

Circular no. 894(C)

Sub: - Revised guideline rates for addition and alternations

Date: 12-04-2021

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 per areas given in circular    |
| 4.    | Kitchen, Utility, Dado – Refunds / Extra Charge Kitchen platform granite – with / without labour                                                                                                                                                                                                                                            | Rs. 35 / 45    | 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. 65 / 80    | Per sft                                           |
| 6.    | Rounding / polishing of granite platform shall be as per actuals                                                                                                                                                                                                                                                                            | Rs. 1000/-     | Per rft                                           |
| 7.    | Flooring – Refunds / Extra charge Vitrified tiles with / without labour                                                                                                                                                                                                                                                                     | Rs. 1,000/-    | per sft.                                          |
| 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.                                                                                                                       | Rs. 1,000/-    | per sft.                                          |
| 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                                                                                                                                                | NA             | NA                                                |
| 10.   | Hardware 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. 35 / 45    | Per sft calculated as per areas given in circular |
| 11.   | CP Fitting, sink, bath tub and sanitary ware. Refund                                                                                                                                                                                                                                                                                        | Rs. 400/-      | Per item                                          |
|       |                                                                                                                                                                                                                                                                                                                                             | Rs. 3,000/-    | Per point                                         |
|       |                                                                                                                                                                                                                                                                                                                                             | Rs. 350 / 1300 | Per lock                                          |
|       |                                                                                                                                                                                                                                                                                                                                             | NA             | NA                                                |
|       |                                                                                                                                                                                                                                                                                                                                             | NA             | NA                                                |
|       |                                                                                                                                                                                                                                                                                                                                             | NA             | NA                                                |

|     |                                                                                                                                                                                                                                                                                                                 |                                                                        |                                                         |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------|
|     | / extra charge shall be as per actuals.                                                                                                                                                                                                                                                                         |                                                                        |                                                         |
| 12. | Lofts – No refunds. Extra charge for additional lofts provided                                                                                                                                                                                                                                                  | Rs. 150/-                                                              | Per sft                                                 |
| 13. | Doors – Extra charge / refund for panel doors                                                                                                                                                                                                                                                                   | Rs. 130                                                                | Per sft                                                 |
| 14. | Civil work – refunds nil. Extra charge should be as per estimated cost which is approved by MD.<br>Dismantling of existing walls upto 50 sft including removal of debris.<br>Dismantling above 50 sft including shifting of debris.<br>Addition of RCC column for vastu in flat & villas – with/without footing | NA<br><br>Rs. 5,000/-<br><br>Rs. 50/-<br><br>Rs. 10,000/-/Rs. 7,500/-  | NA<br><br><br><br>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.<br>Water supply and drainage line for washing machine / basin                                                                                                                                                                                       | NA<br><br>Rs. 2,500/-                                                  | NA<br><br>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 –<br>Customers may install false ceiling at their cost free of cost before completing flooring.<br>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                                                 |
| 24. | Removing of partition walls: Free of cost – if it does not involve refitting of linetel or rearranging electrical points. Otherwise charge                                                                                                                                                                      | Rs. 5,000/-                                                            | LS                                                      |
| 25. | Extra wash basin: not permitted in balcony. Permitted next to toilet & utility (including plumbing point + basin + pillar cock),                                                                                                                                                                                | R 5,000/-<br>Rs. 1,500/- only plumbing point cost (no washbasin & CP). |                                                         |
| 26. | Maindoor shifting: Make alternate plan only as per approved plan. Cannot be shifted to any location. Charge                                                                                                                                                                                                     | Rs. 10,000/-                                                           | For re-wiring and supervision charges (not negotiable). |
| 27. | Change of sink position in Kitchen: Permitted. However, cannot chip column or beam for pipelines.                                                                                                                                                                                                               | Rs. 2,000/-                                                            | if extra work is involved                               |

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. ?.
3. These rates shall be applicable to all new projects like GMR, MPL, MGA, SOVIII, GHT, BRGV, etc., and all sales made after 01-04-2021. 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.
5. Charges for specility tiles in lieu of 2 x 2 vitrified tiles are given in internal memo 912/128 dated 19.2.2021.

Soham Modi

Details of Additions & Alterations

|            |            |       |                      |
|------------|------------|-------|----------------------|
| Flat No    | B-613      | Type  | Deluxe / Semi-Deluxe |
| Buyer Name | Angad      |       |                      |
| Phone No.  | 9052000526 | Email | digital.angad@gmail. |

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 \_\_\_\_\_ date, you may complete the works in the flat as per the standard items provided by you.

|             |  |            |              |
|-------------|--|------------|--------------|
| Buyers sign |  | Engg. Sign | <i>Angad</i> |
| Date:       |  | Date       | 10-04-2023   |

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.

