

BLOOMDALE**Residency @ Genome Valley**

Shamirpet, Hyderabad.

Site Office : Sy. No. 31 & 32, Muraharipally,
Medchal Mandal, Hyderabad - 500 078.

☎ : +91-91210 21717 ✉ : brgv@modiproperties.com

Developed by : M/s. Bloomdale Residency Genome Valley LLP.

**MODI
PROPERTIES**Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40663 35551.

✉ info@modiproperties.com www.modiproperties.com

Details of Additions & Alterations

Flat No	316	Type	Deluxe / Semi-Deluxe
Buyer Name	H.S. Sedi		
Phone No.	8977942779	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.

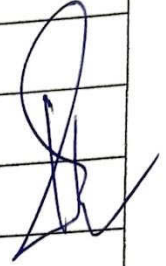
Buyers sign		Engg. Sign	Abhishek
Date:	15 Dec 2022	Date	15/12/22

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.

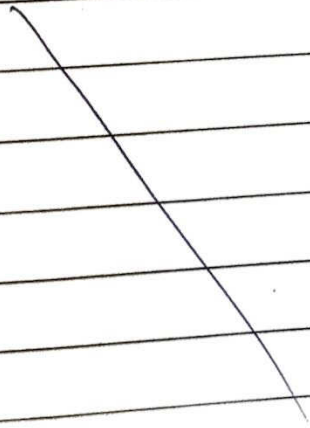
Choice of colours:

No changes (Day break colour)



Changes in flooring:

bibiles

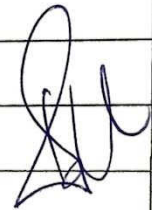


Changes in electrical points: (mark on plan)

① In Kitchen 15 Amp to be provide ~~where~~ switch plate on tile.

Choice of Bathroom tiles, CP fittings & Sanitary ware:

No changes.



Changes in kitchen platform: (mark on plan)

only RCC Slab as per Model flat 121.
With Granite.

Details of solar water heater:

Other Changes:

[Handwritten signature]

[Handwritten mark]

