

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

Fiat No	H-105	Other		Sl. No.	43572
Company-Modi	Modi Realty	Project		Phase	
Realty Mallapur llp	Mallapur llp		Gulmohar Residency	Date	12-05-25
Prepared by	G.B.Ram Babu	Sign		Date	12-05-25
Project Manager	Ahmed	Sign	<i>Ahmed</i>		
Stage II report no.					
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. Request for recheck after completion of works.
- ☐ 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-coder. QC to forward request by email to Sales/CR manager with SI No. generated by M-coder.
- 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 Ashaya.
- 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.

Construction Division
Additions & Alteration Charges Approval Form

Company Name	MRMLLP	Site	Gulmohar Residency
Name of the customer	Sharmila / Sammachar		
Villa/ Flat No.	H-105		
Sl.No	Description	Amount	
1	Total extra Charges	32630	
2	Total refundable amount	8168	
3	Net amount to be charges (if any)	24462	
4	Net amount to be refunded (if any)	-	
Remarks: Extra Charges :-			
Twenty four thousand four hundred Sixty two Rupees only.			
Approved by Project Manager		Approved by Design Team	Approved by MD
Date 10-01-2025		Date	Date
Sign: [Signature]		Sign:	Sign:

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

ESTIMATE SHEET						
Company Name:	MRMLLP					
Project:	Gulmohar Residency			Approved by: Srinivas N		
Work Description:	Extra Specs					
Flat No.	H 105					
Prepared By	Srinivas N					
Date:	09-01-2025					
S No	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Extra Charges					
	Urban Wood Light	Master Bed Room	143	Sft	40	5720
	Urban Wood Light	G B R	143	Sft	40	5720
	Statuario Regal Tiles	C B R	129	Sft	35	4515
	Statuario Regal Tiles	Living & Dining	259	Sft	35	9048
	Statuario Regal Tiles	Passage	30	Sft	35	1050
	Statuario Regal Tiles	Passage	15	Sft	35	525
	Statuario Regal Tiles	Skirting - of SBUA 1360 sft	102	Sft	35	3553
	S S Smk		1	Nos	2500	2500
						32630
2	Refund Amount	Common Bathroom flooring	40	Sft	35	1400
		Master Bathroom flooring	40	Sft	35	1400
		Kitchen dado Tiles	22	Nos	35	770
		Wash Basins	2	Nos	836	1672
		Wash Basin Pedastals	2	Nos	815	1630
		Showers	2	Nos	648	1296
						8168
						24462

ESTIMATE SHEET

Company Name:	MRMILP
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Project:	Gulmohar Residency
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Work Description:	Extra Specs
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Flat No.	H 105
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Prepared By	N Srinivas
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Date:	09-01-2025
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Approved by: Srinivas N

Sign.

[illegible]

ATR on Quality Control Check Repot. (Apartments)

Flat No	H-105	QC report stage	stage-III	Sl. No.	42681
Company	MRMLCP	Project	GMR	Phase	
Prepared by	Meenakshi	Sign	(M)	Date	09/01/24
Project Manager	K. Narender	Sign	[Signature]	Date	09/01/24
Receipt by QC date		Sign		Other	
Receipt at HO date		Sign		Other	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No

Recommendation that was made by QC:

☐ 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.

Notes:

1. Attach a copy of the QC report to this sheet.
2. Circle each correction with a red pen – tick (✓) each circle for work completed and cross (✗) each circle where work has not been completed.
3. Give remarks for each case where work has not completed on this sheet.
4. Make 2 copied of the ATR – send one to MD and other to QC.
5. Enclose required photographs – hard copy.

Remarks:	works done as per check.

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

Flat No	41-105	Other	
Prepared by	Saikat	Sign	
Project Manager	Shantanu/Ananya	Sign	
Previous stage report no.			
Checked By MID on		MID Sign	
Recommendation:			
☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.			
☐ Stop further work. Proceed with further work after submitting ATR on QC report to QC team.			
☐ Proceed with further work. ATR not required.			
☐ Proceed with further work. ATR not required.			

