

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Mr. A-Y. Vasudev		
Villa/ Flat No.	C-407		
Sl.No	Description	Amount	
1	Total extra Charges	NIL	
2	Total refundable amount	/	
3	Net amount to be charges (if any)	/	
4	Net amount to be refunded (if any)	/	
Remarks :			
Approved by Project Manager		Approved by Design Team	
Date		Date	
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					
Work Description:		Extra Specs					
Flat No.		C-407					
Prepared By		K. Narender Reddy					
Date:		05-02-2024					
S No.		Item Head	Item Description	Quantity	Units	Rate	Amount
1		Nil	Nil				

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ATR on Quality Control Check Report. (Apartments)

Flat No	C-407	QC report stage	Stage - 4	SL No.	42030
Company	M&M UP	Project	GMP	Phase	
Prepared by	Manoj	Sign	MD	Date	28/7/23
Project Manager	Manoj	Sign		Date	28/7/23
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 (X) 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:	All works completed

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

Flat No	C-407	Other	
Company	MRM-CLIP	Project	
Prepared by	P. Bhaskar	Sign	
Project Manager	Naradas Reddy	Sign	
Previous stage report no.		MD Sign	
Checked By MD on		Report filed and signed by PM	
		Date	05-07-23
		Date	05-07-23
		For filling	☐ Yes ☒ No
			☐ 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 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.

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.

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

Project in-charge Sign

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	☐ 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 X, Poor - needs correction XX, NA)

S No	Room	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Remarks
	Bedroom 1 M-Bd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Bedroom 2 K-Bd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Bedroom 3 Gr-Bd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Utility balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Toilet 1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Toilet 2 (- Toi)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

For couple of windows mosquito mesh was missing (1) In Drawing Room, roundheads too (4) For ceiling only Appara works were done. For ceiling grill was not provided (5) white command was not provided in the field.

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

Flat No	C - 407	Other	—	Sl. No.	41395
Company	MRM - CLP	Project	AMK	Phase	—
Prepared by	R.S. SAKIBAN	Sign	R.S. SAKIBAN	Date	25-02-2023
Project Manager	RAMPASAD	Sign	<i>[Signature]</i>	Date	25-02-2023
Previous stage report no.	40238	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	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		

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

Project In-charge	Sign	Date
<i>[Signature]</i>		

Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, 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	✓	X	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet 2 C-toi	✓	X	X	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	
8	Other														
9	Other														
Remarks		NOTE :- 1) provision for modular kitchen.													
		2) In M-toi & C-toi, first coat of lagoon work pending.													
		3) false ceiling work not done in C-toi & M-toi.													

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

S No	Room	Rate the quality of (Good ✓, Avg. X, Poor - needs correction X X, NA)												Flooring & painting
		1	2	3	4	5	6	7	8	9	10	11	12	
		Bedroom 1 M. Red	Bedroom 2 G. Red	Bedroom 3 C. Red	Drawing	Dining	Lobby 1	Utility / balcony 1	Utility / balcony 2	Utility / balcony 3	Kitchen	Other	Other	
		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Remarks														
NOTE :- 1) Grating workmanship to be improved.														
2) General painting & door frames painting to be improved.														

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

Flat No.	C - 407	Other	—	Sl. No.	40238
Company	MRM - LLP	Project	4mR	Phase	—
Prepared by	R.S. SAIKIRAN	Sign	R.S. Saikiran	Date	20-07-2022
Project Manager	RAM PRASAD	Sign	R. Prasad	Date	20-07-2022
Previous stage report no.		39801	Report filed and signed by PM?		☒ Yes ☐ No
Additions & alterations sheet date		05-04-2021	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 ✗ 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.

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

Remarks NOTE:- 1) level marking was not done. (2) In C.Toi, Shower Angle cock was placed at [6'3"] instead of [6'6"].