APPROVED FOR CONSTRUCTION

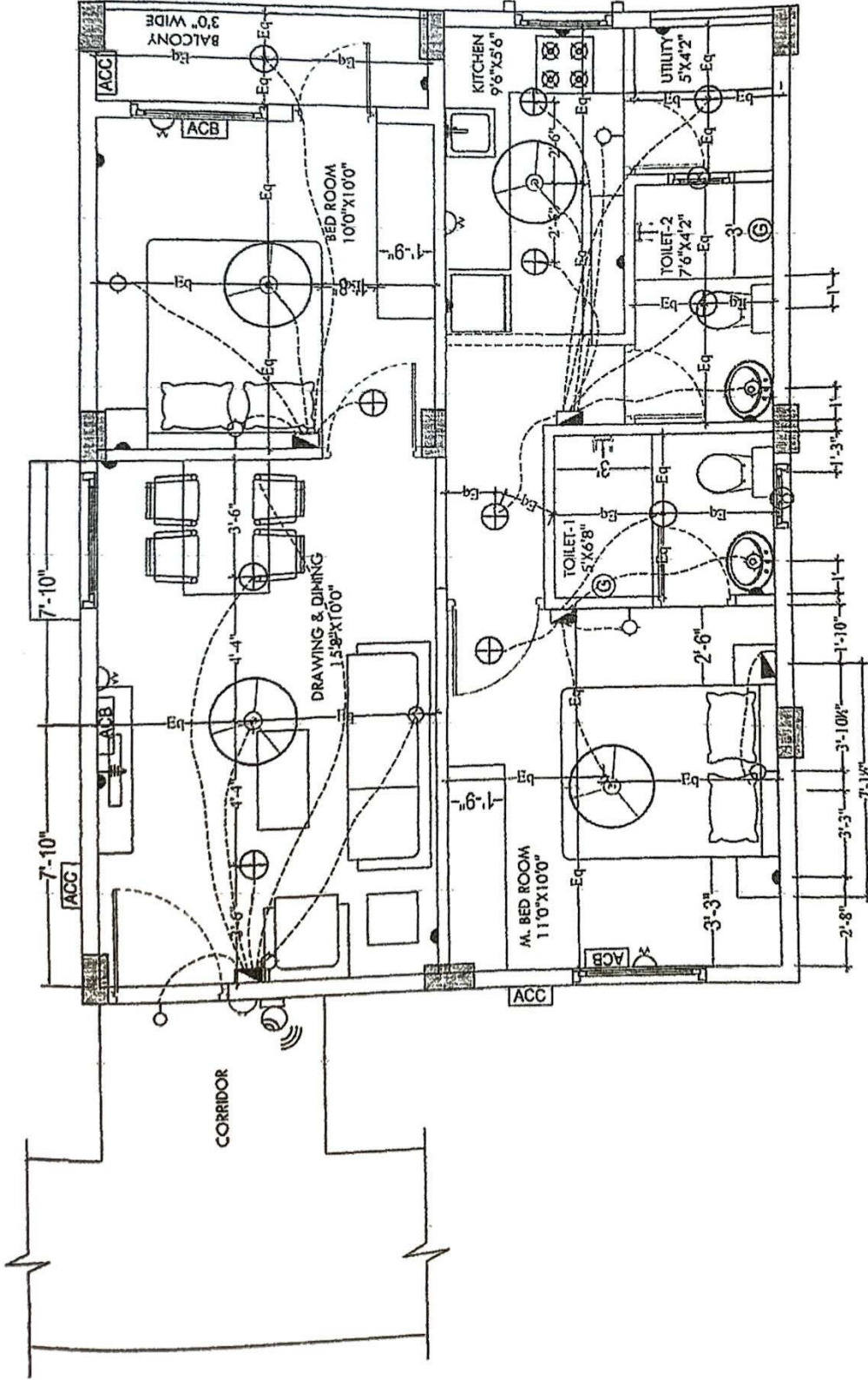
73 JUL 2021

SOHAM MODI
MANAGING DIRECTOR

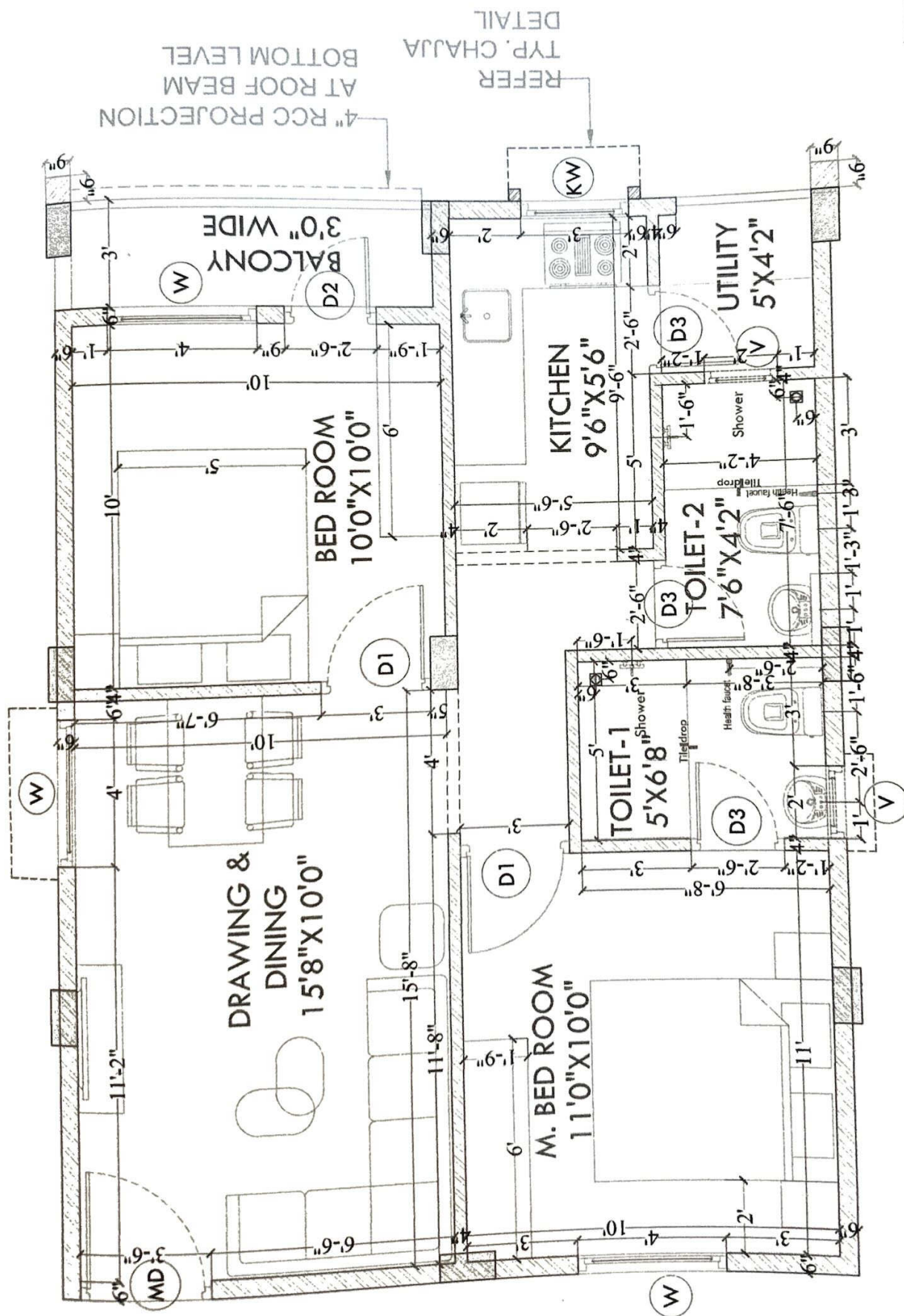
LEGEND:-

S NO	ITEM	SYMBOL	HEIGHT
1.	Distribution Board & Change over	⊕	7' TO 7'
2.	Switch board	⊕	4' OR 4'
3.	Wall point/Socket light	⊕	7' TO 7'
4.	5 amps plug point	⊕	2'
5.	Ceiling fan	⊕	-
6.	Gaspar point-15A	⊕	6' OR 6'
7.	Exhaust fan	⊕	7'
8.	15 amps plug point	⊕	12" above height 7'
9.	Television point	⊕	3'
10.	Calling Bell	⊕	Below 1'
11.	Bell Push	⊕	4' TO 4'
12.	Ceiling light	⊕	-
13.	Wifi Camera	⊕	7'
14.	AC Compressor	⊕	7' TO 7'
15.	AC Blower	⊕	7' TO 7'
16.	Switch board with SA socket	⊕	4' TO 4'

- Notes :- 1. Switch boards c/c behind bed must be 65"
2. 5 amps socket behind fridge must be at the height
3. Switch boards & Sockets must be 12" above pit
4. 5 amps socket for chimneys must be at 5' height
5. 5 amps socket for water filter must be at 5' height



Description	Direction	Owners & Developers :	Date :	Promoted by
ELECTRICAL PLAN FLAT NOS. 112, 114, 116, 118, 120 & 122	N 	Modi Realty Genome Valley LLP	23.07.2021	Modi Properties Pvt Ltd
		Project Name & Phase :	Prepared By :	
		BRGV	Approved By : Soham Modi	
			Scale :	N.T.S
				Phone: +91-40-6633555



Description	Direction	Owners & Developers :		Date :	Promoted by	
		Modi Realty Genome Valley LLP		Prepared By :	06.09.2021	Modi Properties Pvt Ltd
		Project Name & Phase :		Approved By :	Imran	
		BRGV		Scale :	Soham Modi	
