

gbrambabu@modiproperties.com

From: Gulmohar Residency <info@modiproperties.com>
Sent: 30 May 2023 12:54
To: cr@modiproperties.com; feedback@modiproperties.com;
kprasad@modiproperties.com; gbrambabu@modiproperties.com;
gmr@modiproperties.com; sateeshksurya@gmail.com
Subject: Complaints And Suggestions from Gulmohar Residency

Complaint Id : 7846
Project Name : Gulmohar Residency
Block No / Phase : Block G
Flat No/Villa :304
Nature of complaint :Construction
Customer Name : Sateesh Kumar Surya
Email : sateeshksurya@gmail.com
Complaints :
1. Doors lock problem
2. Broken tiles

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.	G-304	ATR Date	08-08-23
Project	GMR	Complaint Date	30-05-2023
Customer Name	Sateesh	Com.ID.no:	13782
Prepared By	B.Meenakshi		
Project Manager's Sign	K.Narender	Admin Officer's Sign	Meenakshi

Note: Original ATR should be submitted to GMR

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

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MIRMLLP	Site	Gulmohar Residency
Name of the customer		Sachish . S .		
Villa/ Flat No.		G1 - 304 .		
Sl.No	Description	Amount		
1	Total extra Charges	30060 .		
2	Total refundable amount	—		
3	Net amount to be charges (if any)	30060		
4	Net amount to be refunded (if any)	—		
Remarks :				
Extra charges .				
Thirty thousand and sixty Rupees only .				
Approved by Project Manager		Approved by Design Team		Approved by MD
Date	24/06/24	Date		Date
Sign:		Sign:		Sign:

Note: 1. Enclose measurement & estimate sheet. 2. Send scanned copy by email to plans@modiproperties.com & CR. 3. Maintain originals in A&A of customers at site.



ESTIMATE SHEET		Company Name:		MRMLLP		Project:		Gulmohar Residency		Work Description:		Extra Specs		Satish S		Prepared By		Srinivas N		Date:		24-06-2024	
		S No.		Item Head		Item Description		Quantity		Units		Rate		Amount									
1	Batachino	Urban Wood Natural		G B R		143		Sft		35		5005											
		Urban Wood Natural		C B R		129		Sft		40		5160											
	Kajaria Dyna	Living & Dining				259		Sft		35		9048											
		Passage				30		Sft		35		1050											
		Passage				15		Sft		35		525											
		Skirting - of SBUA 1360 sft				102		Sft		35		3553											
Total														30060									

ATR on Quality Control Check Repot. (Apartments)

Flat No	G-304	QC report stage	Stage - III	Sl. No.	42690
Company	NRMLP	Project	GMR	Phase	-
Prepared by	meenakshi	Sign		Date	09/01/24
Project Manager	K. Narendar	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:	All works completed

Quality Control Check Report.				Stage: After Finishing Stage III (Apartments)	
Flat No	G-304	Other		Sl. No.	42690
Company	MRM-CLLP	Project		Phase	
Prepared by	P. Bhazath	Sign	GMR	Date	23-12-23
Project Manager	Nazendar	Sign		Date	23-12-23
Previous stage report no.					
Checked By MD on		41737	Report filed and signed by PM		☒ Yes ☐ No
Recommendation:		MD Sign		For filling	☐ Yes ☐ No
☐ 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

Draft finishing..check.report.apts. stage III .dt 17-10-2020 ver5

Quality Control Check Report.

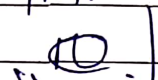
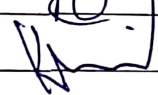
Stage: After Finishing Stage III (Apartments)

Stage: After Finishing Stage III (Apartments)														
		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, 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 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 C-Toi	✓	✓	✓	✓	✓	✓			✓	✓			
13	Toilet 3									✓	✕			
14	Other													
15	Other													
Remarks														

Remarks

① For all Switch Board's cover's not provided ② Finishing near couple of door's to be improved ③ In C-Toi, M-Toi, Balcony, only luppam provided, In Kitchen only luppam provided. ④ painting work's to be improved, Grouting In K-Bed and utility to be improved ⑤ Self checking is not done properly.