*Angad*

Buyers sign:

*Angad*

Engg. Sign:

10-04-2023

Date:

Choice of colours:

Changes in flooring:

Buyers sign:

Engg. Sign:

10-04-2023  
Date:

Changes in electrical points: (mark on plan)

- ① utility - 5A switch Board.
- ② Kid Bedroom - switch Board chifering  
switch Board 5A  
2 nos
- ③ Dining area - 15Amps socket
- ④ m.B - study table 21-3" switch  
Board 5Amps

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① utility sink provision

*Study*

Buyers sign:

Engg. Sign:

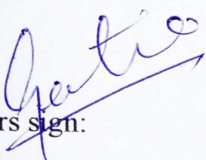
Date:

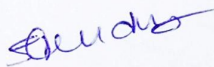
Changes in kitchen platform: (mark on plan)

Details of solar water heater:

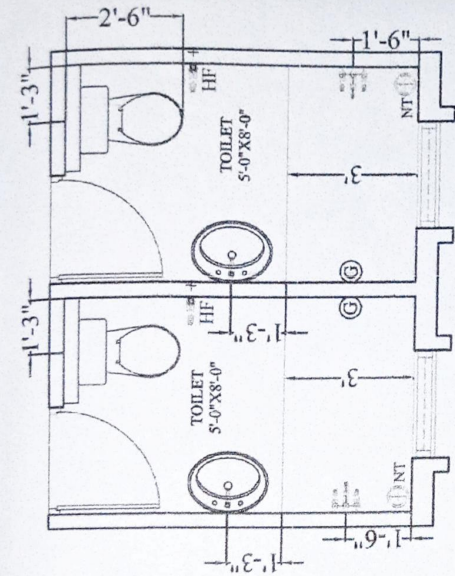
Other Changes:

① common toilet tiles change

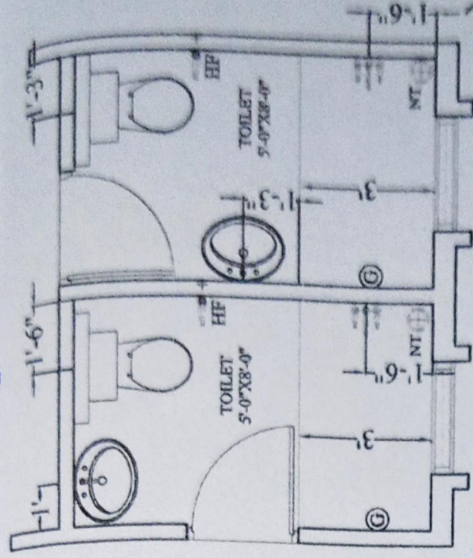
Buyers sign: 

Engg. Sign: 