First Floor Typical Flat - 114,116,118,120	N 				N.T.S	Phone:+91-40-66335551

BLOOMDALE

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Shamirpet, Hyderabad.

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Developed by : M/s. Bloomdale Residency Genome Valley LLP.



MODI PROPERTIES

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Secunderabad - 500 003. ☎ +91 40663 35551.

✉ info@modiproperties.com www.modiproperties.com

To,
Ms. Kulsimran Kaur Bedi,
D/o Mr. Harkirat Singh Bedi,
Plot No. 27, Sytan Greens,
Opp Bhanu Enclave, Yaprall,
Secunderabad-500087.

Date: 04.03.2022

Dear Sir/ Madam,

If you wish to make any minor additions or alterations to the flat that you have booked, we request you to visit the site during office hours between 05-03-2022 & 03-04-2022. We also request you to finalize details like color of walls, etc., during your visit to the site. Our site engineers will make note of these details.

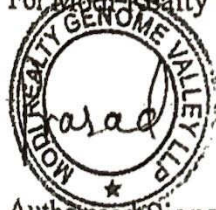
For your convenience we request you to take prior appointment so that our engineers can give you their undivided attention. You may contact Mr. O. Sobhan Babu (Asst. Project Manager) on +91-9100036740 or Ms. Puspallatha (Asst. Engineer) on +91-9848942990 or by email at brgv_const@modiproperties.com

In case you fail to contact us during the above mentioned period, we shall assume that no changes are required, and your flat will be completed as per the standard specifications shown in the model flat.

