

Check report by Sales + CR after finishing stage IV (Apartments)

Flat No	G-602	Other	SI. No.	43567
Company-Modi Realty Mallapur llp	Modi Realty Mallapur llp	Project	Phase	
Prepared by	G.B. Ram Babu	Sign	Date	12-05-25
Project Manager	Ahmed	Sign	Date	12-05-25
Stage II report no.				
Checked By MD on	MD Sign		For filling	☐ Yes ☐ No
Recommendation: ☒ Work is satisfactorily completed. Possession may be handed over. ☐ Minor corrections given herein to be completed before handing over possession. ☐ Major corrections required. Do not handover possession. Request for recheck after completion of works. ☐ Works incomplete. Check report cannot be prepared. Request for recheck after completion of works.				

Notes:

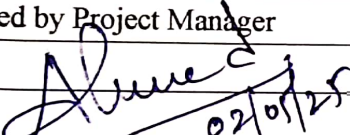
- Site to make request for stage IV inspection on M-codex. QC to forward request by email to Sales/CR manager with SI No. generated by M-codex.
- Inspection to be carried out with one member of sales team and CR team + site engineer within 3 days of request.
- Site engineer shall ensure that all works are completed and the flat is thoroughly cleaned in all respects before requesting for inspection.
- Possession cannot be handed over to customer without this inspection.
- Report to be made on same day. Scanned copy to be sent to CR for uploading. Original to be sent to Ashaiya.
- Mark green tick if work is completed. Red 'x' if minor corrections are required. Red 'xx' if work not completed/needs major corrections. Mark 'NA' if not applicable.

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Manoj Kumar Reddy		
Villa/ Flat No.	G-602		

Sl.No	Description	Amount
1	Total extra Charges	43,696/-
2	Total refundable amount	4,208/-
3	Net amount to be charges (if any)	39,488/-
4	Net amount to be refunded (if any)	Nil

Remarks : Total charges amount is thirty nine thousand four hundred and eighty eight 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.

Summary		
Company Name:	MRMLLP	
Project:	Gulmohar Residency	
Work Description:	Summary of A & A charges/Refund	
Contractor Name:	G-602	
Prepared By	Ahmed Khan	
Date:	02-05-2023	
S No.	Item Description	Amount
1	Flooring charges	34,396
2	Plumbing charges	1,500
3	Electrical charges	7,800
	Total Extra charges	43,696
1	Kitchen sink refund and Kitchen dado refund	4,208

ESTIMATE SHEET									
Company Name:		MIRAL P							
Project:		Gulshar Residency							
Work Description:		Extra special tiles for flooring							
Contractor Name:		G-602							
Prepared By:		Ahmed Khan							
Date:		02-05-2025							

ESTIMATE SHEET

Company Name:		MRMLP							
Project:		Gulmohar Residency						Approved By	Ahmed Khan
Work Description:		Extra Plumbing work						Sign:	
Contractor Name:		C-602							
Prepared By		Ahmed Khan							
Date:		02-05-2025							
S No.	Item Head	Item Description	No's	Quantity	Units	Rate	Amount		
1	Plumbing provision	Wash basin provision at balcony	1.00	1.00	No's	1,500.00	1,500		

Construction Division
Additions & Alteration Charges Approval Form

Company Name:	MRMLLP	Site	Gulmohar Residency
Name of the customer	Marej kumar Reddy.		
Villa/ Flat No.	G-602.		
SL.No	Description	Amount	
1	Total extra Charges	31510	
2	Total refundable amount	—	
3	Net amount to be charges (if any)	31510	
4	Net amount to be refunded (if any)	—	

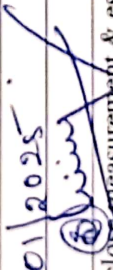
Remarks :

Twisty one thousand five hundred and ten rupees only.

Approved by Project Manager	Approved by Design Team	Approved by MID
Date 16/01/2025	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.

