

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Sunkara Raveendranath Choudhary.		
Villa/ Flat No.	H-306.		

Sl.No	Description	Amount
1	Total extra Charges	36770.
2	Total refundable amount	—
3	Net amount to be charges (if any)	36770
4	Net amount to be refunded (if any)	—

Remarks : Extra Charges.

Thirty Six thousand Seven hundred and Seventy
Rupees only.

Approved by Project Manager	Approved by Design Team	Approved by MD
Date	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			Approved by: Srinivas N			
Project:			Gulmohar Residency			Sign:			
Work Description:			Extra Specs						
Flat No.			H 306						
Prepared By			Srinivas N						
Date:			27-05-2024						
S No.	Item Head	Item Description	Quantity	Units	Rate	Amount			
1	Extra Charges	Master Bed Room	143	Sft	35	5005			
2		G B R	143	Sft	35	5005			
3		C B R	129	Sft	35	4515			
4		Living & Dining	259	Sft	35	9048			
5		Passage	30	Sft	35	1050			
6		Passage	15	Sft	35	525			
7		Skirting - of SBUA	102	Sft	35	3553			
8			0.10			2870			
9	10% Wastage	Chipping and Removing of kitchen platform	32	Sft	100	3200			
11		Extra Wash Basin	1	NOS	2000	2000			
12									
Total						36770			

ESTIMATE SHEET

[illegible]

ATR on Quality Control Check Report. (Apartments)

Flat No	H-306	QC report stage	Stage-IB	Sl. No.	42680
Company	MEMUP	Project	GMP	Phase	
Prepared by	Meena Kshi	Sign		Date	09/01/24
Project Manager	K. Narender	Sign		Date	09/01/24
Receipt by QC date		Sign		Other	
Receipt at HO date		Sign		Other	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No

Recommendation that was made by QC:
☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team.

Notes:

1. Attach a copy of the QC report to this sheet.
2. Circle each correction with a red pen – tick (✓) each circle for work completed and cross (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:

works completed as per QC check.

Quality Control Check Report. Stage: After Finishing Stage III (Apartments)				
Flat No	H-306	Other	Sl. No.	42680
Company	mkmlup	Project	Phase	
Prepared by	Sarkinen	Sign	Date	15/12/2023
Project Manager	Number/Signatures	Sign	Date	15/12/2023
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 : • 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 mentioned in the QC report are completed. Work can proceed.

Project In:	Date
	

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

		Rate the quality of (Good ✓, Avg. X, Poor - needs correction ✗ X, 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
12	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Remarks		NOTE 1-1 ✓ Seepage appears in drawing room. (2) ✓ Balcony glass to be fixed. (3) ✓ CP jali not provided in a flat. (4) ✓ false ceiling & painting pending in toilet's, (5) ✓ Flat to be clean. (6) ✓ couple of s-boards need to be fixed.												

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

Flat No	H-306	Other	Sl. No.	42577
Company	MPM-UP	Project	Phase	---
Prepared by	Sankinay	Sign	Date	20/11/2023
Project Manager	Shander	Sign	Date	20/11/2023
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:

- 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 to next Stage.

Project In-charge	Sign	Date

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		

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

Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor - needs correction X X, 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	S		S	X	S	X	S	S	S	1	1	1	1	
2	Toilet 2 C-501	S	X	S	S	S	S	S	S	S	1	1	1	1	
3	Toilet 3	S	X	S	S	S	S	S	S	S	1	1	1	1	
4	Toilet 4	S	1	1	1	1	1	1	1	1	1	1	1	1	
5	Wash basin in dining area	1	1	1	1	1	1	1	1	1	1	1	1	1	
6	Kitchen	1	1	1	1	1	1	1	1	1	1	1	1	1	
7	Utility	S	X	X	S	S	S	S	1	S	1	1	1	1	
8	Other														
9	Other														
Remarks															

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

Control Check Report. Stage: After Finishing Stage II (Apartments)														
Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor - needs correction X X, 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		NOTE 1-1) General painting & door frames to be improve.												
		(2) false ceiling to be done in m.no; 4 (c-20)												

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

Flat No.	H-306	Other	—	Sl. No.	42310
Company	PM-UP	Project	GMR	Phase	—
Prepared by	SAKIRAN	Sign	<i>[Signature]</i>	Date	04-09-2023
Project Manager	NARENDAR	Sign	<i>[Signature]</i>	Date	04-09-2023
Previous stage report no.		42048	Report filed and signed by PM?	☒ Yes ☐ No	
Additions & alterations sheet date		09/11/2022	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.