Thank You.

Yours Sincerely,

For Modi Realty Genome Valley LLP.



Authorised Signatory.

Please refer to the notes attached herein.

Notes:

1. Working drawings, electrical layout & plumbing drawing for your flat have been enclosed for your reference.
2. Select materials that you may choose to provide like tiles, sinks, CP and sanitary ware, etc. must be handed over at our site within 4 weeks of completion of brickwork and internal plastering.
3. Changes to external appearance and colour shall not be permitted. Changes to colour of doors/door frames in balcony/main entrance shall not be permitted. Change in colour of balcony walls shall not be permitted.
4. Fixing of grills & gates to the main door / balcony shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. You may provide your own flooring tiles, bathroom tiles, CP & sanitary fittings and they shall be installed by us.
7. Additional shelves & lofts shall not be permitted.
8. Charges & refunds will be as follows:

No charge for:

1. Choice of two free colors for walls;
2. Choice of two/three combinations for bathroom tiles.

Non standard items to be supplied by the buyer & installed free of cost:

1. Hardware.
2. CP & Sanitaryware.
3. Flooring tiles
4. Kitchen platform - granite / marble.
5. Bathroom tiles.

Extra charges shall be payable for:

1. Extra electrical points / switch boards / sockets / switches.
2. Additional kitchen platform with granite & dado.
3. Rounding / polishing of granite platform.
4. Exhaust hole in bathroom/kitchen.

Refund / charges for upgrade or downgrade or substitutions shall be applicable for:

1. Kitchen & bathroom tiles.
2. Flooring tiles.
3. CP fittings.
4. Sanitaryware & bathtubs.
5. Doors & hardware.
6. Kitchen sink.
7. Civil work.
8. Electrical switches.
9. Kitchen platform

No refunds shall be made for:

1. Kitchen platform.
2. Civil work.

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

Flat No.	A - 316	Others	—	Sl. No.	42091
Company	MRGV	Project	BRGV	Phase	—
Prepared by	SATHEAN	Sign	<i>[Signature]</i>	Date	24-03-2023
Project Manager	SAREWAR	Sign	<i>[Signature]</i>	Date	24-03-2023
Previous Stage report no.		41465	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 /pellambar – at cost of painter.

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-Red	✓	✓	✓	1	✓	1	✓	1	1	✓	4.5	✓
2	Toilet 1 M-Red	✓	✓	✓	1	✓	1	✓	1	1	✓	5	✗
3	Bedroom 2 (M-Red)	✓	✓	✓	1	✓	1	✓	1	1	✓	5	✗
4	Toilet 2 C-Red	✓	✓	✓	1	✓	1	✓	1	1	✓	5	✗
5	Bedroom 3	1	1	1	1	1	1	1	1	1	1	1	1
6	Toilet 3	1	1	1	1	1	1	1	1	1	1	1	1
7	Drawing	✓	✓	✓	1	✓	1	✓	1	1	✓	4.5	✓
8	Dining	1	1	1	1	1	1	1	1	1	1	1	1
9	Lobby 1	1	1	1	1	1	1	1	1	1	1	1	1
10	Utility / balcony 1	✓	✓	✓	1	✓	1	✓	1	1	✓	4.5	✓
11	Utility / balcony 2	✓	✓	✓	1	✓	1	✓	1	1	✓	5	✗
12	Utility / balcony 3	1	1	1	1	1	1	1	1	1	1	1	1
13	Kitchen	✓	✓	✓	1	✓	1	✓	1	1	✓	4.5	✓
14	Other												
15	Other												
Remarks NOTE :- 1) shortcoming of Brickwork was poor.													

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 ☒ Cant' say
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 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 ½" after plastering.
6. Lenth level should be 7'3" from SFL & 7' from FFL. (Tolerance 1"). Lenth should be as per standard design.
7. Lofts should be at a height of 7' to 7'3" from FFL. Kitchen plat form thickness should be 2", SFL to bottom 3 1". (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.

Quality Control Check Report.