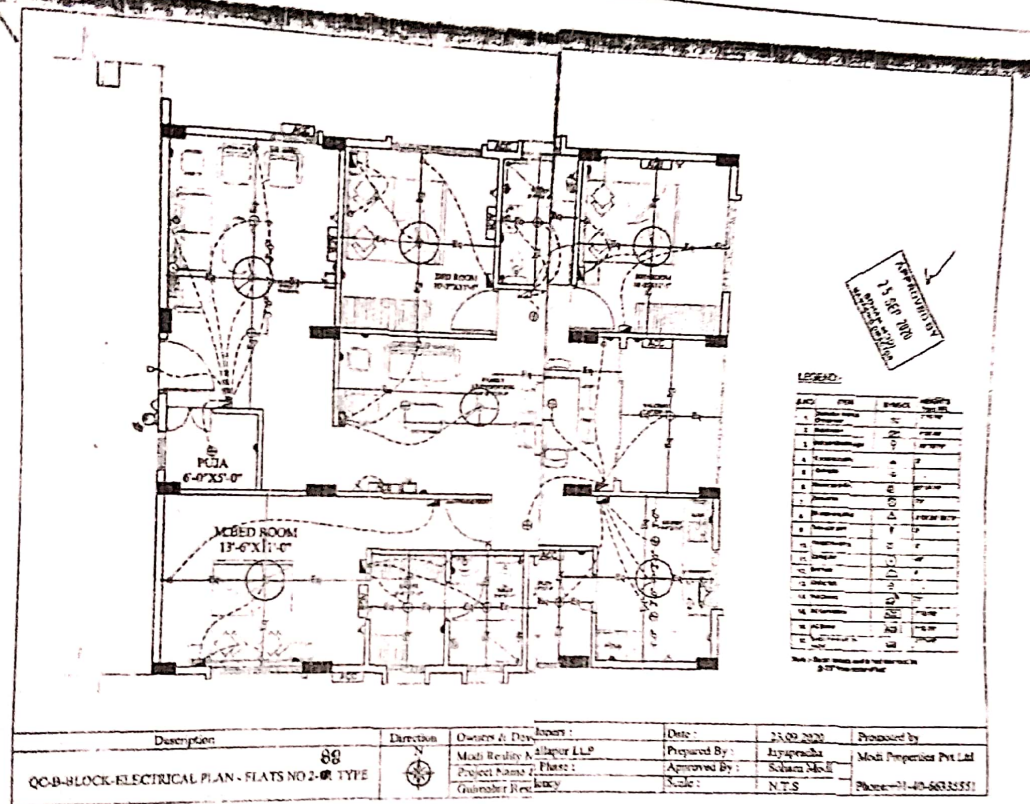
Remarks on additions & alteration sheet:

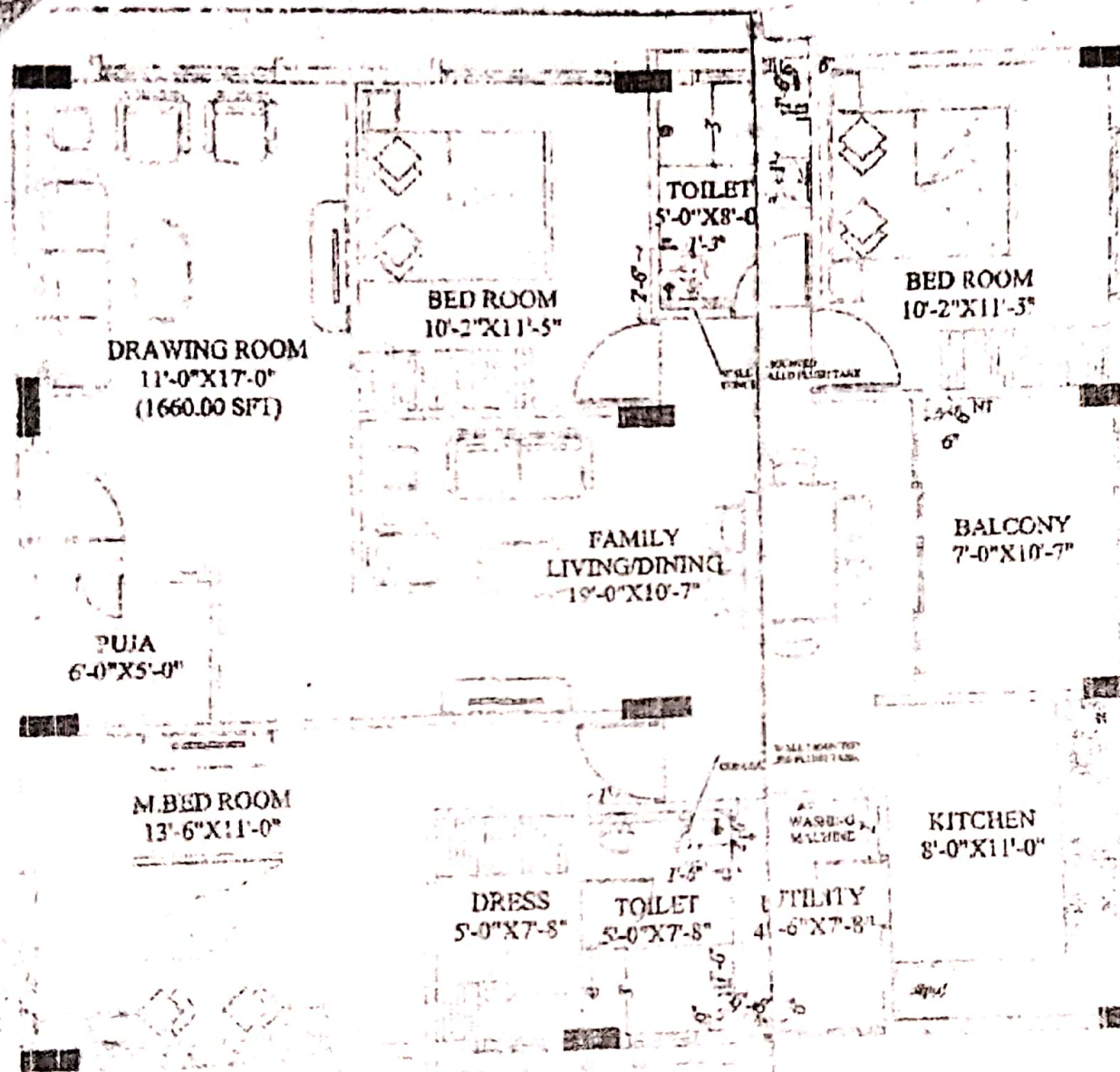
Signed by engineer,	☒ Yes ☐ No	Signed by customer,	☒ Yes ☐ No
Revised drawing required from HO	☐ Yes ☐ No —	Approved revised drawing attached	☐ Yes ☐ No —

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

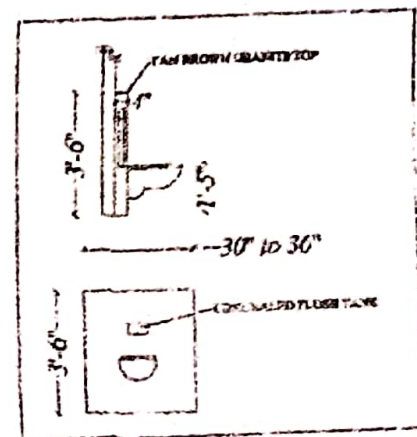
Miscellaneous check

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:	





APPROVED FOR CONSTRUCTION
- 8 SEP 2020
SOMAS MOGI
ARCHITECT



- LEGEND**
- 1 HEALTH FAUCET
 - 2 ANGLE VALVE
 - 3 SINK TRAP
 - C 1" RAIN WATER PIPE
 - ⊙ GROUND POINT
 - WALL MIXTURE
 - + TAP / LONG BODY

Description QC-BLOCK-B-FLAT NO 104-PLUMBING PLAN(B2-TYPE)	Direction N 	Owner & Developers :	Date :	04.09.20	Promoted by
		Modi Realty, Mallapur LLP	Prepared By :	Jayaprakha	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Soham Modi	
		Gurgaon, Residential	Scale :		



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

Flat No.	C-407	Other	-	SL No.	39801
Company	M/RM - LLP	Project	GMR	Phase	-
Prepared by	R. S. Sai Kiran	Sign	R. S. Sai Kiran	Date	27-04-2022
Project Manager	Ram Prasad	Sign	Ram Prasad	Date	27-04-2022
Previous stage report no.	39363	Report filed and signed by PM?	☒ Yes ☐ No	Checked By MD on	☐ 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. Sill top must be of uniform thickness, correct height, at one level & without broken edges.

Certified that all work in the QC Report have been completed.	
Date	10/05/22
Sign	[Signature]
Project In-charge	

ot.