Construction Division
Additions & Alteration Charges Approval Form

Company Name		MRMLLP	Site	Gulmohar Residency
Name of the customer		Manoj Kumar Reddy.		
Villa/ Flat No.		G- 602.		
Sl No	Description			Amount
1	Total extra Charges			31510
2	Total refundable amount			—
3	Net amount to be charges (if any)			31510
4	Net amount to be refunded (if any)			—
Remarks :				
Thirty one thousand five hundred and ten rupees only.				
Approved by Project Manager		Approved by Design Team		Approved by MD
Date 16/01/2025		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:	MRMLP			Approved by: Srinivas N			
Project:	Gulshar Residency			Sign:			
Work Description:	Extra Spcs						
Flat No:	G 602						
Prepared By:	Srinivas N						
Date:	16-01-2025						
S No	Item Head	Item Description	Quantity	Units	Rate	Amount	
1	Extra Amount	Master Bed Room	143	Sft	40	5720	
		G B R	143	Sft	40	5720	
		C B R	129	Sft	40	5160	
		Living & Dining	259	Sft	35	9065	
		Passage	30	Sft	35	1050	
		Passage	15	Sft	35	525	
		Skirting - of SBU/A 360 sft 18%	122	Sft	35	4270	
		Total				31510	

Self

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

Flat No	G-602	Other	Stage-II	Sl. No.
Company	MRM UP	Project	GMR	Phase
Prepared by	SK. Goushee	Sign	Gusf	Date
Project Manager	N. Srinivas	Sign	(Signature)	Date
Previous stage report no.			Report filed and signed by PM	03/12/24 ☐ Yes ☐ No
Checked By MD on		MD Sign		03/12/24 ☐ Yes ☐ No
Recommendation:	For filling			
☐ Stop further work: Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☐ Proceed with further work. ATR not required.				
Inspection should be done after:				

- Completion of flooring, bathroom/utility tiles, first coat of paint.
- Completion of doors, windows, grills, electrical wiring, switches must be done in next stage
- False ceiling must be completed before flooring.
- Kitchen platform, granite and dado must be completed where modular kitchen is not provided.
- Provide granite soffit for main door and balconies in this stage.

Miscellaneous check:

Main door fixed with lock & stopper	☒ Yes ☐ No	Granite soffit for balcony provided	☐ Yes ☐ No
Granite soffit for balcony required	☒ Yes ☐ No	Balcony granite soffit edge polishing	☒ Good ☐ Avg ☐ Poor
Balcony granite soffit workmanship	☒ Good ☐ Avg ☐ Poor	Granite soffit for main door provided	☒ Yes ☐ No
Granite soffit for main door required	☒ Yes ☐ No	Main door granite soffit edge polishing	☒ Good ☐ Avg ☐ Poor
Main door granite soffit workmanship	☐ Good ☒ Avg ☐ Poor		

Self

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

		Rate the quality of (Good ✓, Avg. X, Poor – needs correction X X, NA)													
Tiling & granite work		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	
S No	Room														
1	Toilet 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Toilet 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8	Other														
9	Other														
Remarks															

801f

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

Flooring & painting		Rate the quality of (Good ✓, Avg. X, Poor – needs correction ✗ 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.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
2	Bedroom-2 C.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
3	Bedroom-3 G.B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
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															

ATR on Quality Control Check Repot. (Apartments)

Flat No	G-602	QC report stage	After stage-I	Sl. No.	40667
Company	MRMLP	Project	GMR	Phase	-
Prepared by	Nagendar	Sign	Nagendar	Date	7/1/22
Project Manager	Ran Prasad.	Sign	Ran Prasad.	Date	7/1/22
Receipt by QC date		Sign		Other	
Receipt at HO date		Sign		Other	
Checked By MD on		MD Sign		For filing	☐ 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:

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

Flat No.	9-602	Other	—	Sl. No.	40667
Company	MRM-LUP	Project	AMR	Phase	—
Prepared by	R.S. SAKIRAM	Sign	R.S. SAKIRAM	Date	13-10-2020
Project Manager	RAM PRASAD	Sign	RAM PRASAD	Date	13-10-2020
Previous stage report no.				Report filed and signed by PM?	☒ Yes ☐ No
Additions & alterations sheet date	40558			All pages signed by engineer & customer?	☒ Yes ☐ No
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No

Recommendation:

- ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC.
- ☒ Stop further work. Proceed with work after submitting ATR on QC report to QC team.
- ☐ Proceed with further work only after making corrections pointed out in the QC report. ATR not required.
- ☐ Proceed with further work. ATR not required.