Stage: After Brickwork (Apartments/ Lab Spaces)

S No	Room	Door size, face and position (✓ or ✗)	Brick at bottom of door frame (✓ or ✗)	Door frame hold fast provision and fasteners. (✓ or ✗)	Door lintel design & level (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Windows lintel design & level. Sill level (✓ or ✗)	Windows size (✓ or ✗)	Windows - template depth & diagonal (✓ or ✗)	Windows - template red oxide painting (✓ or ✗)	Loft & Kitchen platform height (✓ or ✗)	Loft & Kitchen platform slope (✓ or ✗)	Door size, face and position (✓ or ✗)
1	Bedroom 1 M.Bed	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M.Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 (B.Bed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 (B.Toi)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks: (1) NOT (1-1) L-Angles was not providing above the door frames at placed of columns placed. (2) M.Bed door frame was placed in reverse position (3) Loft leveling was not done. (4) Kitchen platform was not casted.														

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

Flat No.	316	Other	-	Sl. No.	42405
Company	MRCV	Project	BR4V	Phase	-
Prepared by	Sai Kiran	Sign		Date	23-09-2023
Project Manager	Suman	Sign		Date	23-09-2023
Previous stage report no.	42091	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. Windows must be checked with templates. Plastering must be 3mm margin for luppum 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.

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

S No	Room	Skirting Provision (✓ or ✗)	Furnishing around door frame (✓ or ✗)	Beams & columns finishing (✓ or ✗)	Finishing of lofts (✓ or ✗)	Electricity junctions finishing (✓ or ✗)	Windows check (✓ or ✗)	Tiles provision (✓ or ✗)	Sink provision & size (✓ or ✗)	Grooves for door frames (✓ or ✗)	Balcony & terrace sill top finishing (✓ or ✗)	Screeding in bathroom & utility (✓ or ✗)	Screeding in 6" above FFL? (✓ or ✗)
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓
3	Bedroom 2 (F. Bed)	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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		NOTE:-1) Grooves sink for door frames to be improved.											

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

Flat No.	316	Other	—	Sl. No.	42531
Company	MRAV	Project	BR4V	Phase	—
Prepared by	Safkhen	Sign		Date	02-11-2023
Project Manager	Sauren	Sign	Sauren	Date	02-11-2023
Previous stage report no.	42405	Report filed and signed by PM?			
Additions & alterations sheet date	15/12/2022	All pages signed by engineer & customer?			
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.

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 SPL.
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.

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

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or ✕)	CPVC & PVC Check ⁵ (✓ or ✕)	Electrical points check ⁶ (✓ or ✕)	Water proofing check ⁸ (✓ or ✕)	Proper use of fasteners check ⁹ (✓ or ✕)	Placement of DB ¹⁰ (✓ or ✕)	Placement of Generator changeover (✓ or ✕)
1	Bedroom 1 M. Bed	—	—	✓	—	—	—	—
2	Toilet 1 M. Toi	—	✓	✓	✓	—	—	—
3	Bedroom 2 G. Bed	—	—	✓	—	—	—	—
4	Toilet 2 C. Toi	—	✓	✓	✓	—	—	—
5	Bedroom 3	—	—	—	—	—	—	—
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		<i>NOTE: 1) In both toilets, shower pan height to be provided as per specifications.</i>						
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:		

APPROX. 105 SQ. FT.

ROOMS AND DIMENSIONS:

- DRAWING & DINING:** 15'8" X 10'0"
- BED ROOM:** 10'0" X 10'0"
- BED ROOM:** 11'0" X 10'0"
- KITCHEN:** 9'6" X 5'6"
- TOILET-1:** 5' X 6'8"
- TOILET-2:** 7'6" X 4'2"
- UTILITY:** 5' X 4'2"
- BALCONY:** 3'0" WIDE

Architectural Details and Notes:

- MD:** Main Door
- D1, D2, D3:** Doors
- W:** Windows
- KW:** Kitchen Window
- V:** Ventilators
- 4" RCC PROJECTION AT ROOF BEAM BOTTOM LEVEL**
- REFER TYP. CHAJJA DETAIL**
- Handwritten notes:** "105 sq. ft. (approx.)" and "105 sq. ft. (approx.)" are written on the right side of the plan.

APPROVED BY
10 SEP 2021
SOHAM MOJIB
MANAGING DIRECTOR

Description QC check plumbing First Floor Typical Flat - 114,116,118,120	Direction N 	Owners & Developers :		Date :	09.09.2021	Promoted by Modi Properties Pvt Ltd Phone:+91-40-66335551
		Modi Realty Genome Valley LLP		Prepared By :	Imran	
		Project Name & Phase :		Approved By :	Soham Modi	
		BRGV		Scale :	N.T.S	

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

Flat No	A-316	Other	-	SI. No.	42976
Company	M R G V	Project	B R G V	Phase	-
Prepared by	chand Mohammed	Sign	C. Chand	Date	01-06-24
Project Manager	Sardar	Sign	S. Sardar	Date	01-06-24
Previous stage report no.	42654	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)

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, 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	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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		Note Kitchen window should be clean & windows edge finishing to be improve.											
		Balcony, utility & kitchen flooring grouting should be improve.											

