

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

Flat No	G-405	Other	—	Sl. No.	42086
Company	MRM - Up	Project	MARK	Phase	—
Prepared by	SAIKIRAN	Sign	Sub	Date	20-07-2023
Project Manager	NAFENDAR / SRINIVAS	Sign	Sub	Date	20-07-2023
Previous stage report no.	—	Report filed and signed by PM		☐ Yes ☒ No	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No
Recommendation: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☐ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☐ Proceed with further work. ATR not required.					

Inspection should be done after :

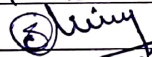
- Completing stage II works.
- Complete works like doors, windows, grills, electrical wiring, switches, french door glass, etc.
- In case of modular kitchen provide platform, granite and dado and modular kitchen in this stage.
- Provide video door phone in this stage.
- Possession for wood work cannot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

Miscellaneous check:

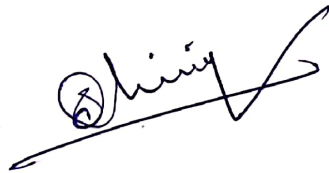
Modular kitchen to be provided	☒ Yes ☐ No	Modular kitchen provided	☐ Yes ☒ No
Modular kitchen workman ship	☐ Good ☐ Avg ☐ Poor	Modular kitchen granite & dado workman ship & finishing	☐ Good ☐ Avg ☐ Poor
Video door phone /wifi cam to be provided	☒ Yes ☐ No	Video door phone/wifi cam provided	☐ Yes ☒ No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

[illegible]

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Shiva kumar		
Villa/ Flat No.	405		
Sl.No	Description	Amount	
1	Total extra Charges	— Nil —	
2	Total refundable amount	— Nil —	
3	Net amount to be charges (if any)	— Nil —	
4	Net amount to be refunded (if any)	— Nil —	
Remarks :			
— Nil —			
Approved by Project Manager		Approved by Design Team	
Date 08-01-2024		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.



ATR on Quality Control Check Repot. (Apartments)

Flat No	6-405	QC report stage	Stage - 18	Sl. No.	42086
Company	mem up	Project	GMB	Phase	-
Prepared by	Srinivas	Sign		Date	9/10/23
Project Manager	Narendar	Sign		Date	9/10/23
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 done

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

Flat No	G-405	Other	Sl. No.	42086
Company	M/RM - Up	Project	Phase	
Prepared by	SAKIRAN	Sign	Date	20-07-2023
Project Manager	MARENDAR / SRINIVAS	Sign	Date	20-07-2023
Previous stage report no.		MD Sign	Report filed and signed by PM	☐ Yes ☒ No
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.

- 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

Stage: After Finishing Stage III (Apartments)													
		Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)											
S No	Room	Door, door knob & door stopper fitting	Door, door knob & door stopper cleaning	Window grills & quality	Window grills fitting & finishing	Windows quality	Window fitting & finishing	Balcony railing quality & finishing	French door quality & fitting	CP jali quality and fitting	Edge building	Switch boards fitting & covering with plastic covers	Junction box covers painting
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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) ✓ Switch boards & wiring at couple of places not fixed. (2) ✓ Cp jali was not provided in a Bath toilet's. (3) ✓ French door & railing was not fixed.											

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

Flat No	4-405	Other	—	Sl. No.	42086
Company	MRM - LLP	Project	AMR	Phase	—
Prepared by	SAHAKIRAN	Sign	<i>SAHAKIRAN</i>	Date	20-07-2023
Project Manager	NARENDAR / SRINIVAS	Sign	<i>NARENDAR</i>	Date	20-07-2023
Previous stage report no.	—	Sign	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>	

Rate the quality of (Good ✓, Avg. X, Poor - needs correction XX, NA)														
S No	Room	Door, door knob & door stopper fitting	Door, door knob & door stopper cleaning	Window grills & quality	Window grills fitting & finishing	Windows quality	Window fitting & finishing	Balcony railing quality & finishing	French door quality & fitting	CP jali quality and fitting	Edge building	Switch boards fitting & covering with plastic covers	Junction box covers painting	
1	Bedroom 1 M. Bed	✓	✓	✓	X	✓	✓	✓	✓	✓	X	✓	✓	
2	Bedroom 2 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	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	
12	Toilet 2 C. Toi	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
13	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
14	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
15	Other	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Remarks		NOTE :- (1) Switch boards & wiring at couple of places not fixed. (2) CP jali was not provided in a Bath toilet. (3) French door & railing was not fixed.												

