

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLLP	Site	Gulmohar Residency
Name of the customer		N.S RAGHAVENDRA RAO		
Villa/ Flat No.		H-505		
Sl.No	Description	Amount		
1	Total extra Charges	16430		
2	Total refundable amount	1166		
3	Net amount to be charges (if any)	15263		
4	Net amount to be refunded (if any)			
Remarks : extra charges:- fifteen thousand Two hundred sixty three rupees only				
Approved by Project Manager		Approved by Design Team		Approved by MD
Date	7/08/24	Date		Date
Sign		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.				

MEASUREMENT SHEET								
Company Name:	MRMLLP					Approved by: Srinivas		
Project:	Gulmohar Residency					Sign:		
Work Description:	Extra Specs							
Flat No.	H-505							
Prepared By	Niharika							
Date:	07-08-2024							
S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos	E=AXBXCX Quantity	F Units
	Extra Specs							
1	Tiles	Hall	23.50	11.00	1.00	1.00	258.50	sft
		skirting	69.00	1.00	0.50	1.00	34.50	rft
		Passage	10.00	3.00	1.00	1.00	30.00	sft
		Passage	5.00	3.00	1.00	1.00	15.00	sft
2	Electrical	6 module -5A Socket	1.00	1.00	1.00	2.00	2.00	No's
		6 module -5A Switch	1.00	1.00	1.00	2.00	2.00	No's
		6 module -15A Socket	1.00	1.00	1.00	1.00	1.00	No's
	Refund							
1	Tiles	Kitchen dado	20.00	1.67	1.00	1.00	33.33	sft

(Signature)

ESTIMATE SHEET						
Company Name:		MRMLP				
Project:		Gulmohar Residency				
Work Description:		Extra Specs				
Flat No:		H-505				
Prepared By:		Niharika				
Date:		07-08-2024				
Sl. No.	Item Head	Item Description	Quantity	Units	Rate	Amount
	Extra specs					
	Tiles	Hall	258.50	Rft	35.00	9047.50
		skirting	34.50	Rft	35.00	1207.50
		Passage	30.00	Rft	35.00	1050.00
		Passage	15.00	Rft	35.00	525.00
	Electrical	6 module - 5A Socket	2.00	No's	400.00	800.00
		6 module - 5A Switch	2.00	No's	400.00	800.00
		6 module - 15A Socket	1.00	No's	3000.00	3000.00
	Refund				Total(A)	16430.00
	Tiles	Kitchen dado	33.33	Rft	35.00	1166.65
					Total(B)	1166.65
					Total (A+B)	15263.65
		Total Amount in words - Fifteen Thousand Two Hundred Sixty Three Rupees only				

Shiny

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

Flat No	H-505	Other	SI No.	42823
Company	MPM-UP	Project	Phase	-
Prepared by	Sarkhan	Sign	Date	27/02/2024
Project Manager	Mander	Sign	Date	27/02/2024
Previous stage report no.	412349	Report filed and signed by PM	Yes ☒ No ☐	
Checked By: MD on	MD Sign	For filing	Yes ☐ No ☐	

Recommendation:

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

Inspection should be done after

- Completing stage II works
- Complete works like doors, windows, grills, electrical wiring, switches, french door glass, etc.
- In case of modular kitchen provide platform, granite and dado and modular kitchen in this stage.
- Provide video door phone in this stage
- Possession for wood work cannot be given until QC check for stage III is completed and all corrections mentioned in the report are made.

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

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

		Rate the quality of (Good v. Avg. X, Poor - needs correction XX, NA)											
S No	Room	Door, door knob & door stopper fitting	Door, door knob & door stopper cleaning	Window grills & quality	Window grills fitting & finishing	Windows quality	Window fitting & finishing	Balcony railing quality & finishing	French door quality & fitting	CP jali quality and fitting	Edge building	Switch boards fitting & covering with plastic covers	Junction box covers painting
1	Bedroom 1 m. Bed	✓	✓	✓	X	✓	✓	✓	✓	✓	X	✓	✓
2	Bedroom 2 (1 Bed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 (1 Bed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	✓	X	✓	✓	X	✓	✓	X	✓	✓
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Kitchen	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓
11	Toilet-1 m. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓
12	Toilet-2 c. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓
13	Toilet-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks		NOTE: (1) Flat to be cleared. (2) window grill finishing work to be improved.											

Quality Control Check Report Stage After Finishing Stage II (Apartment 19)

Flat No	41-02-1	Object	Project	St No	422112
Company	M.P. - 118	Project	6-118	Phase	
Prepared by	Satish	Sign		Date	24/10/2020
Project Manager	Abhishek	Sign		Date	24/10/2020
Previous stage report no		Reported and signed by PM		Yes ☐ No ☒	
Checked By: MID on		MID 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.