Date: 10-04-2023



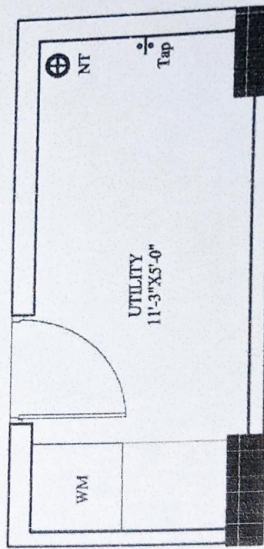
FLAT.NO. 4 TO 12



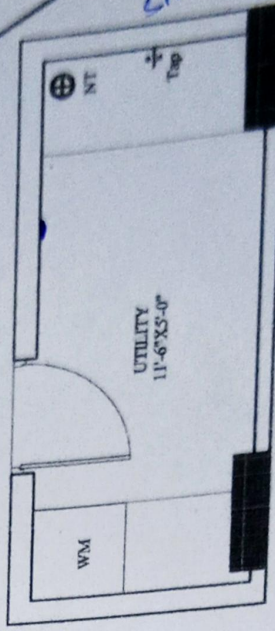
FLAT.NO. 13

APPROVED FOR CONSTRUCTION  
08 FEB 2021  
SOHAM MODI  
MANAGING DIRECTOR

*Link provided*

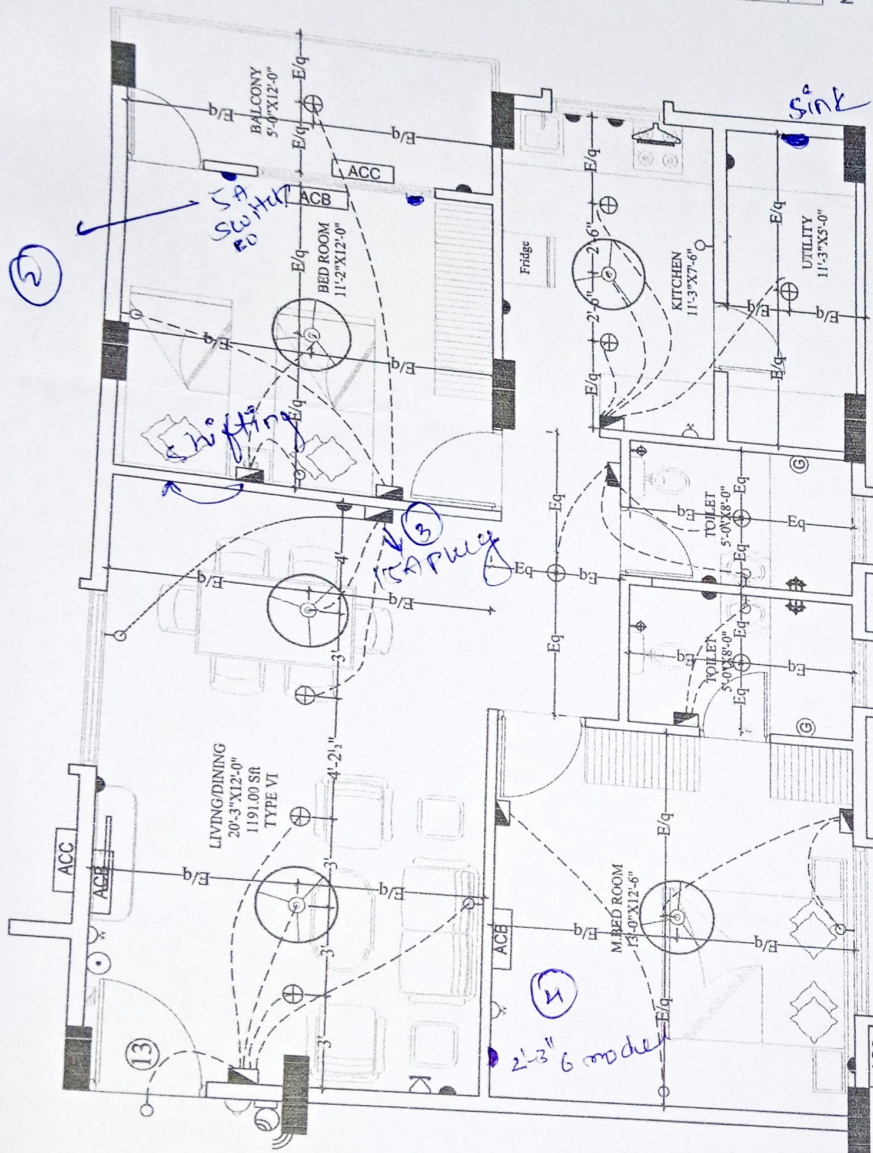


FLAT.NO. 13



FLAT.NO. 10

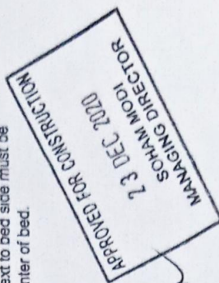
| Description            | Direction                                                                             | Owners & Developers      | Date:        | Promoted By:                                      |            |
|------------------------|---------------------------------------------------------------------------------------|--------------------------|--------------|---------------------------------------------------|------------|
| QC PLUMBING CHECK PLAN |  | Modi Properties Pvt Ltd. | 06-02-2021   | Modi Properties Pvt. Ltd.<br>Phone +91-04-6633551 |            |
|                        |                                                                                       | Project Name & Phase     | Prepared By: |                                                   |            |
|                        |                                                                                       | Greenwood Heights        | Approved By: |                                                   | Soham Modi |
|                        |                                                                                       |                          | Scale:       |                                                   | NTS        |



# LEGEND:-

| S.NO | ITEM                             | SYMBOL | HEIGHTS            |
|------|----------------------------------|--------|--------------------|
| 1.   | Distribution Board & Change over |        | 7' 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.   | Geysier point-15A                |        | 9'6" OR 7'6"       |
| 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.  | Calling Bell                     |        | 4'5"               |
| 12.  | Bell Push                        |        | 6'                 |
| 13.  | Ceiling light                    |        | -                  |
| 14.  | Wifi Camera                      |        | 7'6"               |
| 15.  | AC Compressor                    |        | 7' TO 7'6"         |
| 16.  | AC Blower                        |        | 7' TO 7'6"         |
| 17.  | Switch board with 5A socket      |        | 4' TO 4'5"         |

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



10/04/2023  
 2 1/2" 6 model  
 2 3/4" 6 model  
 Sink  
 1  
 2  
 3  
 4

|                                |  |                                  |               |                         |
|--------------------------------|--|----------------------------------|---------------|-------------------------|
| Description                    |  | Owners & Developers :            | Date :        | Promoted by             |
| ELECTRICAL PLAN OF FLAT.NO. 13 |  | Mehta & Modi Realty Kowkooor LLP | Prepared By : | Modi Properties Pvt Ltd |
|                                |  | Project Name & Phase :           | Approved By : |                         |
|                                |  | Greenwood Heights                | Scale :       | N.T.S                   |
|                                |  |                                  |               |                         |