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

Flat No	4-405	Other	Sl. No.	41435
Company	MKN-LLP	Project	Phase	-
Prepared by	SAIKIRAN	Sign	Date	04-03-2023
Project Manager	RAM PRASAD	Sign	Date	04-03-2023
Previous stage report no.	40386	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
- Completion of doors, windows, grills, electrical wiring.
- 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:	Yes ☒ No ☐	Yes ☐ No ☐
Main door fixed with lock & stopper	Yes ☒ No ☐	Good ☐ Avg ☒ Poor ☐
Granite soffit for balcony required	Good ☐ Avg ☒ Poor ☐	Yes ☐ No ☐
Balcony granite soffit workmanship	Yes ☒ No ☐	Good ☒ Avg ☐ Poor ☐
Granite soffit for main door required	Good ☒ Avg ☐ Poor ☐	
Main door granite soffit workmanship		

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

Project In-charge	Sign	Date

Tiling & granite work	Rate the quality of (Good ✓, Avg. X, Poor - needs correction X X, NA)									
S No	Room	Toilet 1 M. Toi.	Toilet 2 C. G.	Toilet 3	Toilet 4	5 Wash basin in dining area	6 Kitchen	7 Utility	8 Other	9 Other
1	Room	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	White cement filling around CPVC lines	X X	X X	X X	X X	X X	X X	X X	X X	X X
	Workmanship of tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Corners finishing	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Finishing near doors	X	X	X	X	X	X	X	X	X
	Finishing on top of tiles	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Finishing near ventilators	X	X	X	X	X	X	X	X	X
	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	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remarks										
NOTE:- (1) Provision for modular kitchen.										
2) In M-toi & C-toi, cement filling on wall & tiles.										
(3) Balcony grout with cement.										

Flooring & painting		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, NA)												
S No	Room	Color variation of floor tiles	Flooring workman ship & grouting	Skirting size (3")	Skirting workmanship	Plastering above skirting	Plastering & finishing of walls	Crack filling	Loft Finishing	Windows check	General quality of painting & finishing	Door & frame painting quality	Door beading, luppam and painting quality.	Edge building
1	Bedroom 1 M. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Bedroom 2 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕
5	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕
7	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Utility / balcony 2	✓	✓	✓	✓	✓	✕	✓	✓	✓	✓	✓	✓	✕
9	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✕
10	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Other								✕	✓	✓	✓	✓	✕
12	Other													
Remarks														
NOTE :- (1) painting for door frames to be improved.														
(2) Utility, painting work was not done.														

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

Flat No.	G-405	Other	-	Sl. No.	40346
Company	MRM-LLP	Project	GMR	Phase	-
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	18-08-2022
Project Manager	RAM PRASAD	Sign	R. S. SAIKIRAN	Date	18-08-2022
Previous stage report no.	40174	Report filed and signed by PM?	☒ Yes ☐ No		
Additions & alterations sheet date	05-02-2022	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 d that all corrections mentioned in the QC Report have been completed. Work can Proceed to next Stage.
- 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.

Project In-charge Sign Date

25/08/22

Quality Control Check Repot. 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 K. Bed	—	✓	✓	✓	✓	—	—
6	Toilet 3	—	—	✓	—	—	—	—
7	Drawing	—	—	—	—	—	—	—
8	Dining	—	—	✓	—	—	✓	—
9	Lobby 1	—	—	✓	—	—	—	—
10	Utility / balcony 1	✓	✓	✓	—	—	—	—
11	Utility / balcony 2	✓	✓	✓	✓	✕ ✕	—	—
12	Utility / balcony 3	—	—	—	—	✕ ✕	—	—
13	Kitchen	—	✓	✓	—	—	—	—
14	Other	—	—	—	—	—	—	—
15	Other	—	—	—	—	—	—	—

Remarks NOTE :- 1) Fasteners were not placing properly in balcony.
 (2) In G. Bed, light pt was missed.

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 Brickwork (Apartments/ Lab Spaces)

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 M-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet-1 M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom-2 K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet-2 C-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom-3 G-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet-3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby-1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other												
15	Other												
Remarks		1) Greyer electric box was not properly placed.											

Quality Control Check Report. Stage: After Brickwork (Apartments/ Lab Spaces)

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?

Condition of proportion box?