(S)

[illegible]

Circular no. 894(B)

Date: 15-05-2020

Sub: - Revised guideline rates for addition and alternations

In order to clear the ambiguity for calculating additional charges or refunds towards additions and alternations these guideline rates are given.

S. No	Item	Rate	Units
1.	Painting – choice of 2 colours for walls, 1 colour for door and doorframes shall be given free of cost. For additional works or use of other paints the customer can pay the painter directly for the additional cost.	NA	NA
2.	Painting – refunds can be given as per guideline rates issued in the latest circular.	NA	NA
3.	Bathroom tiles – Refunds / Extra charge For flats / villas – with / without labour	Rs. 30 / 40	Per Sft calculated as per areas given in circular
4.	Kitchen, Utility, Dado – Refunds / Extra Charge Kitchen platform granite – with / without labour	Rs. 35 / 45 Rs. 95 / 110	Per sft Per sft Per sft
5.	Kitchen Platform Addition to kitchen platform including granite and dado with RCC. No refund shall be made for kitchen platform that is not installed. However granite will be provided for modular kitchens. Addition of kitchen platform after completion of plastering. Addition of kitchen platform after completion of flooring tiles.	Rs. 1000/- Rs. 1,000/- Rs. 1,000/-	Per rft per sft. per sft.
6.	Rounding / polishing of granite platform shall be as per actuals	NA	NA
7.	Flooring – Refunds / Extra charge Vitrified tiles with / without labour	Rs. 40 / 50	Per sft calculated as per areas given in circular
8.	Electrical Points - Refunds No refund shall be made for point or switch boards not installed. No refund shall be made for wires. Refund shall be given for substitution of switches and switch boards as per actuals.	NA	NA
9.	Electrical Points – Extra charges Charges for providing extra switch board, wall or ceiling point, sockets 5A, and switches 5A – for each item.	Rs. 400/-	Per item
10.	15 A point with wiring, switchboard & socket Hardware	Rs. 3,000/-	Per point Per lock

	Refund / Extra charge for tubular locks / main door lock.	Rs. 350 / 1300	N/A
	No refund or extra charge for hinges, screws, door stoppers etc.	NA	N/A
	For other hardware like French window handles, stoppers, etc. extra charge / refund as per actuals.	NA	N/A
11.	CP Fitting, sink, bath tub and sanitary ware. Refund / extra charge shall be as per actuals.	NA	N/A
12.	Lofts - No refunds. Extra charge for additional lofts provided	Rs. 150/-	Per sft
13.	Doors - Extra charge / refund for panel doors	Rs. 110	Per sft
14.	Civil work - refunds nil. Extra charge should be as per estimated cost which is approved by MD. Dismantling of existing walls upto 50 sft including removal of debris. Dismantling above 50 sft including shifting of debris. Addition of RCC column for vastu in flat & villas - with/without footing	NA	N/A
15.	Exhaust fan hole in wall / beam for kitchen or bathroom - 4" / 6"	Rs. 5,000/- Rs. 50/- Rs. 10,000/-/Rs. 7,500/- Rs. 600 / 800	per sft. Nos.
16.	Provision of AC frame in wall without power point	Rs. 1,000/-	Nos
17.	Additional coats of polishing or tin oxide polishing - extra charges as per actuals	NA	NA
18.	Additional door frames - extra charge as per actuals	NA	NA
19.	G.I and PVC lines - no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine / basin	NA NA Rs. 2,500/-	NA NA Nos
20.	2 way switch with switch and wires	Rs. 2,000/-	Per pair
21.	Sink shifting with pipe length of more than 5' (open or concealed per sink)	Rs. 1,000/-	
22.	False ceiling - Customers may install false ceiling at their cost free of cost before completing flooring. Installation of false ceiling by customers after completing flooring - cleaning charges per flat/villa		
23.	Cleaning charges after wood work where stage II or stage III is completed - may be levied at discretion of project manager.	Rs. 5,000/- Upto Rs. 5/-	per sft

Notes:

1. Estimates for additions and alteration to be sent to E&D team for approval.
2. Customers may get work done through our contractors as per guidelines given in circular no. 866.

3. These rates shall be applicable to all new projects like GMR, MPL, MGA, SOVIL, GHT, BRGV, etc., and all sales made after 01-04-2020. A&A charges shall be as per older circular for earlier bookings.
4. Consult purchase for refunds based on actuals.
5. For item not mentioned above estimate to be prepared and approved by MD for refund or extra charge.

