

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLP		Site	Gulmohar Residency
Name of the customer		V. Srinivas.			
Villa/ Flat No.		H-207.			

No	Description	Amount
	Total extra Charges	31570.
	Total refundable amount	6866.
	Net amount to be charges (if any)	24704
	Net amount to be refunded (if any)	-

Notes : Extra Charges.

Twenty four thousand seven hundred and four
Rupees only.

Approved by Project Manager	27/05/24.
Approved by Design Team	
Date	
Sign:	
Approved by MD	
Date	
Sign:	

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

ESTIMATE SHEET									
Company Name:		MRMLLP		Project:		Gulmohar Residency		Approved by: Srinivas N	
Work Description:		H 207		Flat No.		Srinivas N		Sign:	
Prepared By		27-05-2024		Date:					
S No.		Item Head		Item Description		Quantity		Units	
1	Extra Charges			Master Bed Room	SA	143		35	5005
2				G B R	SA	143		35	5005
3				C B R	SA	129		35	4515
4				Living & Dining	SA	259		35	9048
5				Passage	SA	30		35	1050
6				Passage	SA	15		35	525
7				Skirting - of SBUA 1360 sqft	SA	102		35	3553
8									2870
9	10% Wastage					0.10			2870
				Sub Total					31570
11	Refund			Kitchen Granite	SA	32		65	2080
12				Kitchen Sink	Nos	1		3000	3000
				Sink Taps	Nos	2		893	1786
				Sub Total					6866
				Grand Total					24704

Flat No	H-207	Other	Stage-3	Sl. No.	42759
Company	MRMLWP	Project	GMR	Phase	-
Prepared by	Saakrishna	Sign	Saakrishna	Date	02/02/24
Project Manager	Narender	Sign	Narender	Date	2/02/24
Previous stage report no.	42560	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	

		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, 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.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕	✓	✓
2	Bedroom 2 G.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕	✓
3	Bedroom 3 C.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕	✓	✓
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.T	✓	✓	✓	✓	✓	✓	✓	✓	✕	✓	✓	✓
12	Toilet 2 C.T	✓	✓	✓	✓	✓	✓	✓	✓	✕	✕	✓	✓
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks		NOTE: 1) CP Jali fixing is incomplete in Bathrooms & utility											
		2) Main Door Granite work is in-complete											
		3) cleaning Inside of flat to be improve.											

Company	MEM - UP	Project	6MR	Sl. No.	42560
Prepared by	Sarkis	Sign	Sarkis	Phase	
Project Manager	Naveen	Sign	[Signature]	Date	09-11-2023
Previous stage report no.	42427	Report filed and signed by PM		Date	09-11-2023
Checked By MD on		MD Sign			☒ Yes ☐ No
				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.

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

Project In-charge	Sign	Date
[Signature]		

Miscellaneous check:

Main door fixed with lock & stopper	☒ Yes ☐ No		
Granite soffit for balcony required	☒ Yes ☐ No	Granite soffit for balcony provided	☒ Yes ☐ No
Balcony granite soffit workmanship	☐ Good ☒ Avg ☐ Poor	Balcony granite soffit edge polishing	☐ Good ☒ Avg ☐ Poor
Granite soffit for main door required	☒ Yes ☒ No	Granite soffit for main door provided	☐ Yes ☒ No
Main door granite soffit workmanship	☐ Good ☐ Avg ☐ Poor	Main door granite soffit edge polishing	☐ Good ☐ Avg ☐ Poor

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														

Flooring & painting			Rate the quality of (Good ✓, Avg. ✗, Poor – needs correction ✗✗, 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 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 C. 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		NOTE :- 1) patch painting work in C. Bed. 2) Flat to be clean.												

