

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLLP	Site	Gulmohar Residency
Name of the customer		Mr. Satish		
Villa/ Flat No.		C-406		
Sl.No	Description	Amount		
1	Total extra Charges	44,670.00		
2	Total refundable amount	—		
3	Net amount to be charges (if any)	44,670.00		
4	Net amount to be refunded (if any)	—		
Remarks :				
Approved by Project Manager		Approved by Design Team		Approved by MD
Date : 17/10/2023		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.

ESTIMATE SHEET						
Company Name:	MRMLLP					
Project:	Gulmohar Residency					
Work Description:	Extra Specs					
Flat No.	C-406					
Prepared By	K. Narendar Reddy					
Date:	17-10-2023					
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount
1	Ispirara tiles 4' x 2' Flooring (Living & Dining)	Dyna tiles 4' x 2' Flooring (Living & Dining), MBR, Children Bed Room,	1113	Sft	35	38955.00
3	Guest bedroom	Urban Wood Natural	127	Sft	45	5715.00
		Total Amount				44670
		In words Fourty Four Thousand Six HUndred and Seventy Rupees only				

[Handwritten Signature]

MEASUREMENT SHEET

Company Name:	MRMLLP								
Project:	Gulmohar Residency					Approved by: Ramprasad			
Work Description:	Extra Specs					Sign:			
Flat No.	C-406								
Prepared By	K. Narendra Reddy								
Date:	17-10-2023								
S No.	Item Head	Item Description	A Length	B Width	C Height	D Nos	E=AXBXCXD Quantity	F Units	
1	Ispirara tiles 4' x 2'	Flooring (Living & Dining), MBR, Children Bed Room,	1026	1	1	1	1026		
2	Skirting	Skirting - 21 % of SBUA 1660 sft	349	1	0	1	87		1113
3	Guest bedroom	Urban Wood Natural	10	11	1	1	116		
4	Skirting	Skirting	11	1	1	1	11		127

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Quality Control Check Report.

Stage: After Finishing Stage III (Apartments)

Flat No	C-406	Other	-	Sl. No.	42029
Company	MRM-CLLP	Project	GMR	Phase	-
Prepared by	P. Bharath	Sign	<i>[Signature]</i>	Date	05-07-23
Project Manager	Narendar Reddy	Sign	<i>[Signature]</i>	Date	05-07-23
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 :

- 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	

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>		

Quality Control Check Report.

Stage: After Finishing Stage III (Apartments)

Stage: After Finishing Stage III (Apartments)														
S No	Room	Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, NA)												
		Door, door knob & door stopper fitting	Door, door knob & door stopper cleaning	Window grills & quality	Window grills fitting & finishing	Windows quality	Window fitting & finishing	Balcony railing quality & finishing	French door quality & fitting	CP jali quality and fitting	Edge building	Switch boards fitting & covering with plastic covers	Junction box covers painting	
1	Bedroom 1 M-Bed	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	
2	Bedroom 2 K-Bed	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	
3	Bedroom 3 G-Bed	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
9	Utility balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10	Kitchen	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	
11	Toilet 1 M-Toi	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	
12	Toilet 2 K-Toi	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✓	✓	
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
14	Other													
15	Other													

Remarks

1) Near couple of patch work's painting not done 2) M-Toi painting work should be improved 3) Utility and K-Bed grill to be provided. 4) false ceiling work will be done by customer itself. 5) couple of switch boards not provided in flat.



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

Flat No	C-406	Other	-	Sl No	41155
Company	MEM-ILP	Project	GMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	11-01-2023
Project Manager	RAMPRASAD	Sign	RAMPRASAD	Date	11-01-2023
Previous stage report no.	40241	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

Page 2 of 3

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.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Bedroom 2 G.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Bedroom 3 C.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Lobby 1 P.U.A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
	Other															
	Other															
	Other															

Remarks NOTE:-1) For Doors & ceilings, painting work to be improved.