Soham Modi



Quality Control Check Report.

Stage: After Brickwork (Apartments)

Flat No.	C-407	Others		SL No.	39363
Company	MAMA (CLP)	Project	GMR	Phase	-
Prepared by	T. Vinod Kumar	Sign	T. Vinod Kumar	Date	18-02-22
Project Manager	B. Ram Prasad	Sign	B. Ram Prasad	Date	18-02-22
Apartment No.		Other		Report filed and signed by PM?	Yes
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 further work only after making corrections pointed out in the QC report. ATR on QC report to QC team.				
☐	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 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. 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 / pellaambar - at cost of painter.

Project In-charge	Sign	Date
		8/3/22

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



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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
9	Lobby 1- Robja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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. Lentil level should be 7'3" from SFL & 7' from FFL. (Tolerance 1")
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.
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 lintel level (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Windows lintel & 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 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby + Pooja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks: Note:- For loft hacking to be done.													

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	408 407	Block no.	18
Flat Area	1560 sq ft	Type	Deluxe / luxury
Buyer Name	A.V. Vasudev		
Phone No.	9948345732	Email	Vasudevad@jain@gmail.com

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	<i>A Vasudev</i>	Engg. Sign	<i>Chintu</i>
Date:	05/04/14	Date	05/04/21

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 cannot 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.

A Vasudev
Buyers sign:

Chintu
Engg. Sign:

05/04/21
Date:

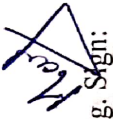
Choice of colours:

Changes in flooring:

- ① 3 bed rooms & living/din/~~bed~~ → Vetrified
- ② M.T → Malaysian wood brown.
- ③ C.T → Ultra sparkle
- ④ Utility → Black henry [flooring]
Blanco white [ceiling]
- ⑤ balcony → Country Rose.
- ⑥ Kitchen → Country Almond.

Avanish
19/11/24


Buyers sign:


Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

~~Buyers sign:~~

Engg. Sign:

Date:

Changes in kitchen platform: (mark on plan)

① Modular kitchen by customer

Other Changes:

1) 6'3" wall has to be removed.

② (Pillar wall has to be removed as mentioned in drawing) Remain as same as original Plan don't remove wall.

③ Piller door frame of wall not required.

④ shift wash room door to left side wall from children's R.R. as shown in plan

⑤ Extra wash basin as Common Bathroom

Passage Area X

⑥ Kitchen wash area should be flat.

⑦ m.b window has to closed beside wash room.

⑧ Between a children's bed room wash basin has to fix. Plg

30/11/22.