Inspection should be done after:

- after cleaning the apartment.
- before starting painting, tiling & flooring.
- electrical conduct, waterproofing & plumbing work is completed (for stage II only).
- additions & alterations is finalized and signed. In case there are no additions and alterations printout of email by PM to CR confirming the same must be filed.
- additions & alterations sheets to be transferred to QC file. QC to check if A&A are made as per request.

After Plumbing & Electrical Check.

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark 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.



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

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or X)	CPVC & PVC Check ⁵ (✓ or X)	Electrical points check ⁶ (✓ or X)	Water proofing check ⁸ (✓ or X)	Proper use of fasteners check ⁹ (✓ or X)	Placement of DB ¹⁰ (✓ or X)	Placement of Generator changeover (✓ or X)
1	Bedroom 1 M. Bed	—	—	✓	—	—	—	—
2	Toilet 1 M. Toi	—	✓	✓	✓	—	—	—
3	Bedroom 2 G. Bed	—	—	X	—	—	—	—
4	Toilet 2 C. Toi	—	✓	X	✓	—	—	—
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 NOTE :- (1) Utility door frame was not placed & changed the position also.

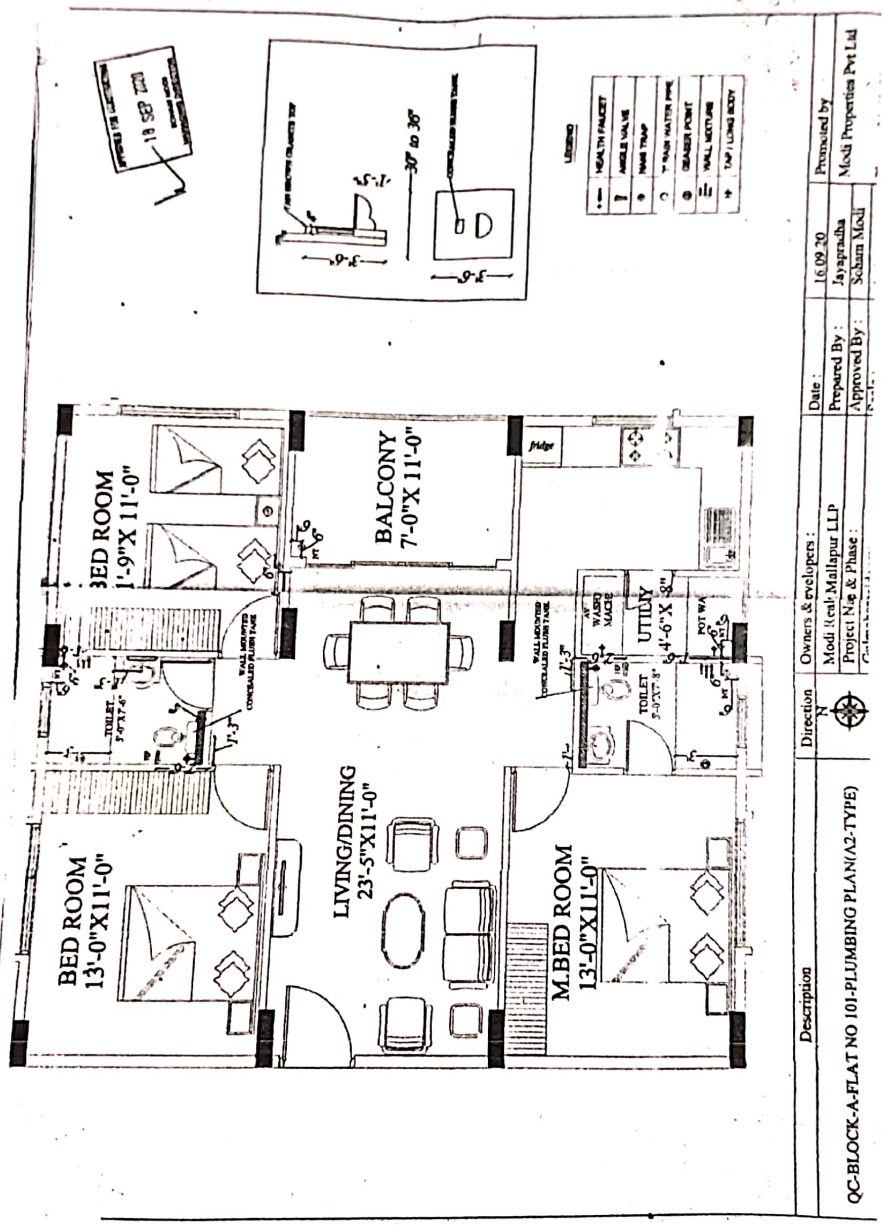
Remarks on additions & alteration sheet:

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

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

Miscellaneous check

Screeding done on walls upto 12" outside bathroom/utility	☒ Yes ☐ No
Bathroom /utility filled with 4" water for water proof check	☒ Yes ☐ No
Hole packing done around all pipes in ceiling and internal walls	☒ Yes ☐ No
Remarks:	





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

Flat No.	GL-602	Other	SL. No.	40558
Company	MRM-CLP	Project	Phase	
Prepared by	P. Bhaskar	Sign	Date	20-09-22
Project Manager	Rampasas	Sign	Date	20-09-22
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.				

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.

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)	Screeding in bathroom & utility (✓ or X)	Screeding in "above FFL" (✓ or X)
1	Bedroom 1 M.B.R	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 A.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 M.B.R	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 C.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Toilet 3 C.T	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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		1) Screeding works to be improved in the flat.											

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

Flat No.	G-602	Others	SI. No.	40088
Company	MRM-LLP	Project	Phase	
Prepared by	R.S. SAIKIRAN	Sign	Date	21-06-2022
Project Manager	RAMPRASAD	Sign	Date	21-06-2022
Previous Stage report no.	39243	Report filed and signed by PM?	Yes ☒ No ☐	
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 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. All walls should be used in each and every joint between RCC & Brickwork.
8. Chicken mesh should be used in each and every joint between RCC & Brickwork.
9. Joint between brickwork & beam on external side must be filled.
10. Check room dimensions with working plan. (Tolerance: 1")
11. Diagonals of each room shall be equal. (Tolerance: 2")
12. Balcony sill level should be 3'3" from SFL. (Tolerance: 1")
13. Check room height with specified height. (Tolerance: 1")
14. Check plumb of walls wherever it appears to be out of plumb. (Tolerance: 1/2")
15. Specify the No. of beams which are not aligned by more than 1" in a room.
16. Door frames must have black Japan coating and wood primer /pellambar - 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 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 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	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
3	Bedroom 2 G. Bed	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
5	Bedroom 3 C. Bed	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
6	Toilet 3	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
7	Drawing	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
8	Dining	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
9	Lobby 1	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
10	Utility / balcony 1	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
11	Utility / balcony 2	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
12	Utility / balcony 3	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
13	Kitchen	✓	✓	✓	✓	✓	✓	1	✓	✓	1	✓	✓	✓
14	Other													
15	Other													
Remarks														

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?

☒ Yes ☐ No

Condition of proportion box?

☐ Good ☒ Avg. ☐ Bad

Was the Apartment cleaned before starting brick work?

☐ Yes ☐ No ☒ Cant' say

Is the Apartment cleaned for plastering?