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

Flat No.	C-406	Other		SL No.	40241
Company	MRM-CLP	Project	GMR	Phase	-
Prepared by	P. Bhagath	Sign		Date	22-07-22
Project Manager	Rammasud	Sign		Date	22-07-22
Previous stage report no.	39800	Report filed and signed by PM?	☒ Yes ☐ No	All pages signed by engineer & customer?	☐ Yes ☒ No
Additions & alterations sheet date	15/09/21	MD Sign		For filling	☐ Yes ☐ No
Checked By MD on					
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:

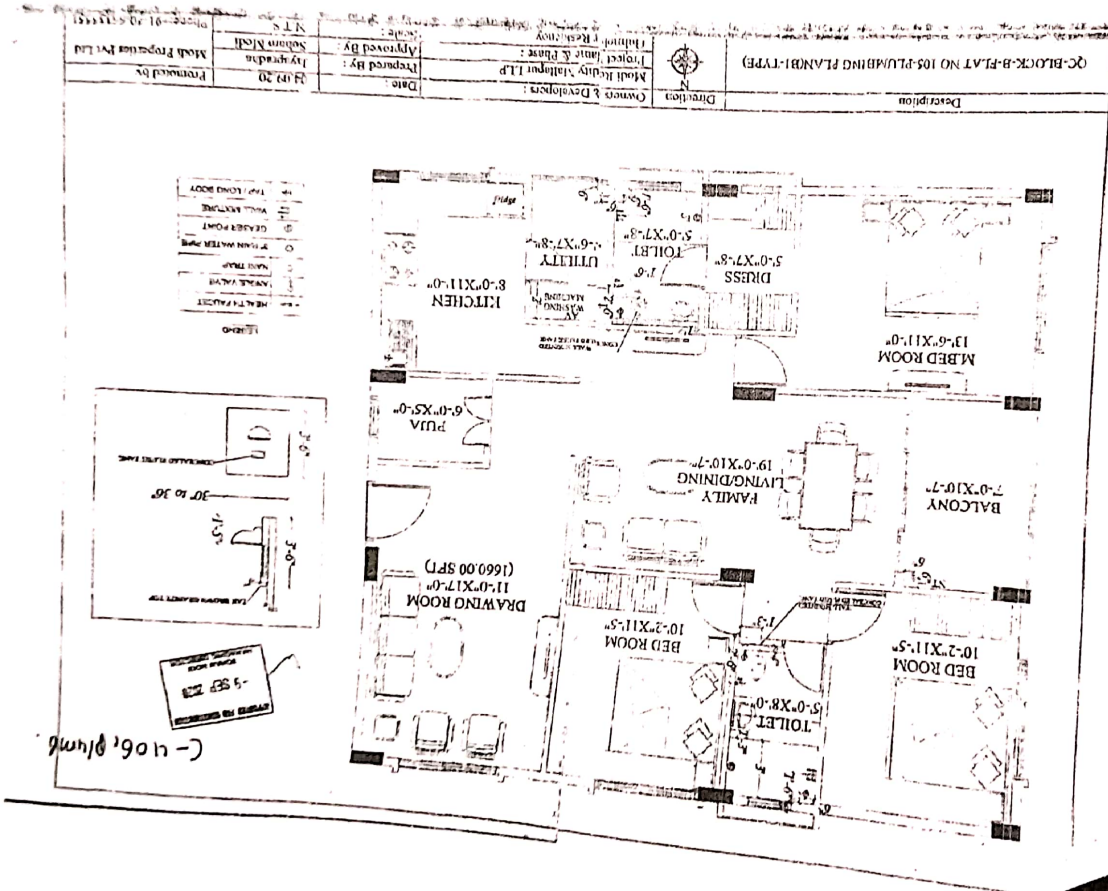
1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark X for minor mistake that requires minor correction.
3. Mark X X for major mistake that requires correction by replacement or re-fixing.
4. Mark X X X for major mistake that cannot be corrected.
5. Location of CPVC & PVC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