SI No.	42681	Phase	4th	Date	15/12/2023	Date	15/12/2023	Report filed and signed by PM	For filling	

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

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

Project in-charge	Sign	Date

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

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 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
3	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
6	Hobby 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 :- (1) Balcony Railing & Glass to be provided. (2) Both toilet's, false ceiling & painting work pending. (3) At couple of S.Board need to be placed in a flat. (4) Flat to be clean.

Remarks NOTE :- (1) Balcony Railing & Glass to be provided. (2) Both toilet's, false ceiling & painting work pending. (3) At couple of S.Board need to be placed in a flat. (4) Flat to be clean.

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

Flat No.	H-105	Other	—	Sl. No.	42277
Company	MAR-UP	Project	GMR	Phase	—
Prepared by	Sankar	Sign	Sankar	Date	26-08-2023
Project Manager	Shubham / Sankar	Sign	for Shubham	Date	26-08-2023
Previous stage report no.	41998	Report filed and signed by PM?		☒ Yes ☐ No	
Additions & alterations sheet date	27-01-2023	All pages signed by engineer & customer?		☐ Yes ☒ No	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No

Recommendation:

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

Inspection should be done after:

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

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 XX for major mistake that requires correction by replacement or re-fixing.
4. Mark XXX 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.

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

Project In-charge	Sign	Date

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or X)	CPVC & PVC Check ⁵ (✓ or X)	Electrical points check ⁶ (✓ or X)	Water proofing check ⁸ (✓ or X)	Proper use of fasteners check ⁹ (✓ or X)	Placement of DB ¹⁰ (✓ or X)	Placement of Generator changeover (✓ or X)
1	Bedroom 1st Bed	—	—	—	—	—	—	—
2	Toilet 1	—	—	✓	—	—	—	—
3	Bedroom 2nd Bed	—	✓	✓	—	—	—	—
4	Toilet 2	—	—	✓	✓	—	—	—
5	Bedroom 3rd Bed	—	✓	✓	✓	—	—	—
6	Toilet 3	—	—	✓	—	—	—	—
7	Drawing	—	—	—	—	—	—	—
8	Dining	—	—	✓	—	—	—	—
9	Lobby 1	—	—	—	—	—	✓	—
10	Utility / balcony 1	X	✓	—	—	—	—	—
11	Utility / balcony 2	X	✓	✓	—	✓	—	—
12	Utility / balcony 3	—	✓	✓	✓	X	—	—
13	Kitchen	—	—	—	—	—	—	—
14	Other	—	✓	✓	—	—	—	—
15	Other	—	—	—	—	—	—	—
Remarks NOTE :- 1) Internal walls & plumbing points to be changed by as per customer request.								
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:	





BED ROOM
13'-0" X 11'-0"

BED ROOM
11'-9" X 11'-0"

LIVING/DINING
23'-5" X 11'-0"

BALCONY
7'-0" X 11'-0"

M.BED ROOM
13'-0" X 11'-0"

KITCHEN
7'-0" X 11'-0"

UTILITY
4'-6" X 7'-8"

BATHROOM

LEGEND

- HEALTH FAUCET
- ANGLE VALVE
- NAME TRAP
- RAIN WATER PIPE
- GEYSER POINT
- WALL MIXTURE
- TAP / LONG BODY

Description	Direction	Owners & Developers :	Date :	Promoted by
QC BLOCK-A-FLAT NO 109-PLUMBING PLAN(A1-TYPE)	N 	Modi Realty Mallapur LLP Project Name & Phase :	16.09.20 Prepared By : Javapradha Approved By : Soham Modi	Modi Properties Pvt Ltd

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

Flat No.	H-105	Other	-	Sl. No.	41998
Company	MRM-LLP	Project	GMR	Phase	-
Prepared by	SAIKIRAN	Sign	<i>SAIKIRAN</i>	Date	28-06-2023
Project Manager	AHMED	Sign	<i>AHMED</i>	Date	28-06-2023
Previous stage report no.	-	Report filed and signed by PM?			☐ Yes ☒ No
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No
Recommendation: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☐ Proceed with further work. ATR not required.					