Was the Apartment cleaned before starting brick work? ☒ Yes ☐ No

Is the Apartment cleaned for plastering? ☐ Good ☐ Avg. ☒ Bad

Wastage? ☐ Yes ☐ No ☒ Cant say

Storage of building material like bricks sand and cement. ☒ Yes ☐ No ☐ High ☒ Medium ☐ Low

Drum (200 ltrs) provided for curing in each flat? ☐ Good ☒ Avg. ☐ Bad

Remarks:

Door Frames & Windows check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Window template depth should be between 2 to 2 1/2" after plastering.
6. Lintel level should be 7'3" from SFL & 7' from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Lofts should be at a height of 7' to 7'3" from FFL. Kitchen flat 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 (Z angle for bathroom ventilators not required in new projects).
12. Window opening must be checked with MS square pipe templates of 2 sizes for inner and outer openings.
13. Z angle template must be 1" from brick wall surface from the inner side.

Quality Control Check Report.

Stage: After Brickwork (Apartments/ Lab Spaces)

S No	Room	Door size, face and position (✓ or ✗)	Brick at bottom of door frame (✓ or ✗)	Door frame hold fast provision and fasteners (✓ or ✗)	Door lintel design & level (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Windows lintel design & level, Sill level (✓ or ✗)	Windows size (✓ or ✗)	Windows - template depth & diagonal (✓ or ✗)	Windows - template red oxide painting (✓ or ✗)	Loft & Kitchen platform height (✓ or ✗)	Loft & Kitchen platform slope (✓ or ✗)	Door size, face and position (✓ or ✗)
1	Bedroom-1	M-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet-1	M-Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom-2	K-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet-2	C-Toi	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom-3	G-Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet-3		✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Drawing		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Lobby-1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Utility / balcony-1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Utility / balcony 2		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Utility / balcony 3		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Kitchen		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Other													
15	Other													
Remarks:		1) utility door frame was bend.												

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.	N/A	N/A
2.	Painting – refunds can be given as per guideline rates issued in the latest circular.	N/A	N/A
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 ft. per sft. per sft.
6.	Rounding / polishing of granite platform shall be as per actuals	N/A	N/A
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.	N/A	N/A
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
	15 A point with wiring, switchboard & socket	Rs. 3,000/-	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 NA	N/A N/A
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 sq ft
13.	Doors – Extra charge / refund for panel doors	Rs. 110	Per sq ft
14.	Civil work – refunds nil. Extra charge should be as per estimated cost which is approved by MD. Dismantling of existing walls upto 50 sq ft including removal of debris. Dismantling above 50 sq ft 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/-	NA per sq ft.
15.	Exhaust fan hole in wall / beam for kitchen or bathroom – 4”/6”	Rs. 600 / 800	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.	GJ and PVC lines – no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine / basin	Rs. 2,500/- Rs. 2,000/-	Nos Per pair
20.	2 way switch with switch and wires	Rs. 1,000/-	
21.	Sink shifting with pipe length of more than 5’ (open or concealed per sink)		
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/- Upto Rs. 5/-	
23.	Cleaning charges after wood work where stage II or stage III is completed - may be levied at discretion of project manager.		per sq ft

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.

Soham Modi



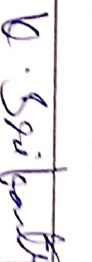
GULMOHAR RESIDENCY

Sy. No. 19, Mallapur Village, Uppal, Hyderabad.
Owned & Developed by: M/s. Modi Realty Mallapur L.P.P.
Head office: 5-4-187/3&4 M G Road Secunderabad.

Details of Additions & Alterations

Flat No	405	Block no.	' G '
Flat Area	1360 sqft	Type	Deluxe / Luxury
Buyer Name	Shiva Kumar		
Phone No.	9848031311	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:	5/21/2022	Date	5/21/2022

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.

Buyers sign:

Engg. Sign:

Date: 5/21/2022

Choice of colours:

Changes in flooring:

~~as per~~

1) Ultra Spindle → Maple Polished

2) Common Toilet → Malaysian.

3) default all floors - as Model Flat

Buyers sign:

Engg. Sign:



Date: 5/10/2022



Changes in electrical points: (mark on plan)

1) as per model flat

Choice of Bathroom tiles, CP fittings & Sanitary ware:

1) Small wash basin provision to be provided in hall - wash basin shall be provided by customer.

2) Fridge and kitchen sink to be done as per default plan. No changes. conveyed over phone, ^{by} customer. 8/8/23

3) 12/8/23 - Reg. Bridge Point - in kitchen - not needed. utility.