Company	MEAN - LLP	Project	QMR	SJ. No.	42427
Prepared by	Sarkinen	Sign	Sarkinen	Phase	-
Project Manager	Narendra	Sign	Narendra	Date	27/07/2023
Previous stage report no.				Date	27/07/2023
Additions & alterations sheet date	41857	Report filed and signed by PM?	☒ Yes ☐ No		
Checked By MD on	29/07/2023	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 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:

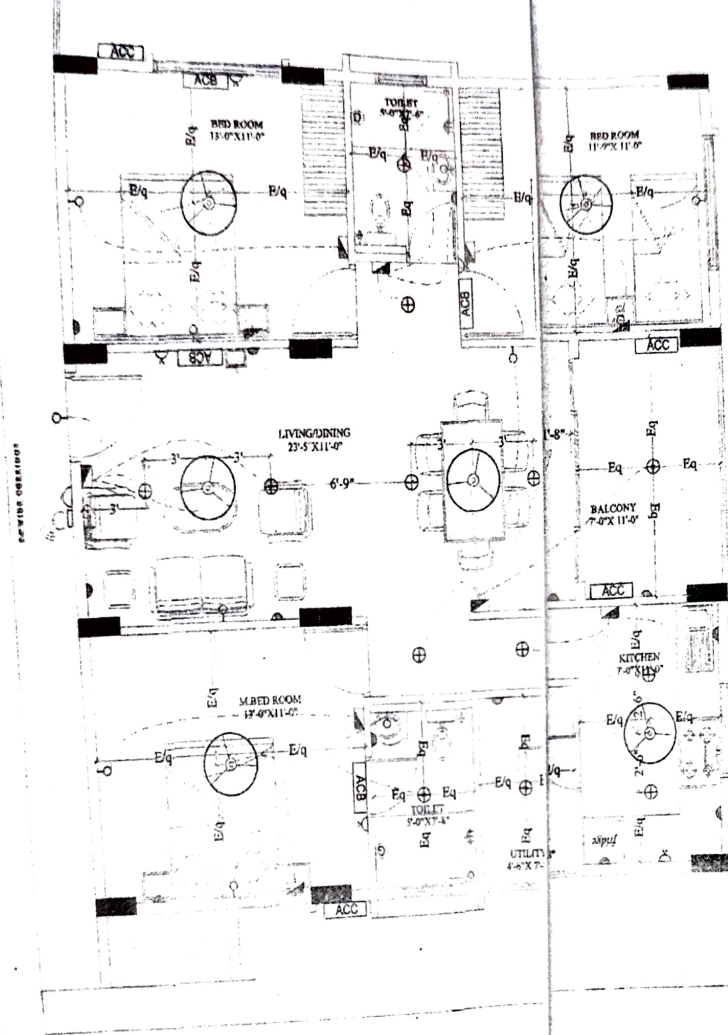
1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Location of CPVC & PVC fittings 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 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
Narendra		

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 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) proper fasteners to be placed as per specifications.								
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		

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:	



LEGEND:-

S.NO	ITEM	SYMBOL	WEIGHTS FROM P.P.T.
1.	Orthofluo Sward & Change over		7 TO 7P
2.	Switch Sward		4 OR 6P
3.	Unit powerfactorlight		7 TO 10 P
4.	5 extra plug points		7
5.	Cooling fan		
6.	Output pump 15A		6P OR 7P
7.	Exhaust fan		7P
8.	13 extra plug points		2 OR 3P OR 7P
9.	Table fan		
10.	Transistor pump		7
11.	Cooling coil		6P
12.	Self Pump		
13.	Cooling light		
14.	MR Camera		7P
15.	AC Compressor		7 TO 10 P
16.	AC Blower		7 TO 10 P
17.	Water pump with 5A outlet		4 TO 6P

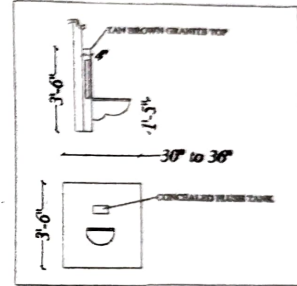
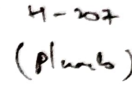
Note: Switch boards next to bad side must be
@ 3' from center of bed.