Inspection should be done after:

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

Plastering Check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark X for minor mistake that requires minor correction
3. Mark XX for major mistake that requires correction by replacement or re-fixing
4. Mark XXX 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>Ahmed Khan</i>	<i>Ahmed</i>	11/08/23

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 ✗)	Covers for door frames (✓ or ✗)	Balcony & terrace all top finishing (✓ or ✗)	Screeing in bedrooms & utility (✓ or ✗)	Screeing in b' above FFL? (✓ or ✗)
1	Bedroom 1 (4 Bed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 (4 Bed)	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓
3	Bedroom 2 (4 Bed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 (4 Bed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 (4 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													

Quality Control Check Report.

Stage: After Brickwork (Apartments/ Lab Spaces)

Flat No.	H-105	Others	-	SI No	40904
Company	MRM-LLP	Project	GMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	30-11-2022
Project Manager	RAM PRASAD	Sign	[Signature]	Date	30-11-2022
Previous Stage report no.	40003	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.



All works Completed

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	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
3	Bedroom 2 G. Bed	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
5	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
6	Toilet 3	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
7	Drawing	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
8	Dining	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
9	Lobby 1	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
13	Kitchen	✓	✓	✓	✓	✓	1	✓	1	1	✓	Aug	✓
14	Other												
15	Other												
Remarks													

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 ☒ 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. Lintel level should be 7'3" from SFL & 7' from FFL (Tolerance 1") Lintel should be as per standard design
7. Lofts should be at a height of 7' to 7'3" from FFL. Kitchen platform 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.

Quality Control Check Sheet

Spot

Stage: After Brickwork (Apartments/Lab Spaces)

S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door frame hold fast provision and fasteners (✓ 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. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 L. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 (Toi)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 C. 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		NOTE:-1) kitchen platform was not casted.												

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

Flat No.	H-105	Others	-	Sl. No.	40904
Company	MRM-LLP	Project	GMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	30-11-2022
Project Manager	RAM PRASAD	Sign	[Signature]	Date	30-11-2022
Previous Stage report no.	40003	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.

Get the QC report signed by the QC team and submit it to the Project Manager. Work is to be completed by 03/01/23.

[Signature]

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	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
3	Bedroom 2 G. Bed	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
5	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
6	Toilet 3	1	1	1	1	1	1	✓	1	1	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
9	Lobby 1	1	1	1	1	1	1	✓	1	1	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
12	Utility / balcony 3	1	1	1	1	1	1	✓	1	1	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	1	✓	1	1	✓	✓	✓
14	Other												
15	Other												
Remarks													

Specify rooms that need correction:	☐ Good ☒ Avg. ☐ Bad

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 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 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. 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. Lofts 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.

S No	Room	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Remarks:
	Bedroom 1 m. bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NOTE:-1) kitchen platform was not casted.
	Toilet 1 m-toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Bedroom 2 c-bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Toilet 2 c-toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Bedroom 3 c-bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Stage: After Brickwork (Apartments/ Lab Space)

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	105	Block no.	'H'
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	Mr. Sharnita		
Phone No.	8309903164	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	Bh
Date:	22/01/23	Date	27/01/23

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:

03/10/2023
Date:

Choice of colours:

Changes in flooring:

- ① Dining floor -- Stalucio Regal. + ~~Kitchen floor~~
- ② East side Bedroom -- Stalucio Regal.
- ③ Master Bedroom -- Umbrella lift.
- ④ West side Bedroom -- Stalucio Regal.