☒ Yes ☐ No

Wastage?

☐ High ☒ Medium ☐ Low

Storage of building material like bricks sand and cement.

☐ Good ☒ Avg. ☐ Bad

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

☒ Yes ☐ No

Remarks:

Door Frames & Windows check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✗ for minor mistake that requires minor correction.
3. Mark ✗✗ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✗✗✗ for major mistake that cannot be corrected.
5. Window template depth should be between 2 to 2 ½" after plastering.
6. Lintel level should be 7'3" from SFL & 7' from FFL. (Tolerance 1"). Lintel should be as per standard design.
7. Lofis should be at a height of 7' to 7'3" from FFL. Kitchen plat form thickness should be 2", SFL to bottom 31" (Tolerance 1")
8. Slopes of lofts and kitchen platforms to be checked by using 12" spirit level and check height from floor from 2 or 3 points.
9. Thickness of platforms & lofts should be between 2 & 2.5"
10. Provide single layer table brick at bottom of each door frame without threshold.
11. Check Z angle template size (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.

S No	Room	Door size, face and position (✓ or ✗)	Brick at bottom of door frame 10 (✓ or ✗)	Door frame hold fast provision and fasteners. (✓ or ✗)	Door lenth design & level (✓ or ✗)	Door diagonal check (✓ or ✗)	Door Plumb - two sides (✓ or ✗)	Windows lenth 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. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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) In Utility, the door frame was not placed as per Drawing. & position also changed.														

Sub: - Revised guideline rates for addition and alternations

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

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

	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	NA NA
11.	CP Fitting, sink, bath tub and sanitary ware. Refund / extra charge shall be as per actuals.	NA	NA
12.	Lofts – No refunds. Extra charge for additional lofts provided	Rs. 150/-	Per sft
13.	Doors – Extra charge / refund for panel doors	Rs. 110	Per sft
14.	Civil work – refunds nil. Extra charge should be as per estimated cost which is approved by MD. Dismantling of existing walls upto 50 sft including removal of debris. Dismantling above 50 sft including shifting of debris. Addition of RCC column for vastu in flat & villas – with/without footing	NA Rs. 5,000/- Rs. 50/- Rs. 10,000/-/Rs. 7,500/-	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.	GI and PVC lines – no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine / basin	NA Rs. 2,500/-	NA Nos
20.	2 way switch with switch and wires	Rs. 2,000/-	Per pair
21.	Sink shifting with pipe length of more than 5’ (open or concealed per sink)	Rs. 1,000/-	
22.	False ceiling – Customers may install false ceiling at their cost free of cost before completing flooring. Installation of false ceiling by customers after completing flooring – cleaning charges per flat/villa	Rs. 5,000/-	
23.	Cleaning charges after wood work where stage II or stage III is completed - may be levied at discretion of project manager.	Upto Rs. 5/-	per sft

Notes:

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

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

Soham Modi

5



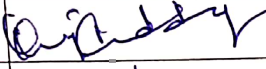
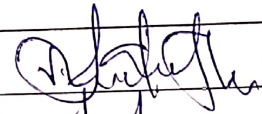
GULMOHAR RESIDENCY

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

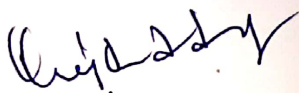
Flat No	602	Block no.	' G '
Flat Area	1360 sft	Type	Deluxe / Luxury
Buyer Name	Manoj Kumar Reddy		
Phone No.	9505309222	Email	Reddy.manoj@gmail.com

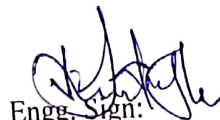
I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred flat in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to make, as per the rates suggested by you. I shall deliver all the materials that are required to be provided by me at the site on or before _____. In case I fail to deliver these items to the site by the specified date, you may complete the works in the flat as per the standard items provided by you.

