality Mallapur LLP	Date : 21.09.2020	Promoted by Modi Properties Pvt Ltd
		Project Name & Phase : Gulmohar Residency	Prepared By : Jayapradha	
			Approved By : Soham Modi	
			Scale : N T S	Phone : +91-40-66335551

P. Asha



LEGEND

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

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

Phone: +91-40-66335551