Check report by Sales + CR after finishing stage IV (Apartments)

Flat No	A-316	Other		Sl. No.	
Company	MRGV	Project	BRGV	Phase	
Prepared by	K. Megamala	Sign		Date	12-05-25
Project Manager	Sarwan	Sign		Date	12-05-25
Stage IV report no.	42976				
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No
Recommendation: ☒ Work is satisfactorily completed. Possession may be handed over. ☐ Minor corrections given herein to be completed before handing over possession. ☐ Major corrections required. Do not handover possession. Request for recheck after completion of works. ☐ Works incomplete. Check report cannot be prepared. Request for recheck after completion of works.					

Notes:

- Site to make request for stage IV inspection on M-codex. QC to forward request by email to Sales/CR manager with SI No. generated by M-codex.
- Inspection to be carried out with one member of sales team and CR team + site engineer within 3 days of request.
- Site engineer shall ensure that all works are completed and the flat is thoroughly cleaned in all respects before requesting for inspection.
- Possession cannot be handed over to customer without this inspection.
- Report to be made on same day. Scanned copy to be sent to CR for uploading. Original to be sent to Ashaiya.
- Mark green tick if work is completed. Red 'x' if minor corrections are required. Red 'xx' if work not completed/needs major corrections. Mark 'NA' if not applicable.

K. Megamala

Check report by Sales + CR after finishing stage IV (Apartments)

Miscellaneous check (check for quality & completion):

Modular kitchen	✓	Security camera provided	YES
Main door soffit quality	✓	False ceiling provided by developer	NA
No material is stored in flat	✓	Properly labelled keys – 3 sets	YES
Loft tank installed in utility	✓	Kitchen granite platform and dado	YES
Loft provided	✓	Loft finishing	YES
Water supply	✓	Electricity supply	YES
Generator backup (auto)	✓	Car parking provided	YES
Flat label	✓	Car parking label	YES
Provision of lift	✓	Cleanliness of corridors + staircase	YES
Remarks:	master toilet ventilator cleaning is not done properly		

Check report by Sales + CR after finishing stage IV (Apartments)

S No	Room/ quality check	Floor & wall tiles	Painting	Doors + hardware + door beading	Windows/ventilator + grill + hardware	Electricals – switches, switch boards, points	CP & sanitary fittings	Ratings	Painting of exposed pipes + hole packing	Air cracks are treated and painted	Seepages (Nil)	Cleanliness /removal of paint spots
1	Bedroom 1 M.B	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
2	Bedroom 2 C.B	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
3	Bedroom 3	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
11	Toilet 1 C.T	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
12	Toilet 2 M.T	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
13	Toilet 3	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓
14	Other:											
15	Other:											

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

Flat No	A-316	Other	-	Sl. No.	426514
Company	MRGV	Project	BRGV	Phase	-
Prepared by	P. Bhargava	Sign	<i>P. Bhargava</i>	Date	11-12-23
Project Manager	S. G. Sarda	Sign	<i>S. G. Sarda</i>	Date	11-12-23
Previous stage report no.			42531	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			☐ Yes ☐ No ☐ Avg ☐ Poor
Granite soffit for balcony required	☐ Yes ☒ No		Granite soffit for balcony provided	☐ Good ☐ Avg ☐ Poor
Balcony granite soffit workmanship	☐ Good ☐ Avg ☐ Poor		Balcony granite soffit edge polishing	☐ Yes ☐ No ☐ Avg ☐ Poor
Granite soffit for main door required	☐ Yes ☒ No		Granite soffit for main door provided	☐ Good ☐ Avg ☐ Poor
Main door granite soffit workmanship	☐ Good ☐ Avg ☐ Poor		Main door granite soffit edge polishing	☐ Good ☐ Avg ☐ Poor

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

Tiling & granite work		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, 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	✓	✓	✓	✕	✓	✕	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2 C-Toi	✓	✓	✓	✓	✕	✓	✓	✓	✕	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining-area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other													
9	Other													
Remarks														

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

Flooring & painting		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, 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 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕	
3	Bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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 main door Beeding not provided.													