Buyers sign:



Engg. Sign:

03/10/2021
Date:

Changes in electrical points: (mark on plan)

- ① 8 Mould Box shifting to down side. x
- ② Extra points in all rooms. x

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ① CT — ultra spsinkle (~~Makara off white~~) (SELF TILES) FLOOR
- ② MT — Malyarum Brown (~~Jaipur Brown~~) 25" x 25"

Ceiling of waste pipe in common Bathroom

- ③ M.T. — Full plumbing changes.
- ④ Wash basin point extra.
- ⑤ Extra sink provision.


Buyers sign:


Engg. Sign:

03/10/2023
Date:

Changes in kitchen platform: (mark on plan)

- Kitchen RCC (concrete) platform
- flooring - Carby flmnd.

→ wall -



- Demolishing of kitchen platform add extra cost
- chimney hole in kitchen at extra cost
- Kitchen full plumbing points changed

Other Changes:

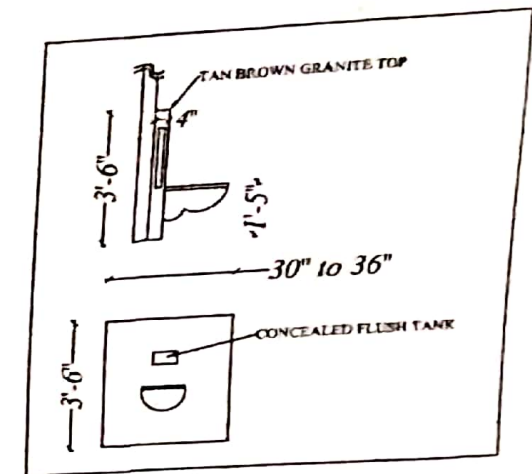
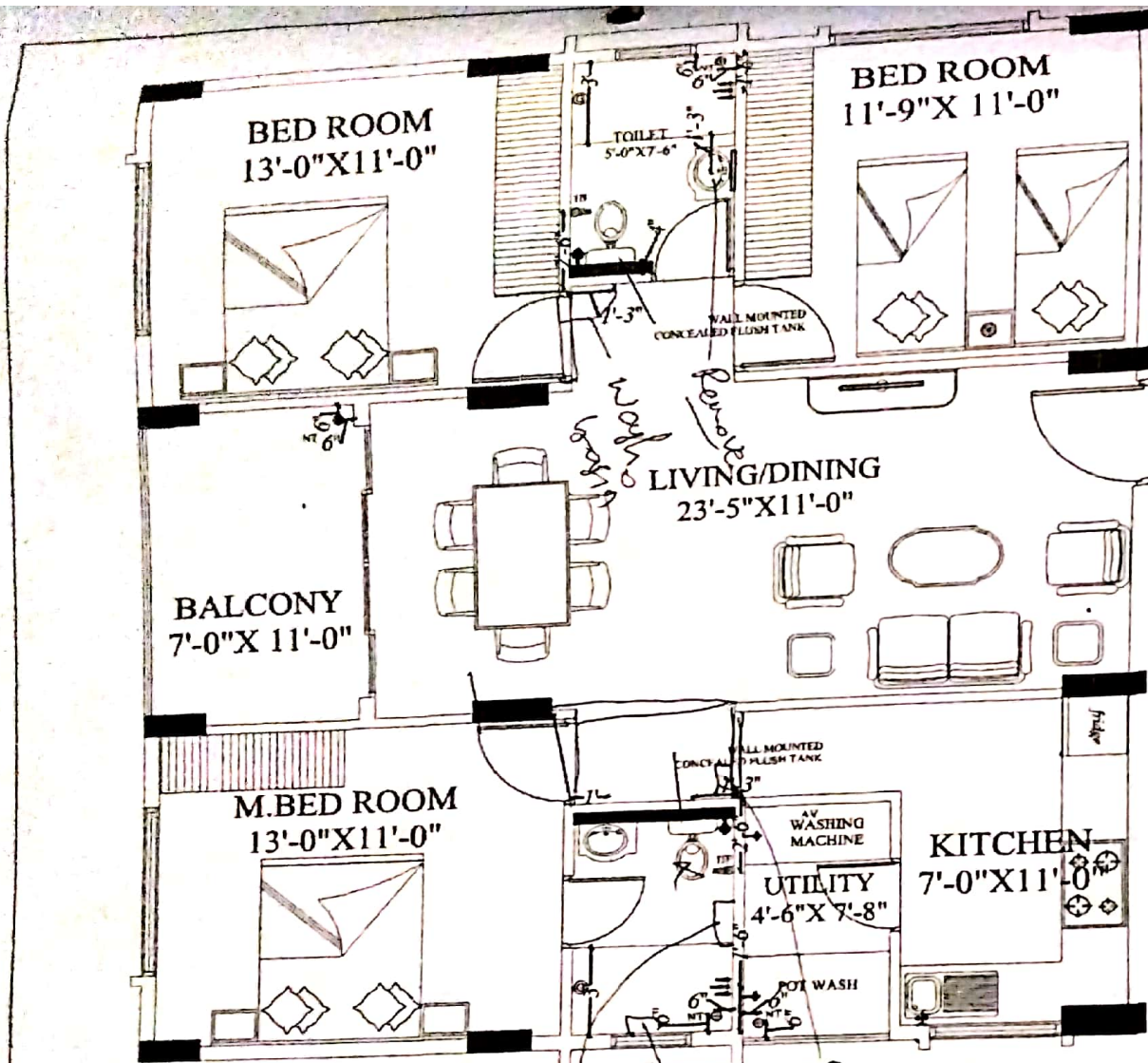
- 1) Carby flooring - Carby Rosso
- 2) Utility flooring - ~~Balance White~~ Carby Rosso
WEN - ~~Carby Rosso~~ Carby Rosso
- 3) Utility door changes - 2 times
1 x 3' door frames fixed