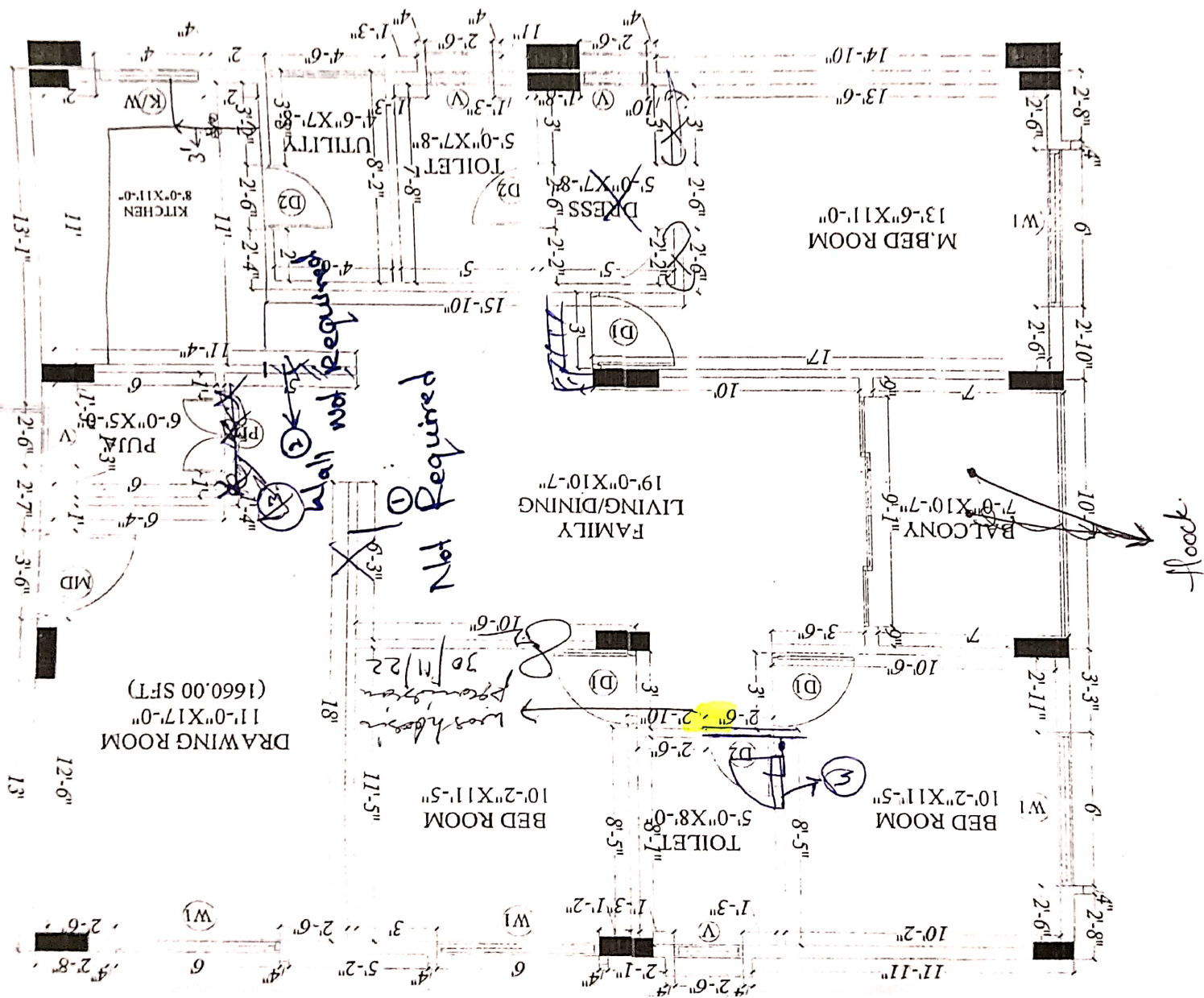
Buyers sign:

Engg. Sign:

05/01/21

Date:

Description		Direction		Owners & Developers :		Project Name & Phase :		Approved By :		Soham Modi		Modi Properties Pvt Ltd	
WORKING PLAN-1660 SR-B1 TYPE		N		Modi Realty Mallapur LLP		Modi Realty Mallapur LLP		Prepared By :		Jayaprada		Promoted by	
								Date :		25.09.2020			