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

Inspection check:

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

Certify that all corrections mentioned above are completed.

Signature: *[Signature]*

Date: *[Date]*

Quality Control Check Report Stage: After Finishing Stage II (Apartment)

S No	Room	Rate the quality of (Good ✓, Avg X, Poor ✗, needs correction ✗✗, N/A)											
		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
1	Bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2	✓	✗	✓	✗	✓	✓	✓	✓	✗	✓	✓	✓
3	Bedroom 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin / dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Remarks: (Note: 1) Grouting work to be improved.

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

Flooring & painting		Rate the quality of (Good ✓, Avg X, Poor - needs correction XX, NA)												
S No	Room	Color variation of floor tiles	Flooring workman ship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door beading, luppam and painting quality.	Edge building
1	Bedroom 1 m. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 q. 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 (10761-1) General painting work to be improved.														
2) Flat to be clean.														

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

Flat No.	4-505	Other	—	Sl. No.	42063
Company	MPM-LLP	Project	411R	Phase	—
Prepared by	SATKIRAN	Sign	ESB	Date	20-07-2023
Project Manager	NARENDRA/SRIKANTH	Sign		Date	20-07-2023
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 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. 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. Still top must me of uniform thickness, correct height, at one level & without broken edges.

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

Project In-charge	Sign	Date
		

Quality Control Check Repol. 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 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G. 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-505	Others	—	SL No.	41449
Company	MEM-LLP	Project	gmk	Phase	—
Prepared by	SATISHAN	Sign	<i>[Signature]</i>	Date	06-03-2013
Project Manager	PAV PPA SMD	Sign	<i>[Signature]</i>	Date	06-03-2013
Previous Stage report no.	—	Report filed and signed by PM?	☒ Yes ☐ No	other	
Apartment No.		Other		For filling	☐ Yes ☐ No
Checked By MD on		MD Sign			

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.

QC Report to be submitted to QC team.

Project: H-505

Date: 05/03/13

[Signature]

Quality Control Check Report.

Stage: After Brickwork (Apartments/ Lab Spaces)

S No	Room	Wall thickness (✓ or X)	Bed in walls (✓ or X)	Chicken mesh (✓ or X)	External brickwork & beam joint (✓ or X)	Room Dimensions (✓ or X)	Room Dimensions Difference in inches	Diagonal (✓ or X)	Diagonal Difference in inches	Balcony sill level (✓ or X)	Room Height (✓ or X)	Plumb of walls (Good/Avg/Bad)	Alignment of beams and walls - Nos.
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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) All couple of walls, level level bed's not providing as per specifications.

Quality of edges and corners in all rooms?

☐ Good ☒ Avg ☐ Bad

Specify rooms that need correction

Miss 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 ☒ Conf 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 1/2" after plastering
6. Lintel level should be 7 1/2" from SFL & 7" from FFL (Tolerance 1") Lintel should be as per standard design
7. Laths should be at a height of 7 to 7 1/2" from FFL. Kitchen plot form thickness should be 7" SFL to be about 11" (Tolerance 1")
8. Slopes of laths 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 & laths should be between 2 & 2 1/2"
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 4x5 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 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) As per customer request, they changed the m-Bed & Utility door frames positions.														
2) Kitchen platform not casted.														

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	Block no.	Type	Deluxe / Luxury
405	14		
Buyer Name	Phone No.	Email	
Mr. MVN ABHISHEK RAO M. S. RAGHAVENDRA RAO	8754640871		

I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to make, as per the rates suggested by you. I shall deliver all the materials that are required to be provided by me at the site on or before In case I fail to deliver these items to the site by the specified date, you may complete the works in the flat as per the standard items provided by you.

Buyers sign	Engg. Sign	Date
		02 Jan 2023
Date:	Engg. Sign	Date

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.

Engg. Sign:

Date:

Buyers sign:

19/6/23

Buyers sign:  19/11/23

Choice of colours:

- Kitchen platform painted to be granite.
1) Living - ~~bedroom~~ ~~ocean~~ olympia beige →
2) Kitchen & 3 bedroom floors - 2x2 - vitrified tiles.
3) M.T - ultra sparkle
4) C.T - Malaysian Brown
5) Kitchen wall - Malaysian Brown - Light
6) Utility wall - Balneario white
flooring - maharaja off white
7) Balcony - ~~exterior~~ ~~embassy~~ country rose.

Choice of colours:

Changes in flooring:

→ Kitchen Platform granite to be granite.