- 1) 2 bathroom floor tiles refurd.
- 2) Kitchen chudo tiles refurd
- 3) 2 wash basins refurd.
- 4) 2 shower refurd.

Buyers sign:

Engg Sign:

03/10/2021
Date



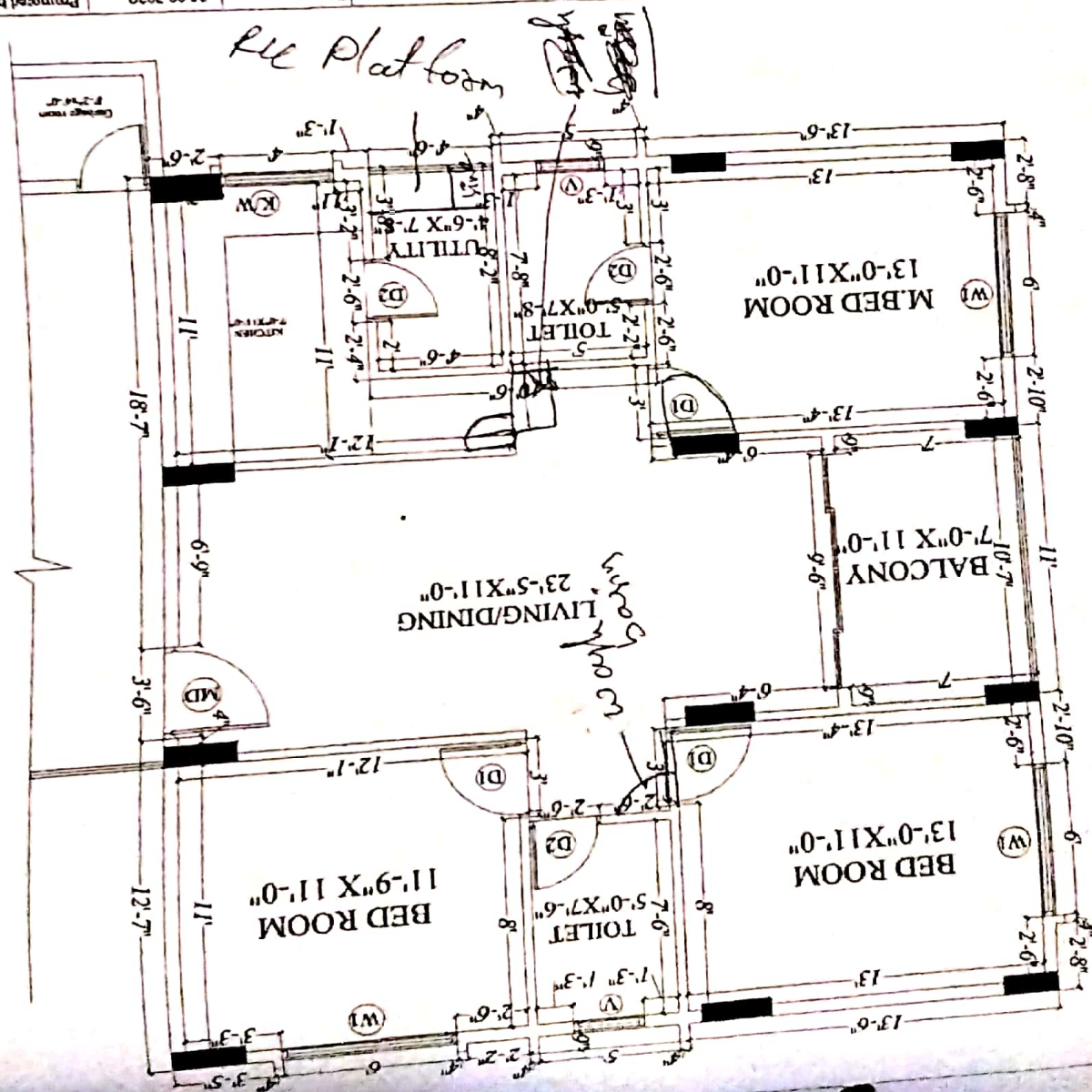
LEGEND

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

Description	Direction 	Owners & Developers :	Date :	16.09.20	Promoted by
		Modi Reality Mallapur LLP	Prepared By :	Jayapradha	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Soham Modi	
		Gulmohar Residency	Scale :	N.T.S	
PLUMBING PLAN-1360 Sft (A1-TYPE)					



Description		Direction	N
WORKING PLAN-1360 SR-A1 TYPE		Project Name & Phase	Quilometer Residency
Owners & Developers		Prepared By	Modi Realty Malappuram LLP
Date		Approved By	Jayaprakash
25.09.2020		Scale	N.T.S
Promoted by		Project Name & Phase	Quilometer Residency
Modi Properties Pvt Ltd		Phone	+91-40-66335551