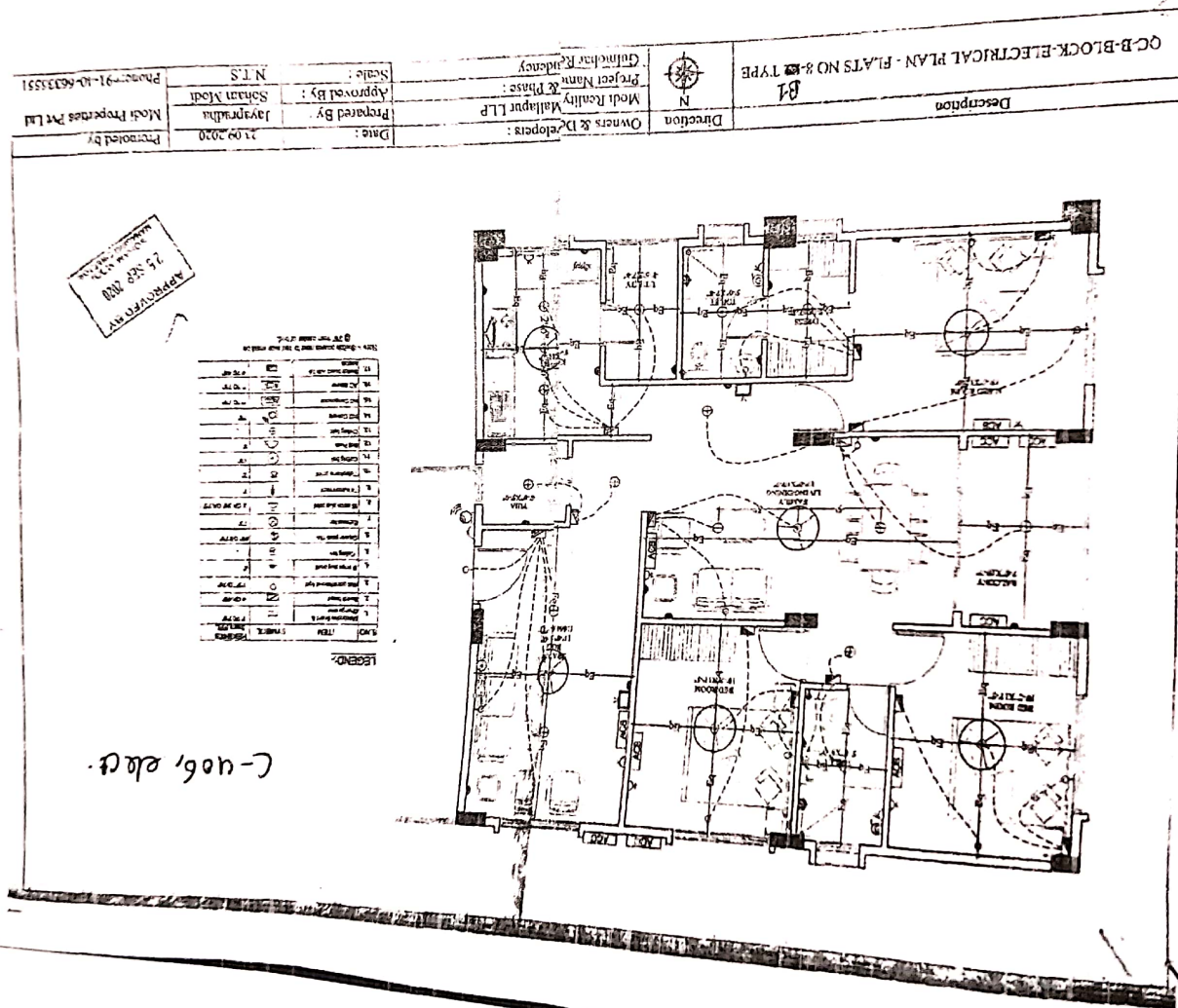
Quality Control Check Report. Stage: After Plumbing & Electrical (Apartments)