HA-207
(elect)

APPROVED FOR CONSTRUCTION
25 SEP 2020
SOHAM MOYI
MANAGING DIRECTOR

APPROVED BY
25 SEP 2020
SOHAM MOOL
MANAGING DIRECTOR

Description	 Direction N	Owners & Dev	Elopers :	Date :	21.09.2020	Promoted by
		Modi Realty N	allapur LLP	Prepared By :	Jayaprabha	Modi Properties Pvt Ltd
QC-A-BLOCK-ELECTRICAL PLAN -1360 sqt FLATS-A2 TYPE		Project Name	& Phase :	Approved By :	Sobani Modi	Phone: +91-40-65335551
		Gulmohar Res	Agency	Scale :	N.T.S	



+	HEALTH FAUCET
⊥	ANGLE VALVE
⊙	NAIL TRAP
⌒	1" RAIN WATER PIPE
⊕	GEASER POINT
⊥	WALL MIXTURE
⊥	TAP / LONG BODY

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

Flat No.	11-207	Other		Sl. No.	41557
Company	MEMUP	Project	GNR	Phase	
Prepared by	SAIKIRAN	Sign	SAIKIRAN	Date	25-05-2023
Project Manager	AHMED	Sign	AHMED	Date	25-05-2023
Previous stage report no.	40945	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.

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

Project In-charge	Sign	Date
AHMED KHAN	AHMED	11/05/23

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 <i>1. Bed</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 <i>2. Toi</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 <i>2. Bed</i>	✓	✓	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓
4	Toilet 2 <i>2. Toi</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 <i>3. Bed</i>	✓	✓	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓
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													

Company	MRM - Up	Project	G.M.D.	Phase	
Prepared by	K. Sneha	Sign	Sneha	Date	09-12-2022
Project Manager	Rampasand	Sign		Date	09-12-2022
Previous Stage report no.	40176	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.

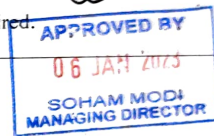
Inspection should be done after:

- 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
2	Toilet 1 m. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
3	Bedroom 2 K. bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
4	Toilet 2 c. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
5	Bedroom 3 G. bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
9	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
14	Other												
15	Other												
Remarks													

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.

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 & lev (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Windows lintel design & level. Sill level (✓ or ✗)	Windows size (✓ or ✗)	Windows - template level & diagonal (✓ or ✗)	Windows - template level 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 k. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet-2 c. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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:		Note: 1. Kitchen platform was not casted.												

GULMOHAR RESIDENCY

Sy. No. 19, Mallapur Village, Uppal, Hyderabad.

Owned & Developed by: M/s Modi Realty Mallapur I.L.P.

Head office: 5-4-187/3&4 M G Road Secunderabad.

Details of Additions & Alterations

Plot No	207	Block no.	'H'
Plot Area	1360 sq	Type	Deluxe / Luxury
Owner Name	Mr. V. Sathish		
Phone No	888 68 33 801	Email	

herby 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.

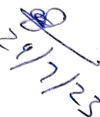
Owner's sign		Engg. Sign	
Date	14-12-2022	Date	14-12-2022
	11-01-2023		

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. No further change shall be permitted from this day.

Please sign on all pages.

11/12/23


25 sign:

Engg. Sign: 

Date:

Choice of colours:

AS per company (No change)

Changes in flooring:

Hall & kitchen ~~flooring~~ Travertine Caroline

Balcony & utility - floor - chunky chocolate

Kitchen & utility wood - Ultra Spinkle Dark

M.B. - Agate Merga

B.R. Children & guest - Reddish Mahogany.

puja - AGU Wenge.

C.T. - Ultra Spinkle

M.T. - Malaysian Brown

Buyers sign:


2021/11/2023

Engg. Sign:



Date:

Changes in electrical points: (mark on plan)

~~WALC =~~

~~Bed Room =~~

~~Bed Room =~~

~~Master Bed Room =~~

~~Master Room =~~

Choice of Bathroom tiles, CP fittings & Sanitary ware:

~~CT Ultra sparkle~~

~~WFI Polystyrene board~~

Buyers sign:

Sgt 21/10/2023

Engg. Sign:

Abd

Date:

Changes in kitchen platform: (mark on plan)

As per company (no change)

08/01/23

→ Kitchen wall - (Hold) (black)

→ Kitchen Floor - Big tiles (brown) 08/01/23

→ Kitchen wall - White granite LT P. hold

→ Utility Floor - ~~White~~ Black and white

→ Bathroom Default. 08/01/23

Wall - Travertine marble (peachy)

~~Bedroom Area~~ Bay Default.