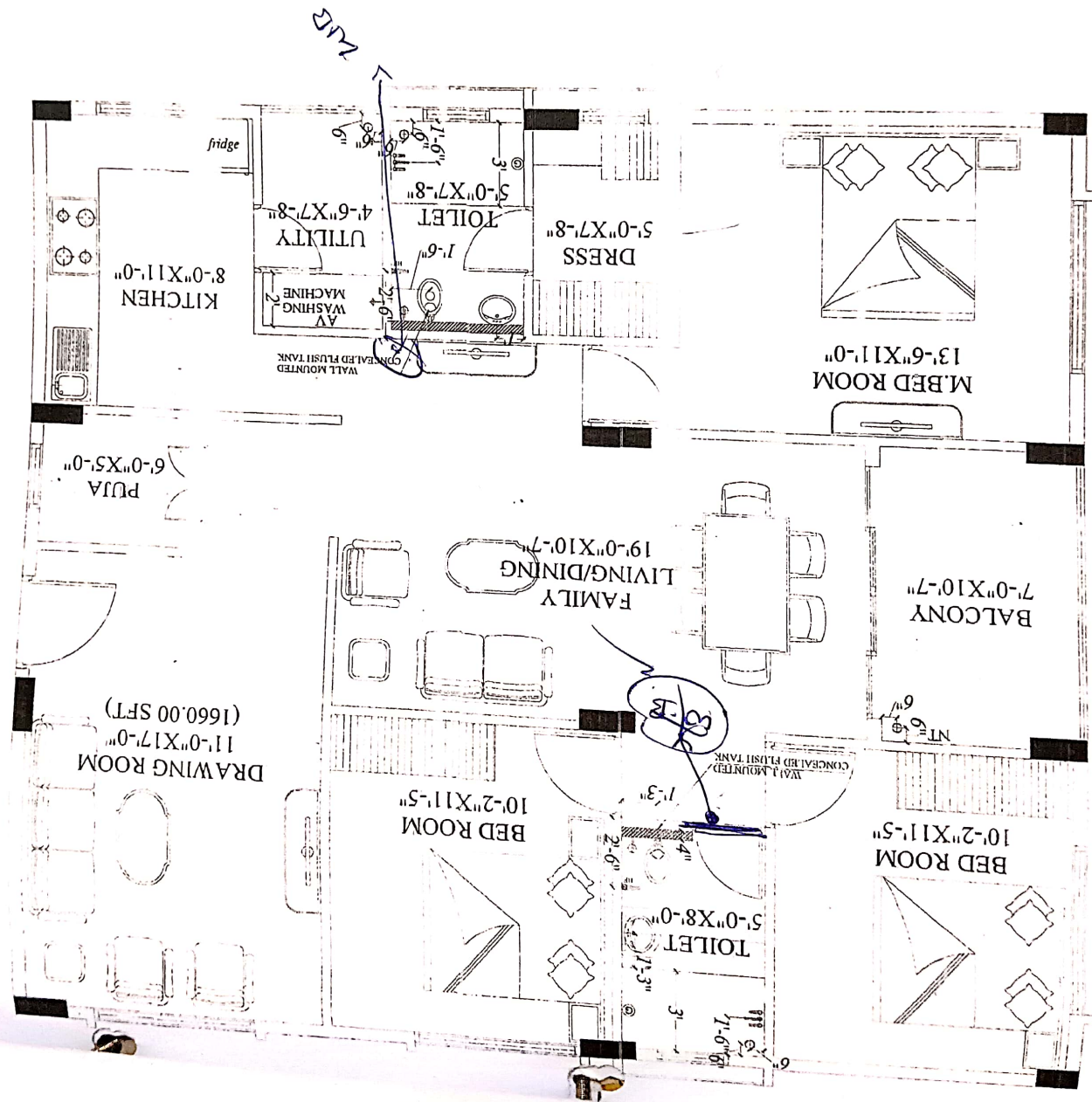


Living

2

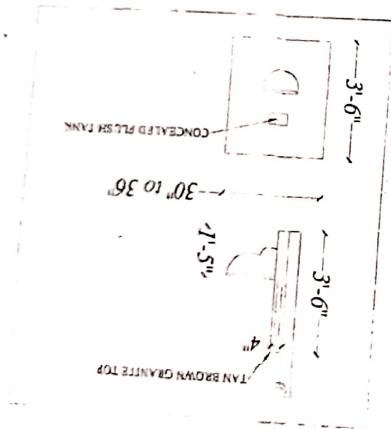
PLUMBING PLAN-1660 SR (B1-TYPE)

Description	Direction	Owners & Developers:	Modi Realty Mallapur LLP	Project Name & Phase:	Gulmohar Residency
		Prepared By:	Jayapradha	Approved By:	Soham Modi
		Date:	04.09.20	Scale:	N.T.S
		Promoted by:	Modi Properties Pvt Ltd		Phone: +91-40-66335551