Stage: After Plumbing & Electrical (Apartments)									
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 (✓ or X)	Remarks
1	Bedroom-1 M-Bed	-	-	✓	-	-	-	-	1) Extra fasteners to be provided in balcony. 2) one switch board missing in M-Toi.
2	Toilet+ M-Toi	-	✓	✓	✓	-	-	-	
3	Bedroom-2 R-Bed	-	-	✓	✓	-	-	-	
4	Toilet-2 C-Toi	-	✓	✓	-	-	-	-	
5	Bedroom-3 Gr-Bed	-	✓	✓	✓	-	-	-	
6	Toilet-3	-	-	✓	-	-	-	-	
7	Drawing	-	-	-	-	-	-	-	
8	Dining	-	-	✓	-	-	✓	-	
9	Lobby	-	-	✓	-	-	-	-	
10	Utility / balcony 1	✓	✓	✓	✓	-	-	-	
11	Utility / balcony 2	✓	✓	✓	✓	-	-	-	
12	Utility / balcony 3	-	✓	✓	-	✓	-	-	
13	Kitchen	-	✓	-	-	-	-	-	
14	Other			✓	-	-	-	-	
15	Other								
Remarks									
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:	





Quality Control Check Repot.

Stage: After Plastering (Apartments)

Flat No.	C-406	Other	-	Sl. No.	139800
Company	MRM-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.	39362.	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

30/04/22

Quality Control Check Report.

Stage: After Plastering (Apartments)

S No	Room	Skirting Provision (✓ or ✗)	Furnishing around door frame (✓ or ✗)	Beams & columns finishing (✓ or ✗)	Finishing of lofts (✓ or ✗)	Electricity junctions finishing (✓ or ✗)	Windows check (✓ or ✗)	Tiles provision (✓ or ✗)	Sink provision & size (✓ or ✗)	Grooves for door frames (✓ or ✗)	Balcony & terrace sill top finishing (✓ or ✗)	Screeding in bathroom & utility (✓ or ✗)	Screeding in 6" above FFL? (✓ or ✗)
1	Bedroom 1 M.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 G.Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 K.Bed	✓	✓	✗	✓	✓	✗	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1 Pooja	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗
15	Portico	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other												
Remarks NOTE:- 1) As per customer's request, Pooja room door frame removed.													

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. 15 A point with wiring, switchboard & socket	Rs. 400/- Rs. 3,000/-	Per item Per point
10.	Hardware		Per lock

	Refund / Extra charge for tubular locks / main door lock. No refund or extra charge for hinges, screws, door stoppers etc. For other hardware like French window handles, stoppers, etc. extra charge / refund as per actuals.	Rs. 350 / 1300	NA
11.	CP Fitting, sink, bath tub and sanitary ware. Refund / extra charge shall be as per actuals.	NA	NA
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 Rs. 5,000/- Rs. 50/- Rs. 10,000/-/Rs. 7,500/- Rs. 600 / 800	NA per sft. Nos.
15.	Exhaust fan hole in wall / beam for kitchen or bathroom – 4” / 6”	Rs. 1,000/-	Nos
16.	Provision of AC frame in wall without power point	NA	NA
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.	GI and PVC lines – no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine / basin	Rs. 2,500/-	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	Rs. 5,000/-	
23.	Cleaning charges after wood work where stage II or stage III is completed - may be levied at discretion of project manager.	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, SOVIII, 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.

Sobham Modi



Quality Control Check Report.

Stage: After Brickwork (Apartments)

Flat No.	C-406	Others		SL No.	39362
Company	MRMA (119)	Project	GMR	Phase	
Prepared by	T. Vinod Kumar	Sign	T. Vinod Kumar	Date	18-02-22
Project Manager	Ram Prasad	Sign		Date	18-02-22
Apartment No.	39074	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. ☒ 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 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/pellambar – at cost of painter.