36 - ~~Carpeted~~ Floor. (C) Yc

CT-MB

MT-LSN

Other Changes:

Goods room stored at children bed room (LH wall)

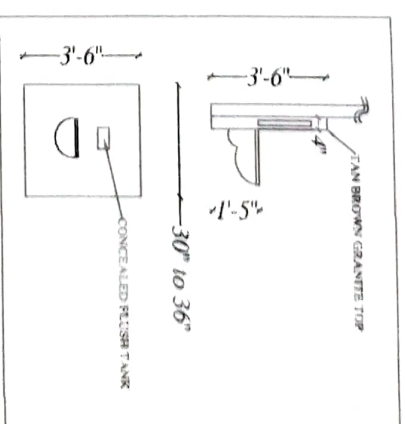
Buyers sign:

Engg. Sign:

Date:

08/01/2023

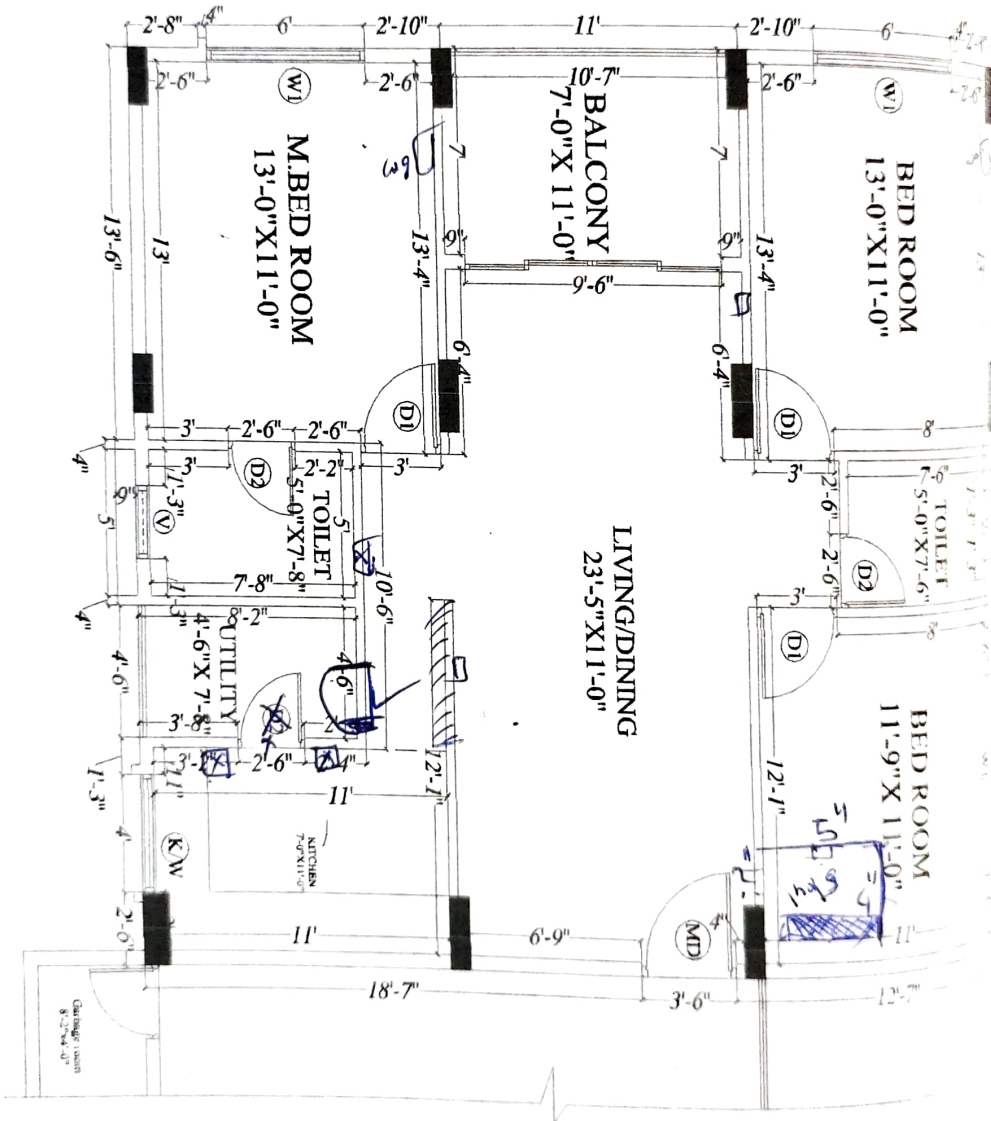
08/01/23



	HEALT'H FAUCET
	ANGLE VALVE
	NANI TRAP
	3" RAIN WATER PIPE
	GEASER POINT
	WALL MIXTURE
	TAP/ LONG BODY

PLUMBING PLAN-1360 Sft (A1-TYPE)	Description	Direction	Owners & Developers :	Date :	Promoted by
		N 	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

29/7/2020



WORKING PLAN-1360 SH-A1 TYPE	Description	Direction	Owners & Developers :	Date :	Prepared By :	Approved By :	Scale :	Permitted by
		N	Modi Realty Mallapur LLP	25.09.2020	Jayapradha	Sahani Modil	N.T.S	Modi Properties Pvt Ltd
			Project Name & Phase :					Phone : +91-40-60335551
			Gulmohar Residency					

Complaints And Suggestions from Gulmohar Residency

From: Gulmohar Residency (info@modiproperties.com)

To: cr@modiproperties.com; feedback@modiproperties.com; kprasad@modiproperties.com;
gbrambabu@modiproperties.com; gmr-const@modiproperties.in; vemparalasrinivas@gmail.com

Date: Tuesday, April 22, 2025 at 12:15 PM GMT+5:30

Complaint Id : 690208

Project Name : Gulmohar Residency

Block No / Phase : Block H

Flat No/Villa :207

Nature of complaint :Construction

Customer Name : vemparala srinivas

Email : vemparalasrinivas@gmail.com

Complaints :

1. The wall at the window is damaged and broken due to poor construction.
2. The water tank at Unity is frequently leaking due to overflow. The on/off lever is malfunctioning, and it's positioned too high to be easily reached.

Note:

1. Please allow atleast two weeks for us to attend your complaint.
2. In general written response / reply to complaints shall not be given.
3. In case the complaint is not attended to for over two weeks customers are requested to send a reminder using the form given.