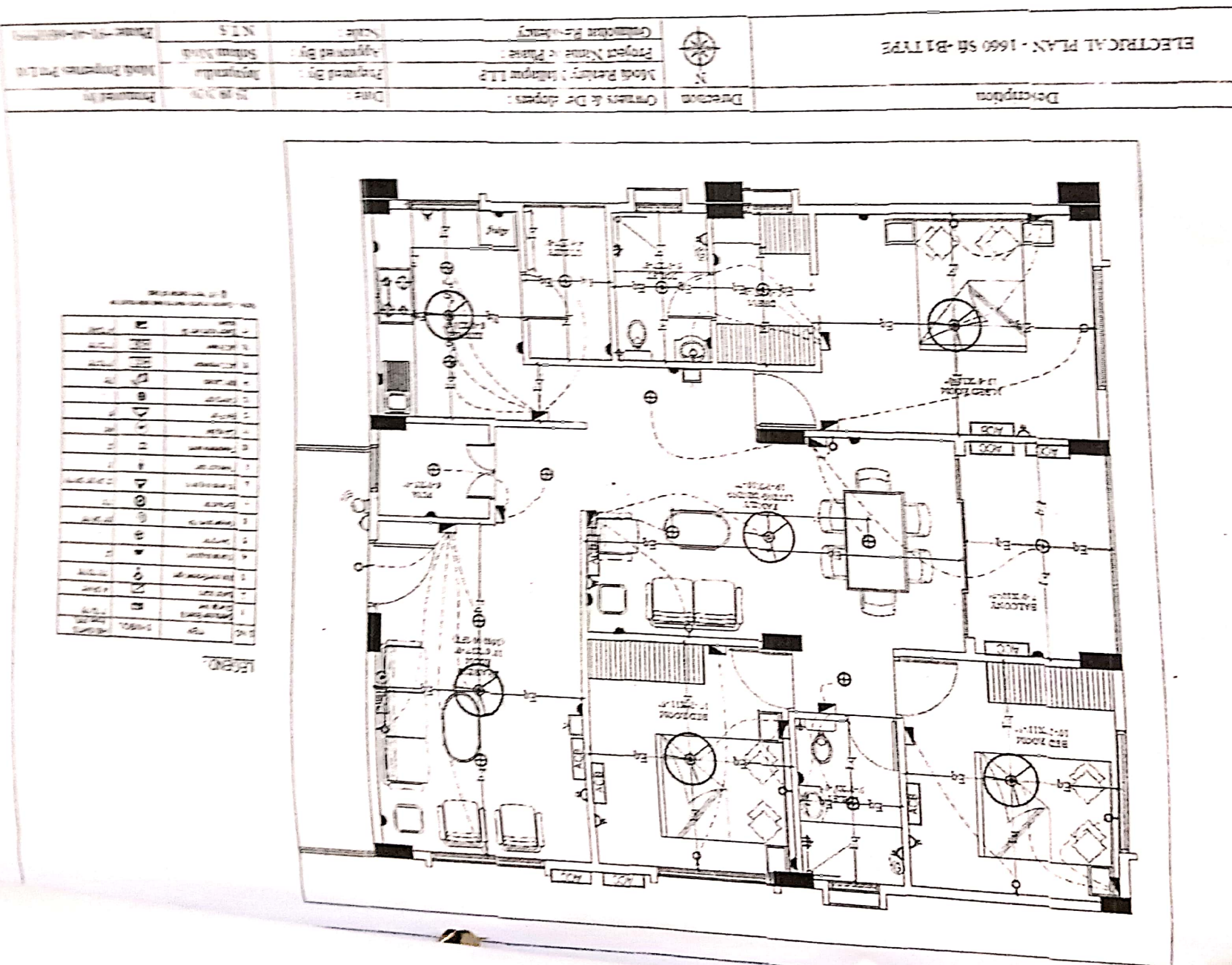
LEGEND

1	HEALTH FALCET
2	ANGLE VALVE
3	NANI TRAP
4	3" RAIN WATER PIPE
5	CEASER POINT
6	WALL MIXTURE
7	TAP / LONG BODY



Dring

2



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; vasudevadiraju@gmail.com

Date: Tuesday, August 27, 2024 at 04:37 PM GMT+5:30

Complaint Id : 442821

Project Name : Gulmohar Residency

Block No / Phase : Block C

Flat No/Villa :407

Nature of complaint :Construction

Customer Name : Adiraju Vasudev

Email : vasudevadiraju@gmail.com

Complaints :

1. For master bedroom water is leaking from walls
2. For children room also , water leaking from walls...all walls getting wet

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.	C-407	ATR Date	13-09-2024
Project	GMR	Complaint Date	27-08-2024
Customer Name	Adiraju Vasudev		
Prepared By	Sk.Goushee Begum		
Project Manager's Sign	N.Srinivas	Admin Officer's Sign	SK.Goushee

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.	C-407	ATR Date	13-09-2024
Project	GMR	Complaint Date	27-08-2024
Customer Name	Adiraju Vasudev		
Prepared by	Abhishek Gautam	Date	21-09-2024
		Sign	abhishek
Project Manager	N.Srinivas	Date	21-09-2024
		Sign	srinivas
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:		