ATR on Quality Control Check Repot. (Apartments)

Flat No	G-304.	QC report stage	Stage-B	Sl. No.	41737.
Company	mkm up	Project	4mR	Phase	
Prepared by	Meenaksh	Sign		Date	28/7/23
Project Manager	K. Narasimha	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 II (Apartments)

Flat No	G-304	Other	-	Sl. No.	41737
Company	MRM-CLP	Project	GMR	Phase	-
Prepared by	P. Bhaskar	Sign	P.B	Date	28-04-23
Project Manager	Narendar Reddy	Sign	<i>[Signature]</i>	Date	28-04-23
Previous stage report no.	40286	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.

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

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.

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

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 Repot. Stage: After Finishing Stage II (Apartments)

Tiling & granite work		Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, 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	✓	✕✕	✓	✓	✕✓	✓	✓	✓	✓	-	-	-	-
2	Toilet 2 C-Toi	✓	✕✓	✓	✕✓	✕✓	✓	✓	✓	✕✓	-	-	-	-
3	Toilet 3	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Toilet 4	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Wash basin in dining area	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Kitchen	✓	-	-	-	-	-	-	-	-	-	-	-	-
7	Utility	✓	✕✕	✕	✓	✓	-	✓	-	✕✓	-	-	-	-
8	Other													
9	Other													
Remarks		① provision for modular kitchen. ② In M-Toi Lippam work was poor												

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

Stage: After Finishing Stage II (Apartments)														
S No	Room	Flooring & painting	Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, NA)											
			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.
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	Other											✓	✓	✕
12	Other													

Remarks

- 1) door frame painting works to be improved. for couple of door's
- 2) Gilling paint for M-Bed, K-Bed, G-Bed, drawing was not done
- 3) M-Bed Tile's workmanship to be improved & near couple of pillars painting not done

Quality Control Check Report.

Stage: After Plumbing & Electrical (Apartments)

Flat No.	G-304	Other		Sl. No.	40286
Company	MRM-CLP	Project	GMR	Phase	-
Prepared by	P. Bhaskar	Sign	P. B.	Date	29-07-22
Project Manager	Rampasud	Sign	P. B.	Date	29-07-22
Previous stage report no.		39759	Report filed and signed by PM?	☒ Yes ☐ No	
Additions & alterations sheet date		29/12/21	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.

Project In-charge	Sign	Date
P. B.	P. B.	07/08/22

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.



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 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) Couple of Switch Boards are missing in Balcony and M. Bed.