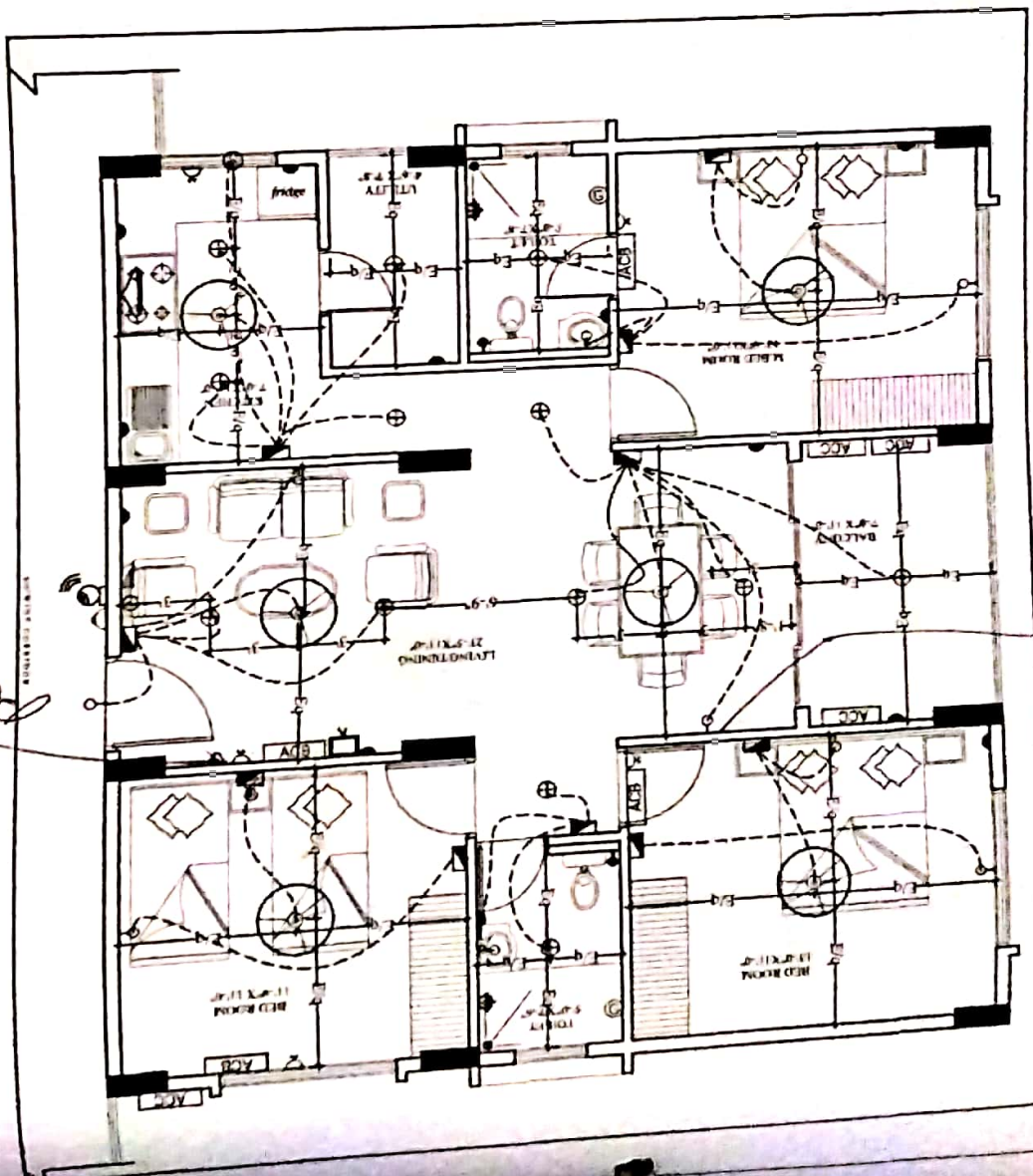


Description		Direction	Owners & Developers	Date	21.09.2020	Prepared by	Jayaprabha	Modi Properties Pvt Ltd
ELECTRICAL PLAN - 1360 sqm FLATS-A1 TYPE		N	Modi Realty Mallapur LLP	Approved By	Sobam Modi	NTS	NTS	Phone: +91-40-66335551
			Gulmohar Residency	Scale				

S.No.	ITEM	SYMBOL	HEIGHTS
1	Overhead tank & storage tank	ET	11.70 m
2	Overhead tank	OT	11.70 m
3	Water supply pipe	WSP	11.70 m
4	Water supply pipe	WSP	11.70 m
5	Water supply pipe	WSP	11.70 m
6	Water supply pipe	WSP	11.70 m
7	Water supply pipe	WSP	11.70 m
8	Water supply pipe	WSP	11.70 m
9	Water supply pipe	WSP	11.70 m
10	Water supply pipe	WSP	11.70 m
11	Water supply pipe	WSP	11.70 m
12	Water supply pipe	WSP	11.70 m
13	Water supply pipe	WSP	11.70 m
14	Water supply pipe	WSP	11.70 m
15	Water supply pipe	WSP	11.70 m
16	Water supply pipe	WSP	11.70 m
17	Water supply pipe	WSP	11.70 m
18	Water supply pipe	WSP	11.70 m
19	Water supply pipe	WSP	11.70 m
20	Water supply pipe	WSP	11.70 m

LEGEND -

Extra
point



Extra point