Buyers sign:

Engg. Sign:

Date: 5/2/22

Changes in kitchen platform: (mark on plan)

1) ~~as per model 600~~

1) Double sink as model 100

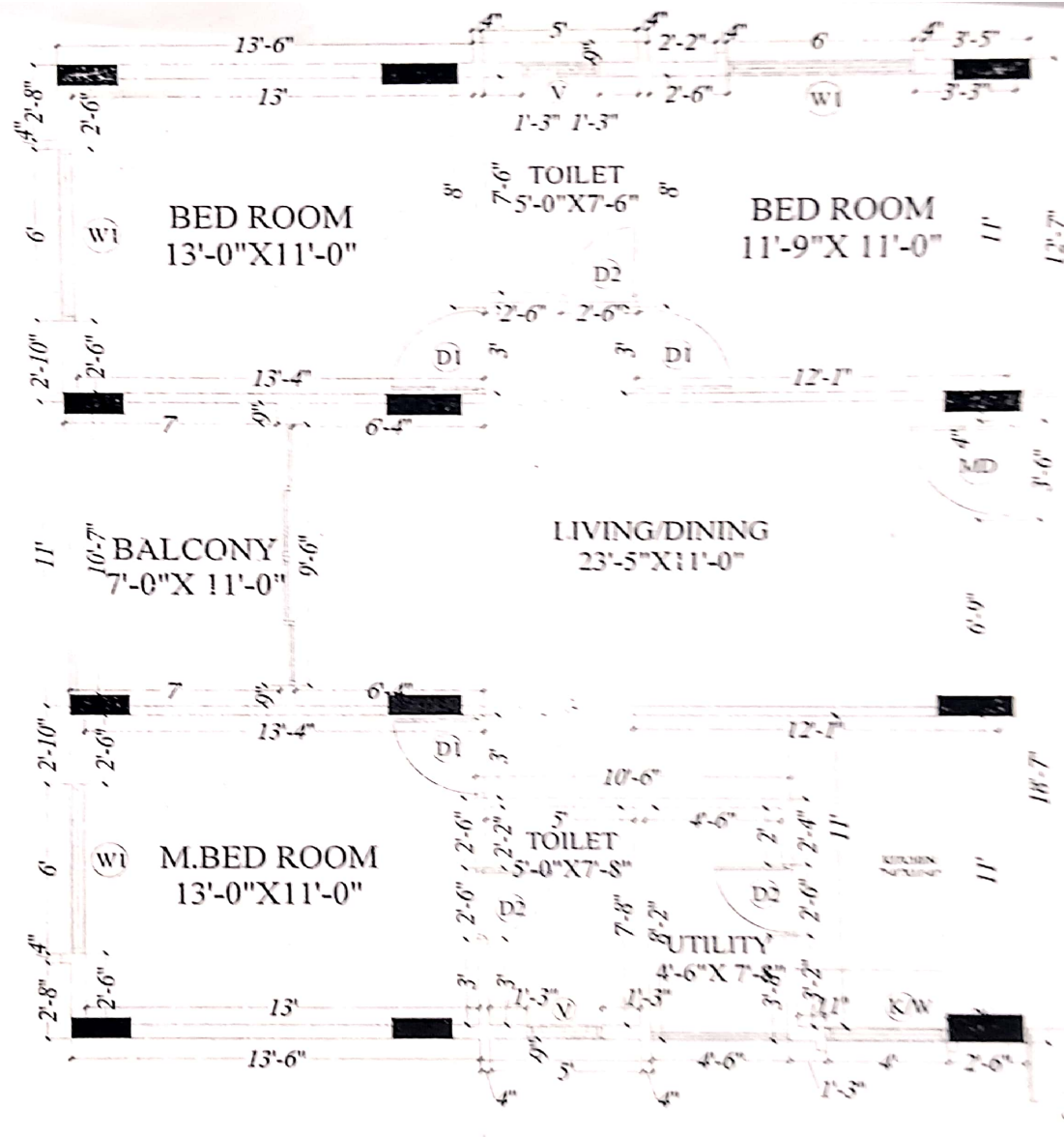
Other Changes:

Buyers sign:

Engg. Sign: 