Buyers sign		Engg. Sign	
Date:	28/8/24	Date	28/08/24

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:



Taxaventine Co

Choice of colours:

Changes in flooring:

- 1) Country almond for kitchen flooring
 - 2) Country chocolate tiles for kitchen dado.
 - 3) Country rosso for utility flooring & balcony flooring
 - 4) Blanco white tiles for utility tiling purpose till 8'-0" height
 - 5) Malaysian in master toilet till false ceiling lvl
 - 6) Lima in common toilet till false ceiling lvl
 - 7) Taxaventine cordina for living room.
 - 8) Autumn walnut for Guest & children bedrooms flooring
 - 9) Autumn mahogany for Master bedroom flooring
 - 10) Taxaventine Carolina for hall & dining flooring purpose.
 - 11) Windows ^{granite} Sillings to be provided for all window openings & utility ~~being~~ ^{done} 29/8/24
- Granite provision

Buyers sign:

Engg. Sign:

Date:



Changes in electrical points: (mark on plan)

- 1) 6amps electrical pt to be provided in ^{at 3'-0" ht} Master bedroom ^{& Guest children room} marked in plan.
- 2) 16amps electrical pt to be provided in dining marked in plan.
at 4'-0" ht ht.

3)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- 1) In master toilet health faucet pt to be shifted from East side to north side wall
- 2) In common toilet health faucet pt to be shifted from west side to South side wall.
- 3) Extra WB pts to be provided in ~~dining near stairs~~ and in balcony Southern wall marked in plan.


Buyers sign:

Engg. Sign:

Date:



Changes in kitchen platform: (mark on plan)

1) RCC platform to be casted in kitchen

Other Changes:

1) utility door to be as per default plan.

2) Wall near kitchen to be dismantled.