Project In-charge	Sign	Date
		18/3/22

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

Summary Control Check Report. Stage: After Brickwork (Apartments)

S No	Room	Wall thickness (✓ or ✗)	Beds in walls (✓ or ✗)	Chicken mesh (✓ or ✗)	External brickwork & beam joint (✓ or ✗)	Room Dimensions (✓ or ✗)	Room Dimensions (✓ or ✗)	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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Good	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
9	Lobby 1- Poola	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
14	Other													
15	Other													
Remarks														

Quality Control Check Repot.		Stage: After Brickwork (Apartments)
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 G. 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. For pooja room door was not fixed as per customer request.													

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	406 406 .	Block no.	C .
Flat Area	1660 sqft	Type	Deluxe / Luxury
Buyer Name	Sathish . S.		
Phone No.	.	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	
Date:		Date	15/09/21

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.

Buyers sign:



Engg. Sign:



Date:

15/09/21

B-BLOCK-ELECTRICAL PLAN - PLATS NO 7-B2 TYPE



Direction

Owners & Developers :

Modi Realty Mallapur LLP

Project Name & Phase :

Gulmohar Residency

Scale :

N.T.S

Approved By :

Soham Modi

Prepared By :

Jayaprudha

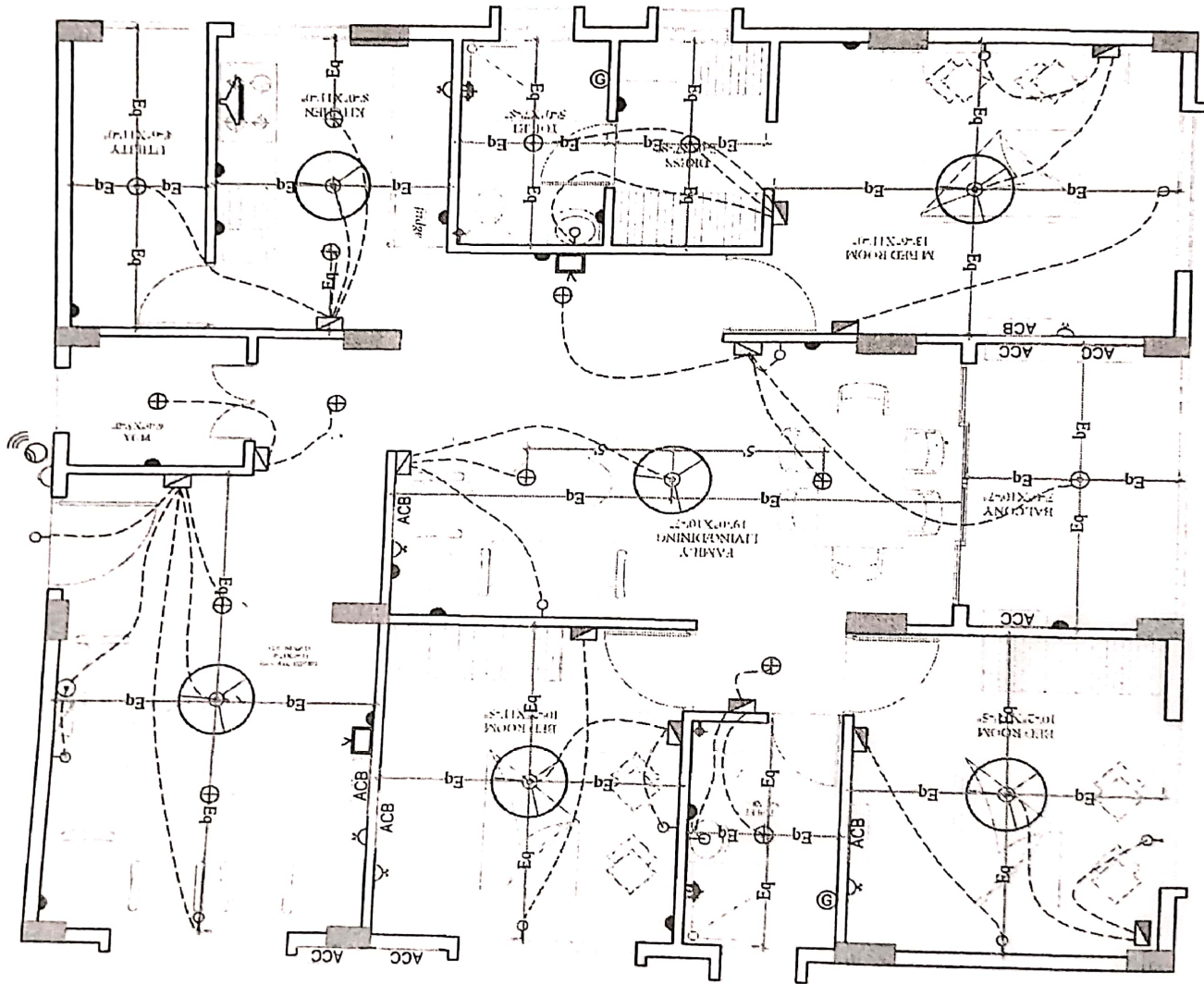
Date :