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

Miscellaneous check

Screeding done on walls upto 12" outside bathroom/utility

☒ Yes ☐ No

Bathroom /utility filled with 4" water for water proof check

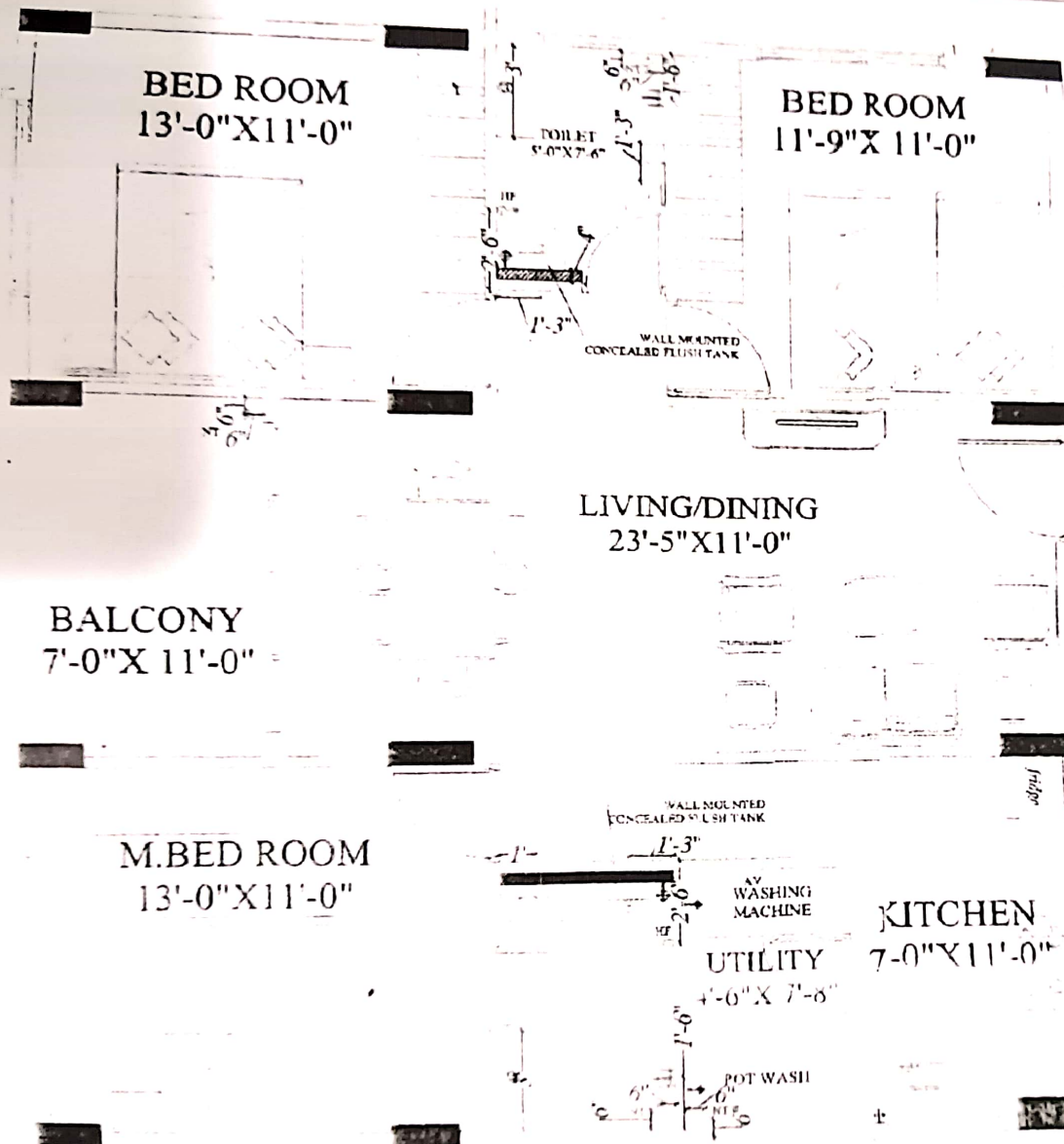
☒ Yes ☐ No

Hole packing done around all pipes in ceiling and internal walls

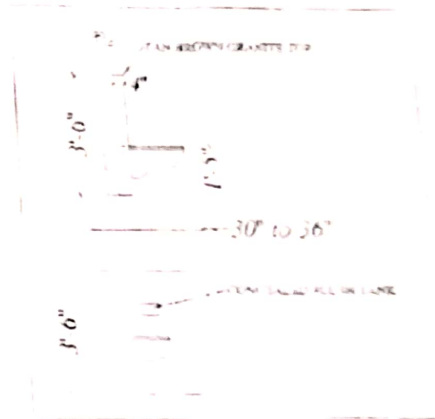
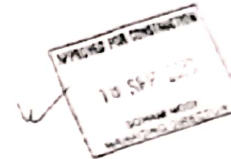
☒ Yes ☐ No

Remarks:

1) Extra Fasteners to be provided in Balcony and utility.



G-30A plumb.



ENDING

- HEALTH FAUCET
- WATER VALVE
- WATER TRAP
- WATER HEATER
- WATER PUMP
- WALL MIXTURE
- TAP, LONG BODY

Description
QC-BLOCK-A-FLAT NO 109-PLUMBING PLAN(A1-TYPE)

Direction



Owners & Developers :
Modi Realty Mallapur LLP
Project Name & Phase :
Gulmohar Residency

Date : 18/09/20
Prepared By :
Approved By :
Scale :

18/09/20
Saham Modi
N.T.S.

Promoted by :
Modi Properties Pvt Ltd
Phone : 91-11-26113551



Scanned with OKEN Scanner

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

Flat No.	Gr-304	Other		Sl. No.	39759
Company	MRM (P)	Project	GMR	Phase	
Prepared by	S. Sundar	Sign	<i>[Signature]</i>	Date	18/4/22
Project Manager	Rampasasad	Sign	<i>[Signature]</i>	Date	18/4/22
Previous stage report no.	39533	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 ¼"
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 ½" 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
<i>[Signature]</i>	<i>[Signature]</i>	25/04/22

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 K. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗
5	Bedroom 3 G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Bedroom 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Lobby 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Lobby 2	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓
13	Balcony	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	✓	✗
14	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Portico	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓
16	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Other												

Remarks

- Grooves for door frames not done properly.
- Kit platform not casted.
- Plastering quality should be improved.