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

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 MD.

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

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 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 <u>NOTE :- 1) In Utility, I. Board was missed. (2) In kitchen, plumbing points are changed as per customer request. (3) In m. toi, wash basin I. Board</u> <u>Remarks on additions & alteration sheet.</u> <u>point was changed</u>								
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:		



Description

Direction

Owners & Developers LLP
Modi Realty - 1st Phase
Project Name: Gurgaon
Gulmohar Kendra

Date : _____
 Prepared by : _____
 Approved by : _____
 Scale : _____

Promoted by
Modi Properties Pvt Ltd
Phone: 91-40-6633551

LEGEND:-

APPROVED FOR CONSTRUCTION
23 SEP 2020
MAKING DIRECT FOR
SOLAR WOOD

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

Flat No.	H - 306	Other		SI. No.	42048
Company	ARM. CLP	Project	GMR	Phase	-
Prepared by	P. Bhaskar	Sign	<i>[Signature]</i>	Date	12-07-23
Project Manager	Ahmed	Sign	<i>[Signature]</i>	Date	12-07-23
Previous stage report no.	41249	Report filed as signed by PM?			
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 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 me of uniform thickness, correct height, at one level & without broken edges.

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

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

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

S No	Room	Skirting Provision (✓ or X)	Furnishing around door frame (✓ or X)	Beams & columns finishing (✓ or X)	Finishing of lofts (✓ or X)	Electricity junctions finishing (✓ or X)	Windows check (✓ or X)	Tiles provision (✓ or X)	Sink provision & size (✓ or X)	Grooves for door frames (✓ or X)	Balcony & terrace sill top finishing (✓ or X)	Screening in bathroom & utility (✓ or X)	Screening in 6" above FFL? (✓ or X)
1	Bedroom 1 M-Bed	✓	✓			✓	✓	✓		✓	✓	✓	✓
2	Toilet 1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 C-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Terrace/balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Terrace/balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Terrace/balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Portico utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks													

Quality Control Check Report			Stage: After Brickwork (Apartments/ Lab Spaces)		
Flat No.	M-306	Others	SI. No.	41249	
Company	MEM-LLP	Project	Phase		
Prepared by	R.S. SATHIPAN	Sign	Date	31-01-2023	
Project Manager	RAM PRASAD	Sign	Date	31-01-2023	
Previous Stage report no.	40408	Other	Report filed and signed by PM?	☒ Yes ☐ No	
Apartment No.		MD Sign	other		
Checked By MD on			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.					

Certified that all corrections mentioned in the QC Report have been completed.
 Project Manager
 Date: 03/01/23

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.

S No	Room	Wall thickness (✓ or X)	Beds 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 w. 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	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													

Misc. Checks

Was 3.75 CFT proportion box provided?

☒ Yes ☐ No

Condition of proportion box?

☐ Good ☒ Avg. ☐ Bad

Was the Apartment cleaned before starting brick work?

☐ Yes ☐ No ☒ Cant' say

Is the Apartment cleaned for plastering?

☒ Yes ☐ No

Wastage?

☐ High ☒ Medium ☐ Low

Storage of building material like bricks sand and cement.

☐ Good ☒ Avg. ☐ Bad

Drum (200 ltrs) provided for curing in each flat?

☒ Yes ☐ No

Remarks:

Door Frames & Windows check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark X for minor mistake that requires minor correction.
3. Mark X X for major mistake that requires correction by replacement or re-fixing.
4. Mark X X X for major mistake that cannot be corrected.
5. Window template depth should be between 2 to 2 1/2" after plastering.
6. Lintel level should be 7"3" from SFL & 7" from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points.
8. Thickness of platforms & lofts should be between 2 & 2.5".
9. Provide single layer table brick at bottom of each door frame without threshold.
10. Check Z angle template size (Z angle for bathroom ventilators not required in new projects).
11. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
12. Z angle template must be 1" from brick wall surface from the inner side.