1) Living - ~~stone~~ ~~grey~~ olympia beige →

2) Kitchen & 3 bedrooms floorings - 212 - virtified tile.

3) M.T - ultra sparkle

4) C.T - Malaysian Brown

5) Kitchen wall - Malaysian Brown - light

6) utility wall - Balnear white

flooring - maharaja off white

7) Balcony - ~~antenna~~ maharaja country villa.

Buyer's sign:


19/6/23

Engg. Sign:

Date:

Buyers sign: 19/6/23

Engg. Sign:

Date:

Choice of Bathroom tiles, CP fittings & Sanitary ware:
→ M/C top. should be 18" from tiles

Changes in electrical points: (mark on plan)
→ Shown in plan for bridge, Over.

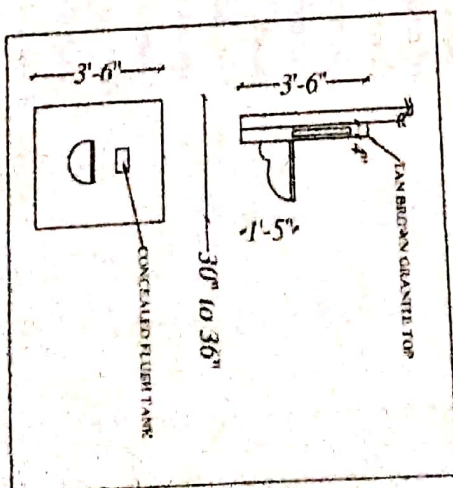
2-11-01
पुनः

→ Abak gade.

→ RCC slab form U shape & heavy in drawing.
24 Nov

This floor plan shows a 3-bedroom house with a living/dining area, kitchen, utility room, and a balcony. The layout includes:

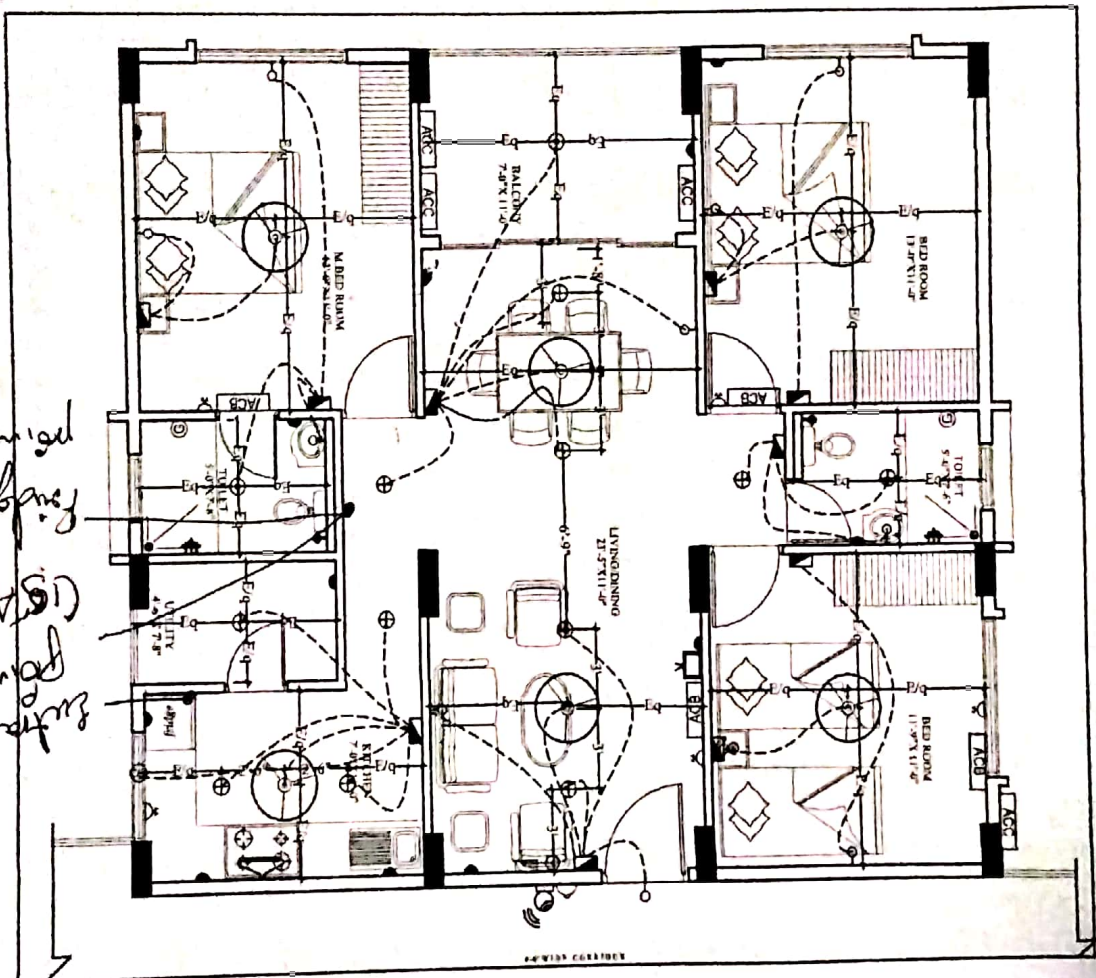
- Bed Room (Top Left):** 13'-0" X 11'-0".
- Bed Room (Top Right):** 11'-9" X 11'-0".
- Living/Dining:** 23'-5" X 11'-0".
- Kitchen:** 7'-0" X 11'-0".
- Utility:** 4'-6" X 7'-8".
- Balcony:** 7'-0" X 11'-0".
- Bathroom:** 5'-0" X 7'-6".
- Other Features:** A central hall, a toilet, a linen closet (L.C.), a broom closet (B.C.), a refrigerator (Fridge), a washing machine, and a hot water heater (HOT WASH).