Flat No.	G-304	Others		Sl. No.	39533
Company	MRMA (LLP)	Project	GMR	Phase	
Prepared by	T. Vinod Kumar	Sign	T. Vinod Kumar	Date	16-03-22
Project Manager	Bam Prasad	Sign		Date	16-03-22
Previous Stage report no.		3592	Report filed and signed by PM?	Yes	
Apartment No.		Other		other	
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 is completed
- chicken mesh fixed
- after cleaning the apartment
- electrical conducting work is completed

Brickwork Check.

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Wall thickness should be as per plan. Use of 4", 6" & 8" blocks must be checked.
6. All walls should have 2 beds of about 2" to 3" thickness with one no. 6 mm or 8 mm rod with M15 CC.
7. Chicken mesh should be used in each and every joint between RCC & Brickwork.
8. Joint between brickwork & beam on external side must be filled.
9. Check room dimensions with working plan. (Tolerance: 1")
10. Diagonals of each room shall be equal. (Tolerance: 2")
11. Balcony sill level should be 3'3" from SFL. (Tolerance: 1")
12. Check room height with specified height. (Tolerance: 1")
13. Check plumb of walls wherever it appears to be out of plumb. (Tolerance: 1/2")
14. Specify the No. of beams which are not aligned by more than 1" in a room.
15. Door frames must have black Japan coating and wood primer / pellambār – at cost of painter.

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

Project In Charge	Sign	Date

Quality Control Check Repot.

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 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 - M. TOI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
3	Bedroom 2 - C. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
4	Toilet 2 - C. TOI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
5	Bedroom 3 - G. Bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
6	Toilet 3 -	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
7	Drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
9	Lobby 1 -	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
11	Utility / balcony 2 -	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
12	Utility / balcony 3 -	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	"	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
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 checkNotes:

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. Lintel 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 platform 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 level level (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Windows 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 C. 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: Note:- For loft hacking not done.

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 rft 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. 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	NA
11.	CP Fitting, sink, bath tub and sanitary ware. Refund / extra charge shall be as per actuals.	NA	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/-	NA per sft.	
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 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.

Soham Modi



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

Fiat No	304	Block no.	' G '
Fiat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	Satish Satish S.		
Phone No.	9440117977	Email	

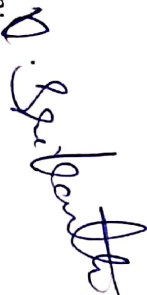
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to 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:	29/12/2021	Date	29/12/2021

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: 29/12/2021

Choice of colours:

Changes in flooring:

1) Hall & dining $\Rightarrow$ Kajalia Dyha.

2) Master Bed Room $\Rightarrow$ Ralhochine.

3) Guest & Child Bed Room $\Rightarrow$ usbach wood Natural.

4) Master Toilet $\Rightarrow$ Malayish.

5) Common Toilet $\Rightarrow$ vitrea.

6) Kitchen & utility $\Rightarrow$ defulet same as B-104.

Buyers sign:

Engg. Sign: A. Srigatha

Date: 22/11/21

Choice of colours:

Changes in flooring:

- 1) Hall & dining $\Rightarrow$ Kajalia Dyha.
- 2) Master Bed Room $\Rightarrow$ Bottochino.
- 3) Guest & Child Bed Room $\Rightarrow$ usabah wood natural.
- 4) Master Toilet $\Rightarrow$ Malaysia.
- 5) Common Toilet $\Rightarrow$ ultra.
- 6) Kitchen & utility $\Rightarrow$ default same as B-104.

Buyers sign:

Engg. Sign:

Date: 29/01/21



Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Buyers sign:

Engg. Sign:

Date: 29/10/17



Changes in kitchen platform: (mark on plan)

1)

Other Changes:

1) wash basin @ Balcony - 13/5/23.

2) * Living & all rooms fan point not in center -

3) Bed room h/c should be replaced.

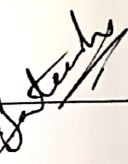
Buyers sign:

Engg. Sign:

Date:

22/12/21



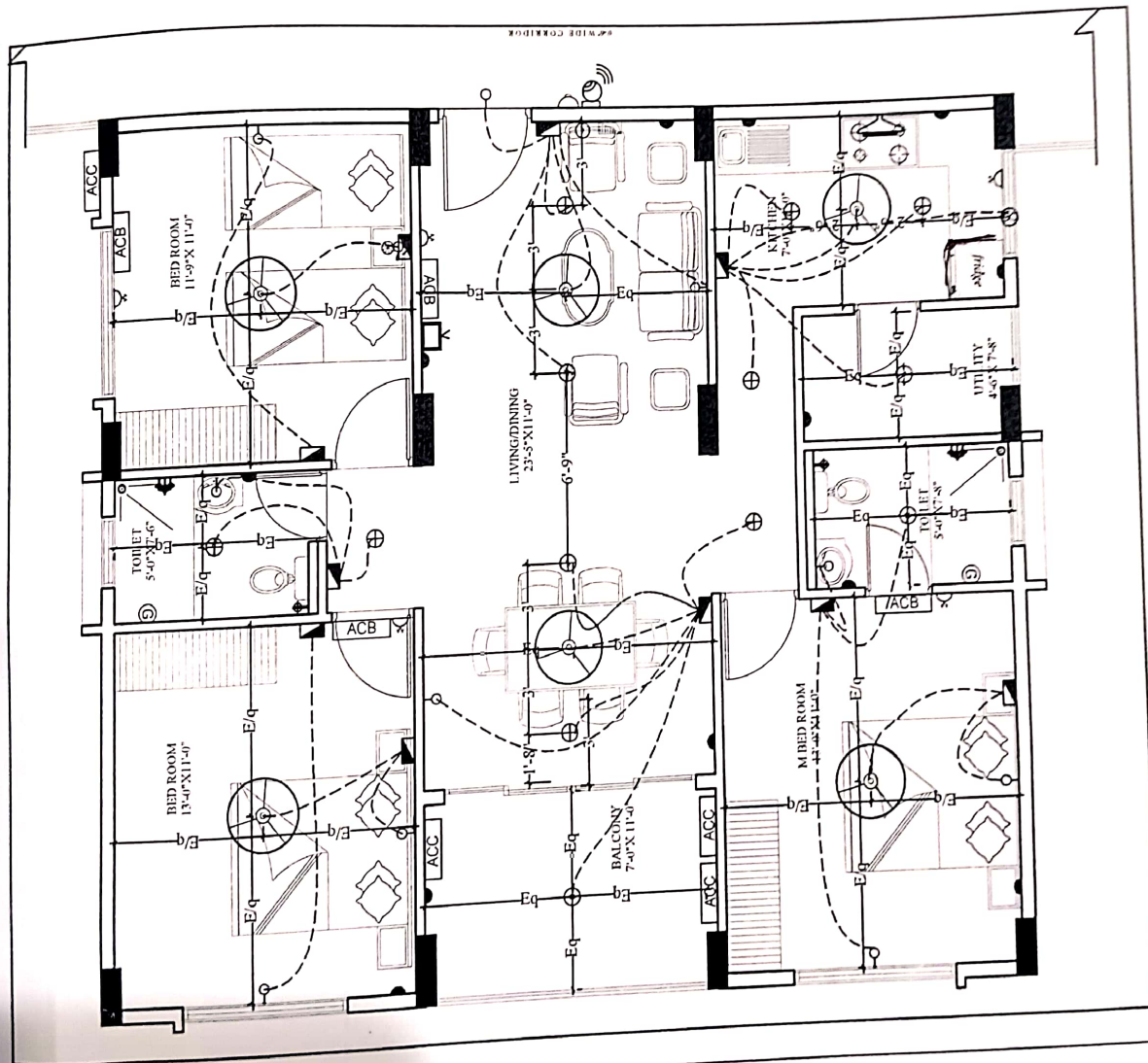


	HEALTH FAUCET
	ANGLE VALVE
	NANI TRAP
	3" RAIN WATER PIPE
	CEASER POINT
	WALL MIXTURE
	TAP / LONG BODY



Signature

Signature



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 (switch) light		7' TO 7'6"
4	5 amp plug point		2'
5	Ceiling fan		-
6	Ceiling point LSA		8'6" OR 7'6"
7	Exhaust fan		7'6"
8	15 amp plug point		2' OR 2'6" OR 7'6"
9	Television point		3'
10	Telephone point		2'
11	Ceiling fan		4'6"
12	Bed Plug		6"
13	Ceiling light		-
14	Wall 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 board next to bed side must be @ 3'6" from center of bed.

ELECTRICAL PLAN - 1360 sq ft FLATS-A1 TYPE	Description	Owners & Developers	Date	Prepared By	21.08.2020	Approved By	Project Name & Phase	Scale	Drawn By	Checked By	Reviewed By
		Modi Reality Mallapur LLP		Jayaprakha		Saham Meshi	Gulmohar Residency				
						N T S					