Quality Control Check Report - Single After Brickwork (Apartments/ Lab Spaces)														
S No	Room	Door size, face and position (✓ or X)	Brick at bottom of door frame (✓ or X)	Door frame hold fast provision and fasteners (✓ or X)	Door lintel design & level (✓ or X)	Door diagonal check (✓ or X)	Door Plumb - two sides (✓ or X)	Windows lintel design & level, Sill level (✓ or X)	Windows size (✓ or X)	Windows - template depth & diagonals (✓ or X)	Windows - template red oxide painting (✓ or X)	Loft & Kitchen platform height (✓ or X)	Loft & Kitchen platform slope (✓ or X)	Door size, face and position (✓ or X)
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 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:		(1) DB-Box finiling was not done.												
		(2) Loft backing not done.												
		(3) Kitchen platform was not casted.												
		(4) Utility door frame position was changed 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	306	Block no.	'H'
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	Mr. Chandrabha <i>Choudary</i>		
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 09/11/2022. 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>[Signature]</i>	Engg. Sign	<i>[Signature]</i>
Date:	09/11/2022	Date	09/11/2022

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.

ers sign:

[Signature]
Engg. Sign:

09/11/23
Date:

Choice of colours:

Jaipur Panna rooms.

(as per company)

day break

Changes in flooring:

Flooring should be light colour.

before intimate to customer should not

be flooring

- Utility - flooring - Black berry, walls - blanco white.
- Kitchen - walls - blanco white, flooring - Jaipur panna.
- C.T, M.T - Ultra.
- Balcony - Country Rosso.
- Hall - Botticino, Aioito - 3 Bed rooms
- M.B - Statuario Regal.
- G.B & B - Travertine Carolina.
-

3/8/23

Buyers sign:

25/7/23

Engg. Sign:

25/11/23
Date:

Changes in electrical points: (mark on plan)

Changes in plan
→ Cap ~~Guest bedroom~~ ~~bed room~~

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Buyers sign:

Engg. Sign:

Date:

Changes in kitchen platform: (mark on plan)

→ shown in plan -

- 1) Kitchen Platform dismantling only. cc Platform. not laid down. Extra charges = for breaking Platform beam by customer

~~SRISCHANDRA~~

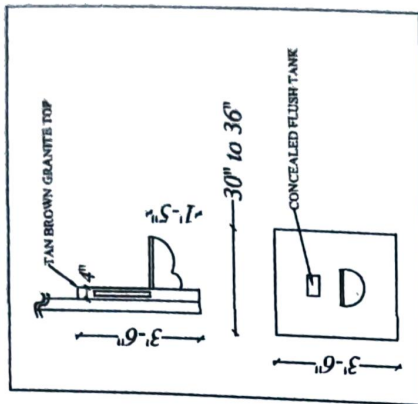
08/11/24

Other Changes:

Buyers sign:

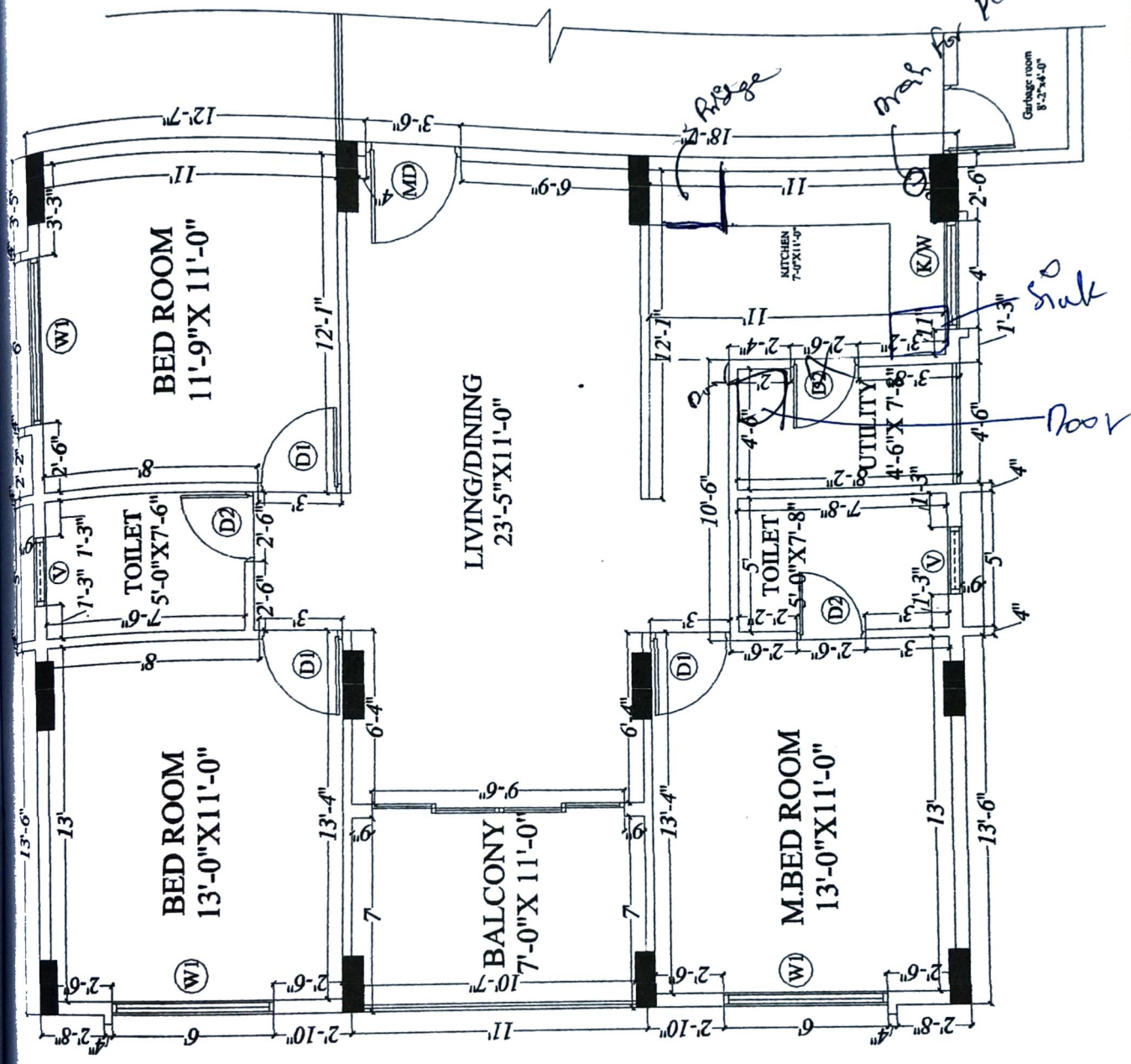
Engg. Sign:

Date:

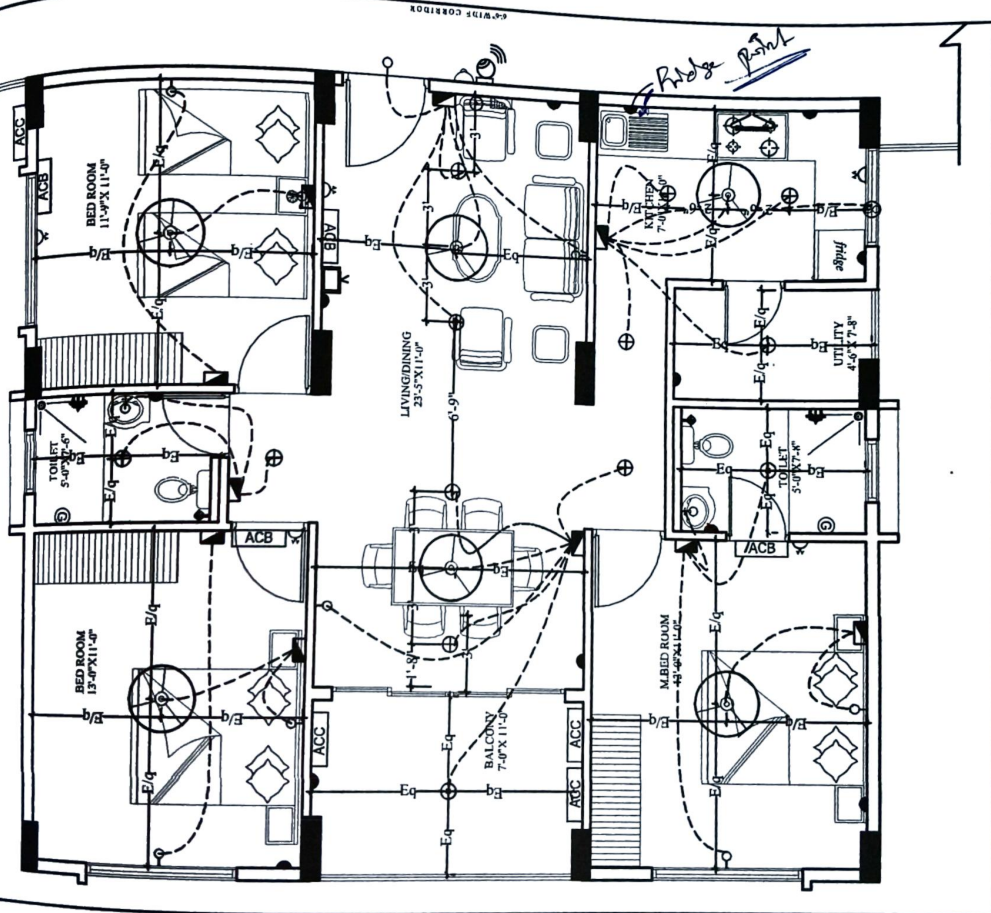


	HEALTH FAUCET
	ANGLE VALVE
	NANI TRAP
	3" RAIN WATER PIPE
	GEASER POINT
	WALL MIXTURE
	TAP / LONG BODY

PLUMBING PLAN-1360 Sfr (A1-TYPE)	Description	Direction	Owners & Developers :	Date :	Promoted by
		N	Modi Reality Mallapur LLP	Prepared By :	Modi Properties Pvt Ltd
			Project Name & Phase :	Approved By :	
			Gulmohar Residency	Scale :	N.T.S
					Phone: +91-40-66335551



Description		Direction	Owners & Developers :	Date :	Promoted by
WORKING PLAN-1360 Sft -A1 TYPE		N	Modi Reality Mallapur LLP	25.09.2020	Modi Properties Pvt Ltd
			Project Name & Phase :	Prepared By :	Jayapradha
			Gulmohar Residency	Approved By :	Soham Modi
				Scale :	N.T.S
					Phone:-91-40-66335551