+	HEALTH FAUCET
!	ANGLE VALVE
o	WASH TRAP
o	3" RAIN WATER PIPE
o	GLASSER POINT
≡	WALL MIXTURE
+	TAP / LONG BODY

Description	Direction	Owners & Developers :	Date :	Promoted by
PLUMBING PLAN-1360 SF (A1-TYPE)		Mudi Reality Mallapur LLP	Prepared By :	Modi Properties Pvt Ltd Phone: +91-40-66333551
		Project Name & Phase :	Approved By :	
		Gulmohar Residency	Scale :	
			N.T.S	

17/6/23



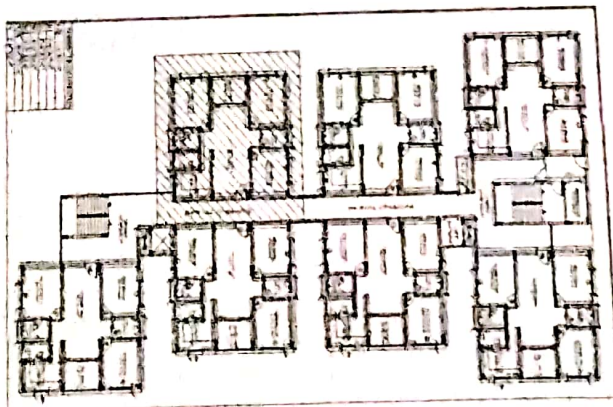
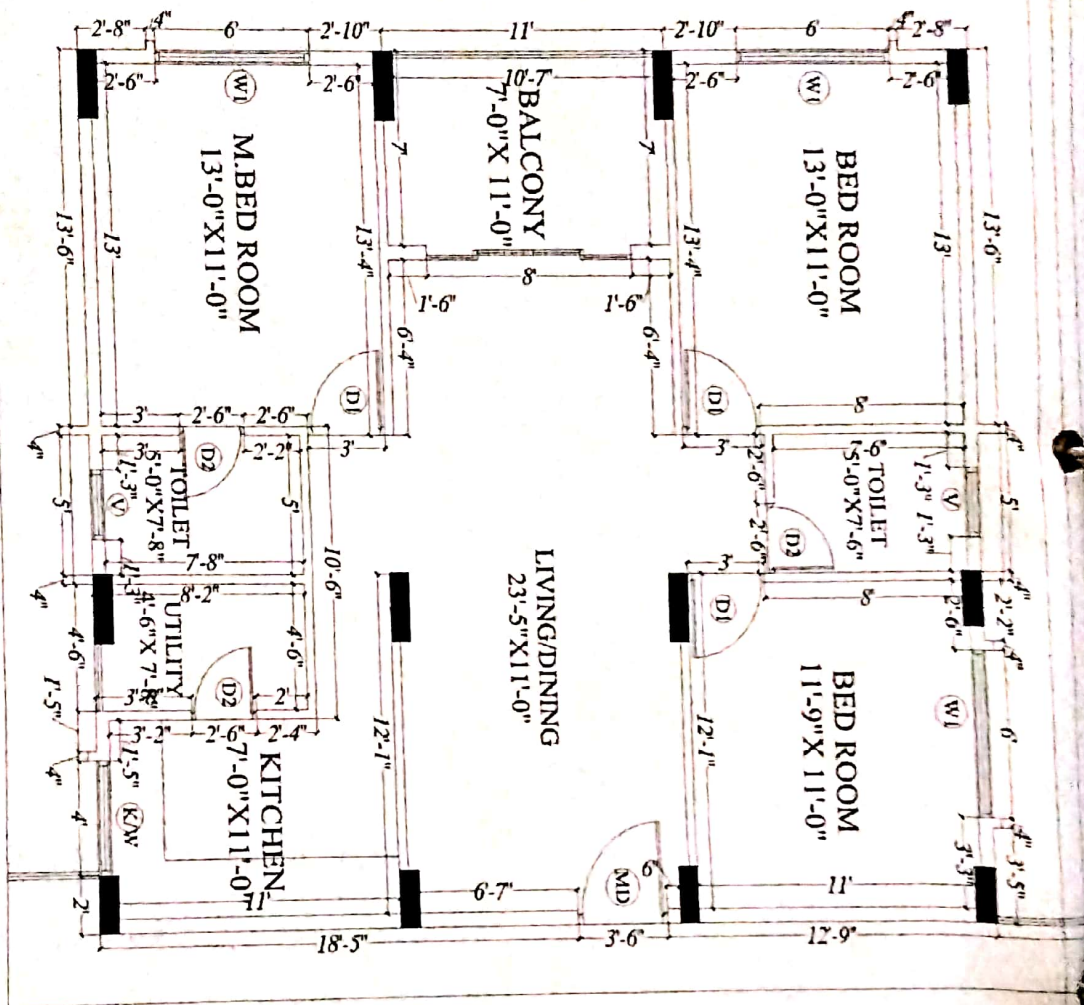
Bridge point
(15 Amp)
Extra point

LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS FROM FFL
1	Switchgear Panel A	SW	7'10" FF
2	Light switch	SW	6'00" AB
3	Wall switch/outlet	SW	7'7" TO 7'8"
4	Power point	SW	7"
5	Cable tray	SW	7'0" OR 7'1"
6	Conduit	SW	7'5"
7	Conduit	SW	7'5"
8	15 Amp 1.5kg point	SW	2 OR 3' OR 7'5"
9	Telephone point	SW	7"
10	Telephone point	SW	7"
11	Cable tray	SW	6"
12	Light switch	SW	6"
13	Light switch	SW	6"
14	Power switch	SW	7'0"
15	15 Amp 1.5kg point	SW	7'10" OR 7'11"
16	15 Amp 1.5kg point	SW	7'10" OR 7'11"
17	15 Amp 1.5kg point	SW	7'10" OR 7'11"

Note - Switch board must be kept in a safe place
② 3" from corner of room

DESCRIPTION	Direction	Owners & Developers:	Date:	Prepared By:	Promoted by:
ELECTRICAL PLAN - 1360 4B FLATS-A1 TYPE	N	Modi Realty Malindi LLP	21.09.2020	Jayaprakash	Modi Properties Pvt Ltd
		Project Name & Phase:	Approved By:	Sobhan Modi	
		Gulmohar Residency	Scale:	N.T.S	Phone:-91-40-66315551



Description		Direction		Owners & Developers :		Date :		Promoted by	
H-BLOCK-Flat no-5-B1-Type-Westfacing-Warding plan		N		Modi Realty Mallapur LLP		26.10.2022		Modi Properties Pvt Ltd	
				Project Name & Phase :		Prepared By :		Juyapradha	
				Gulmohar Residency		Approved By :		Soham Modi	
						Scale :		N.T.S	
								Phone: +91-40-66335551	

From: Gulmohar Residency <info@modiproperties.com>
Sent: 30 June 2025 19:19
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-
const@modiproperties.in; commandarragavendarrao@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 441543
Project Name : Gulmohar Residency
Block No / Phase : Block H
Flat No/Villa :505
Nature of complaint :Day to Day Maintenance
Customer Name : Ms Raghavendar rao
Email : commandarragavendarrao@gmail.com
Complaints :
1.
2. Calling bell switch board to be fix properly
3. Internal electrical issue

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 505	ATR Date	02-07-2025
Project	GMR	Complaint Date	30-06-2025
Customer Name	MS Ragavendar rao		
Prepared By	Anil		
Project Manager's Sign	Ahmed	Admin Officer's Sign	S.Shravya

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

Complaint S No.	Action Taken
1	
2	Work completed
3	Work completed
4	
5	
6	
7	
8	
9	
10	

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-505	ATR Date	02-07-2025		
Project	GMR	Complaint Date	30-06-2025		
Customer Name	MS Ragavendar rao				
Prepared by	Saikiran	Date	11-07-2025	Sign	Saikiran
Project Manager	Ahmed	Date	11-07-2025	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:		