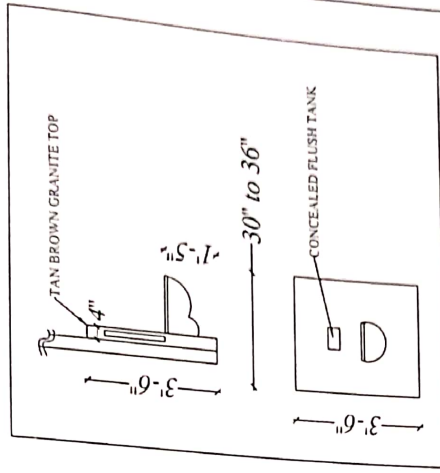
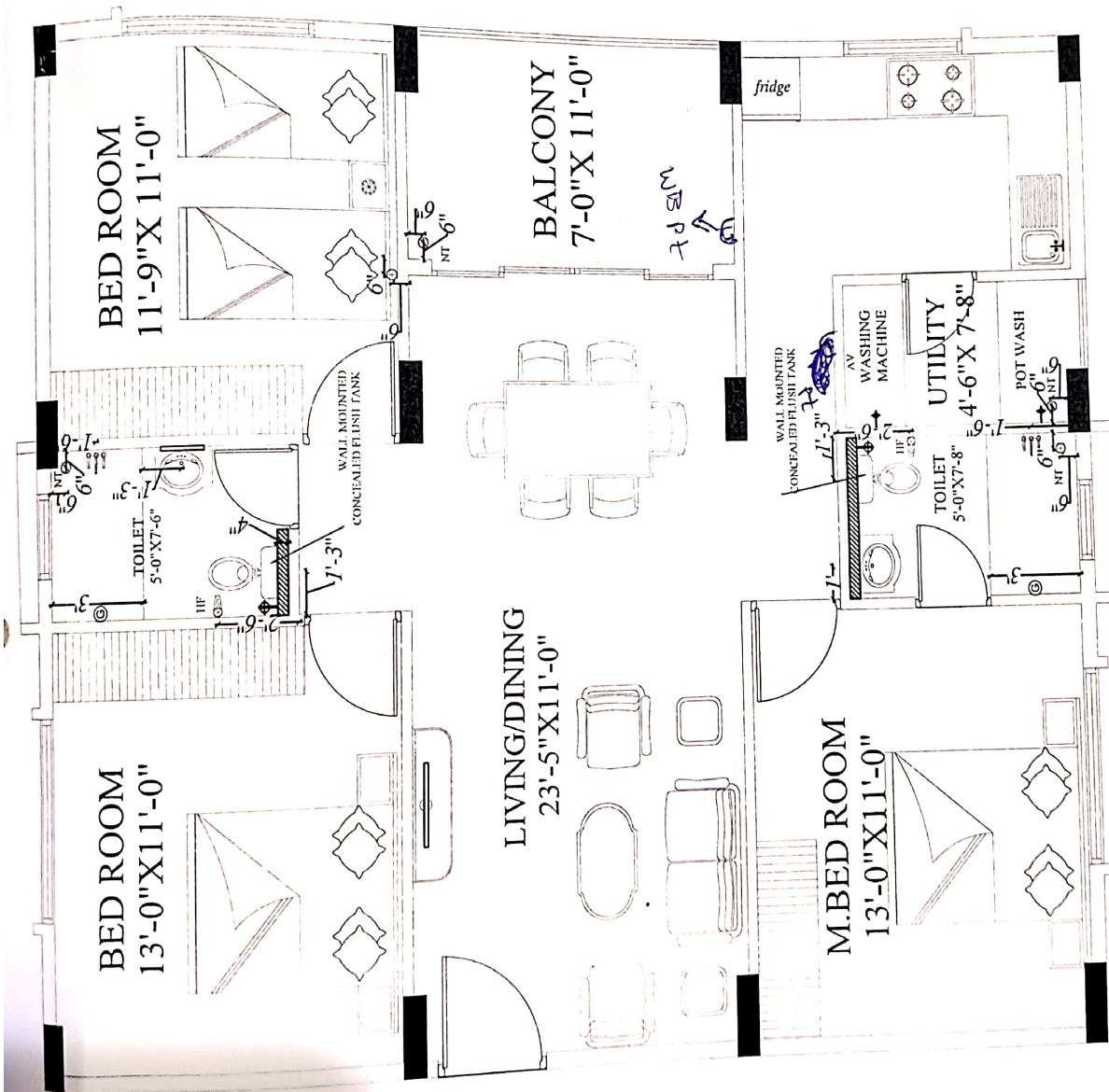
3)


Buyers sign:

Engg. Sign:

Date:



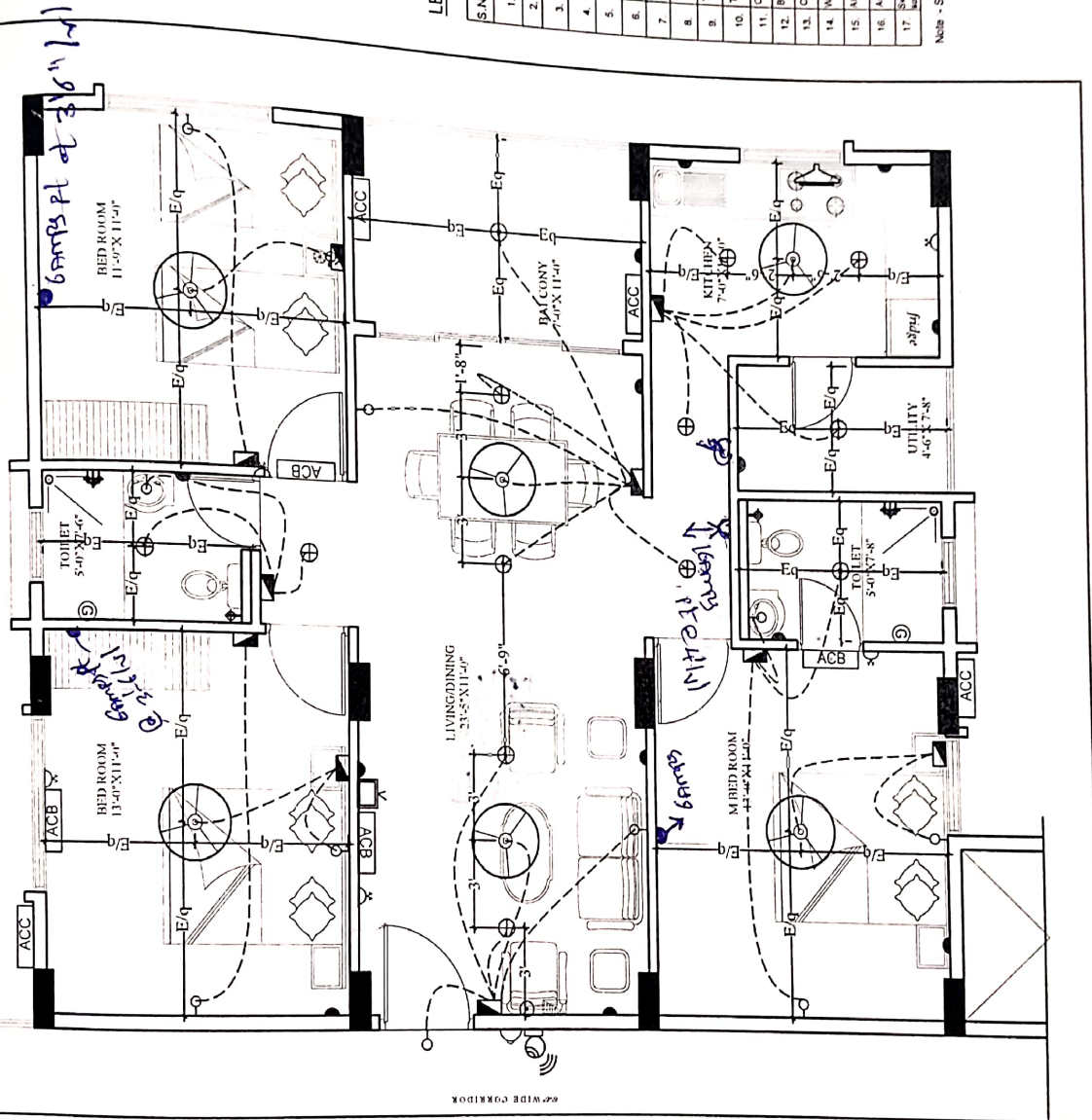


LEGEND

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

Description	Direction	Owners & Developers :		Date :	16.09.20	Promoted by
		Modi Reality Mallapur LLP		Prepared By :	Jayapradha	
		Project Name & Phase :		Approved By :	Soham Modi	
		Gulmohar Residency		Scale :	N.T.S	
PLUMBING PLAN-1360 Sft (A2-TYPE)						

Handwritten signature



LEGEND:-

S.NO	ITEM	SYMBOL	HEIGHTS from FFL
1.	Distribution Board & Change over		7' 10" 75"
2.	Switch board		4' 08" 45"
3.	Wall point/Bracket light		7' 10" 75"
4.	5 amps plug point		3'
5.	Ceiling fan		8' 00" 08" 75"
6.	Ceiling point/SA		7' 10" 75"
7.	Exhaust fan		7' 10" 75"
8.	15 amps plug point		2' 08" 30" 08" 75"
9.	Television point		3'
10.	Telephone point		3'
11.	Calling Bell		4' 08"
12.	Bed Push		6'
13.	Ceiling light		7'
14.	Wall Camera		7' 10" 75"
15.	AC Compressor		7' 10" 75"
16.	AC Blower		7' 10" 75"
17.	Switch board with SA		4' 10" 45"

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

Description	Direction N 	Owners & Developers :	Date :	Promoted by
		Modi Realty Mallapur LLP	Prepared By :	Modi Properties Pvt Ltd
		Project Name & Phase :	Approved By :	Jayapradha
		Gulmohar Residency	Scale :	Soham Modi
				N T S