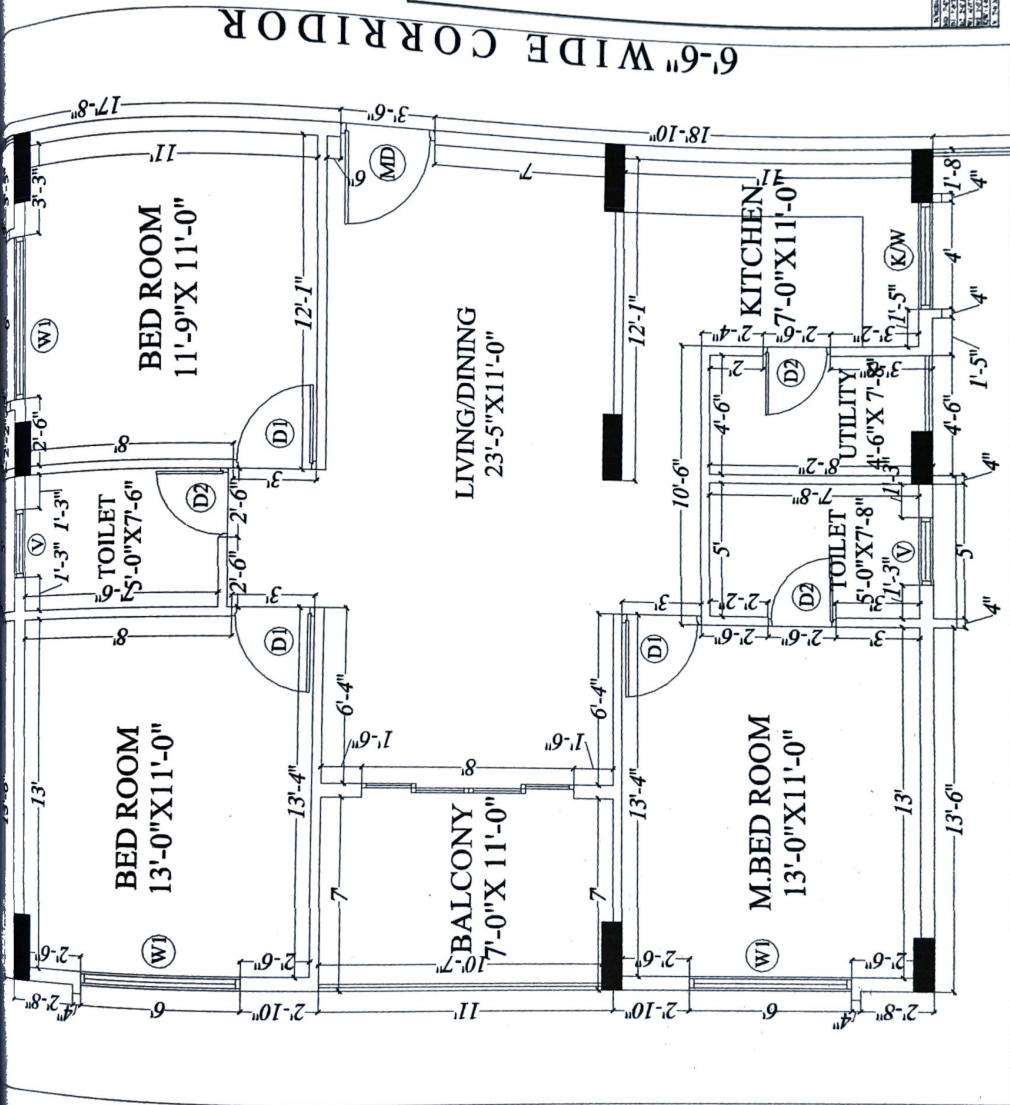


LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1.	Distribution Board & Charge area		7' TO 7'6"
2.	Switch board		4' OR 4'6"
3.	Wall pendant/track light		7' TO 7'6"
4.	5 amps plug point		2'
5.	Ceiling fan		-
6.	Exhaust fan		6'6" OR 7'6"
7.	Exhaust fan		7'6"
8.	15 amps plug point		2' OR 3' TO 7'6"
9.	Television point		2'
10.	Telephone point		2'
11.	Ceiling Bell		4'6"
12.	Bed Push		6'
13.	Ceiling light		-
14.	W/B Camera		7'6"
15.	AC Compressor		7' TO 7'6"
16.	AC Blower		7' TO 7'6"
17.	Switch board with SA		4' TO 4'6"

Note - Switch boards next to bed side must be @ 3'6" from center of bed.

Description	Direction	Owners & Developers :	Date :	Promoted by
ELECTRICAL PLAN - 1360 sqt FLATS-A1 TYPE		Modi Reality Mallapur LLP	21.09.2020	Modi Properties Pvt Ltd
		Project Name & Phase :	Prepared By :	Jayapradha
		Gulmohar Residency	Approved By :	Soham Modi
			Scale :	N.T.S
				Phone:-+91-40-66335551



6.6" WIDE CORRIDOR



Description	Direction	Owners & Developers :	Date :	Promoted by
H-BLOCK-Flat no-4-B2-Type-Bestfinings-Workingplan	N 	Modi Reality Mallapur LLP Project Name & Phase : Gulmohar Residency	26.10.2022 Prepared By : Jayapratha Approved By : Soham Modi Scale : N.T.S	Modi Properties Pvt Ltd Phone: +91-40-66335551