Date: 16/12/2022

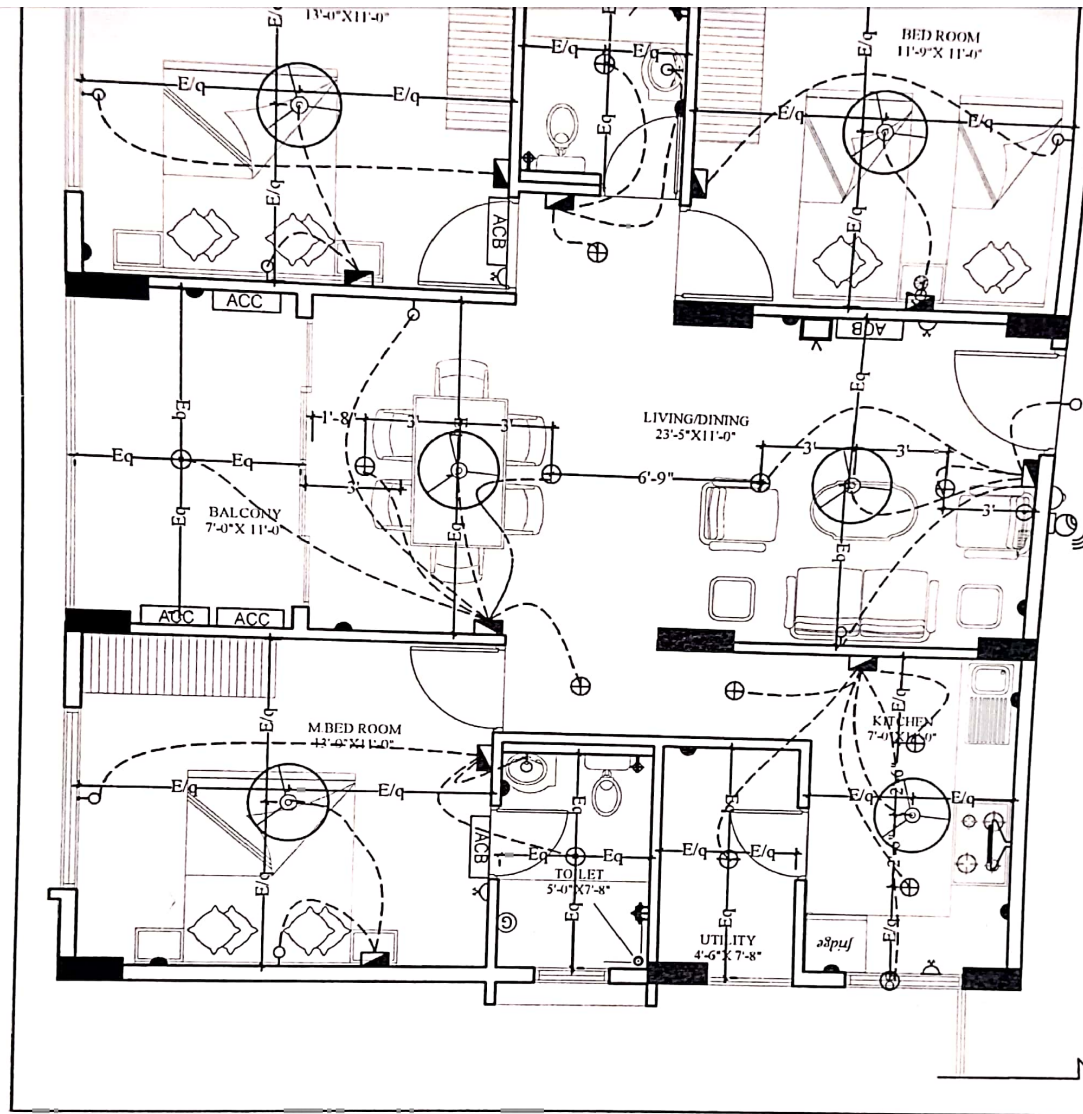




Description	Direction	Owners & Developers	Date	25.08.2020	Prepared by
WORKING PLAN-1360 Sft -A1 TYPE		Modi Reality Mallapur LLP	Prepared By	Jayapradha	Modi Properties Pvt Ltd
		Project Name & Phase	Approved By	Soham Modi	
		Gulmohar Residency	Scale	N.T.S	Phone: +91-40-66335551



700



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1	Distribution Board & Change over		7' TO 7'6"
2	Switch board		4' OR 4'6"
3	Wall point Bracket light		7' TO 7'6"
4	5 amps plug point		2'
5	Ceiling fan		-
6	Geyser point-15A		8'5" OR 7'5"
7	Exhaust fan		7'5"
8	15 amps plug point		2' OR 2'5" OR 7'5"
9	Television point		3'
10	Telephone point		2'
11	Calling Bell		4'5"
12	Bell Push		6'
13	Ceiling light		-
14	WIFI Camera		7'5"
15	AC Compressor		7' TO 7'5"
16	AC Elbow		7' TO 7'5"
17	Switch board with 5A socket		4' TO 4'6"

Note - Switch boards next to bed side must be @ 35" from center of bed.

Description	Direction	Owners & Developers :	Date :	21 09 2020	Promoted by
ELECTRICAL PLAN -1360 sq ft FLATS-A1 TYPE		Modi Reality Mallapur LLP	Prepared By :	Jayapradha	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Soham Modi	
		Gulmohar Residency	Scale :	N T S	
					Phone +91-40-66335551