23.09.2020

Promoted by

Modi Properties Pvt Ltd

Phone: +91-40-66335551



LEGEND:-

S.NO	ITEM	SYMBOL
1.	Change over	⊕
2.	Switch board	⊕
3.	Wall switch/light switch	⊕
4.	4 wire plug point	⊕
5.	Ceiling fan	⊕
6.	Ceiling point-5A	⊕
7.	Exhaust fan	⊕
8.	15 amp plug point	⊕
9.	Telephone point	⊕
10.	Telephone point	⊕
11.	Ceiling light	⊕
12.	Door push	⊕
13.	Ceiling light	⊕
14.	Wall switch	⊕
15.	AC Compressor	⊕
16.	AC Exhaust	⊕
17.	Switch board with 5A	⊕

Note - Switch board must be fixed with main switch

⊕ 37" from corner of wall

Changes in kitchen platform: (mark on plan)

kitchen granite will be provided by customer.

Other Changes:

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:



Choice of colours:

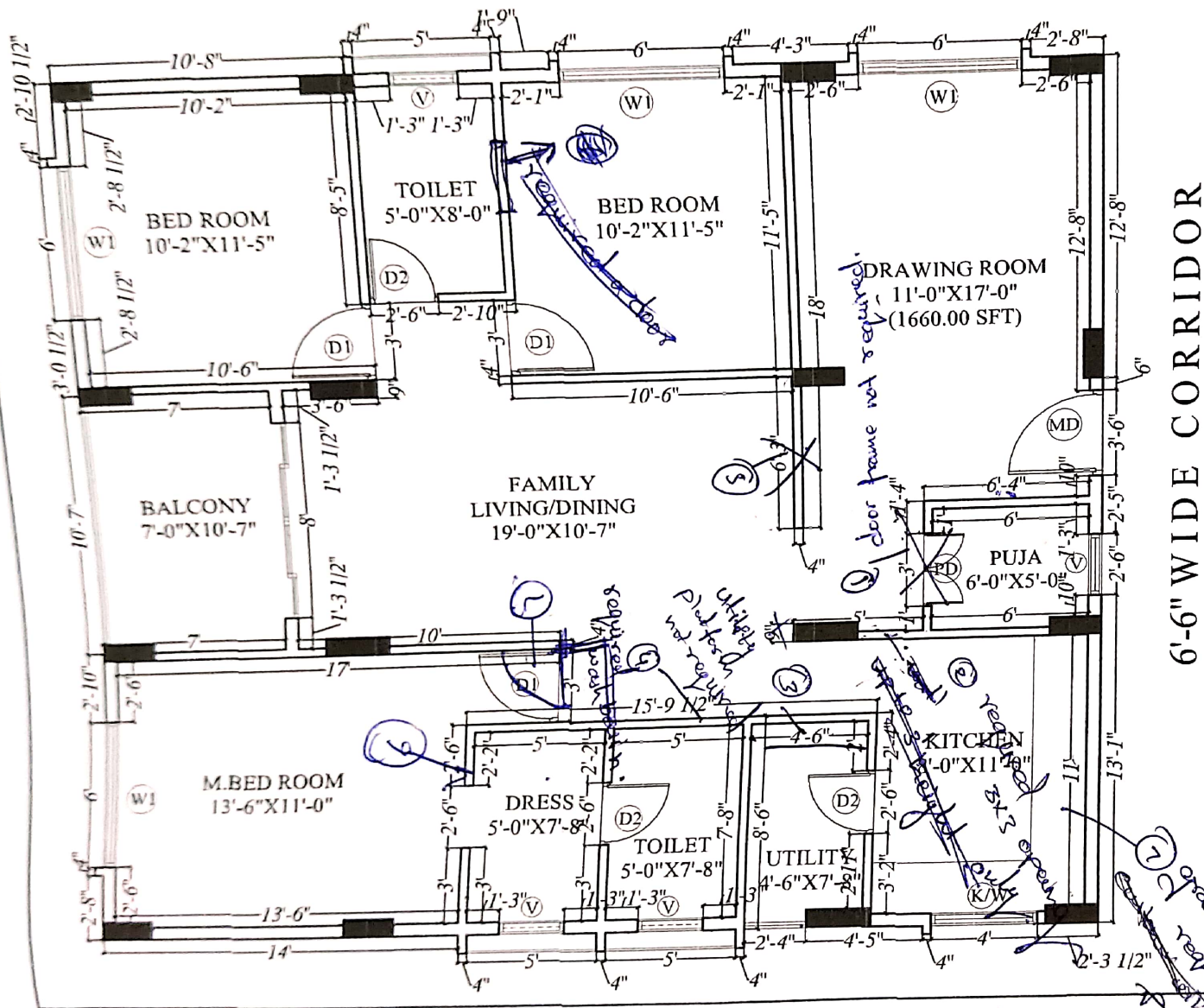
Changes in flooring:

- ① Isipara Barasara in. Child & nabin - B. Room
- ② Urban wood natural in Guest B. Room
- ③ living & dining - tepece ceramara.
- ④ Toilet - Common Toilet = Luna.
— Master Toilet = Luna.
- ⑤ Balcony - Country Road.
- ⑥ utility - requesting for Luna. (no need of toilets)
- ⑦

Buyers sign:

Engg. Sign:

Date:



6'-6" WIDE CORRIDOR

Description

Direction

Owners & Developers :

Date :

Promoted by

Modi Reality Mallapur LLP
Project Name & Phase :
Cindhar Residential

Prepared By :
Approved By :
N.T.S

26.02.2021
Jaya Pradha
Soham Modi
N.T.S

Modi Properties Pvt Ltd
Phone: +91-40-66335551



From: Gulmohar Residency <info@modiproperties.com>
Sent: 10 September 2024 21:59
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com; gmr-
const@modiproperties.in; sravanamsatish@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 513817
Project Name : Gulmohar Residency
Block No / Phase : Block C
Flat No/Villa :406
Nature of complaint :Day to Day Maintenance
Customer Name : Satish
Email : sravanamsatish@gmail.com
Complaints :
1. Door locks not working properly
2. Seepage in children bedroom and guest bedroom
3. Bathroom plumbing issues reminder

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-406	ATR Date	14-09-2024
Project	GMR	Complaint Date	10-09-2024
Customer Name	Satish		
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-406	ATR Date	24-09-2024		
Project	GMR	Complaint Date	10-09-2024		
Customer Name	Satish				
Prepared by	Saikiran	Date	27-09-2024	Sign	Saikiran
Project Manager	Srinivas	Date	27-09-2024	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.	Avg	☐ 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:		