ACTION TAKEN REPORT (FOR COMPLAINTS)

Flat / bungalow No.	H-207	ATR Date	06-05-2025
Project	GMR	Complaint Date	22-04-2025
Customer Name	Vemparala Srinivas		
Prepared By	Sobhanbabu		
Project Manager's Sign	Ahmed	Admin Officer's Sign	Sobhanbabu

Note: Original ATR should be sent to CR & a copy to MD. CR to file original in customer's file.

[illegible]

Note: 1. Keep the report brief. 2. Do not repeat the complaint. 3. Use terms like “Work completed”, “Changes not permitted – work not taken up”, “Kept pending at customer’s request”, “Beyond our scope of work”, etc.

Quality Control Check Report for ATR on Complaints .

Flat / bungalow No.	H-207	ATR Date	06-05-2025		
Project	GMR	Complaint Date	22-04-2025		
Customer Name	Vemparala Srinivas				
Prepared by	Abhishek Gautam	Date	16-05-2025	Sign	abhishek
Project Manager	Ahmed	Date	16-05-2025	Sign	ahmed
HO receipt date		Sign			
Checked by MD on		MD Sign			
MD's Remarks:					
CR to send letter to customer	☐ Yes ☐ No	For filling	☐ Yes ☐ No		

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

Complaint S No.	Quality of action taken by Site Engg on complaint?	If action on the complaint was not taken then, was the reason for not taking action justified?
1.	Avg	☐ Yes ☐ No
2.	Avg	☐ Yes ☐ No
3.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
4.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
5.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
6.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
7.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
8.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
9.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
10.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
11.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
12.	☐ Good ☐ Avg. ☐ Bad	☐ Yes ☐ No
Remarks:		