

ATR on Quality Control Check Report. (Apartments)

Flat No	6-306.	QC report stage	Stage-IP	Sl. No.	42642
Company	ME MP.	Project	GMR.	Phase	-
Prepared by	Murukh	Sign	MD	Date	16/12/23
Project Manager	Naender	Sign	Vand	Date	16/12/23
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:	Work completed

Quality Control Check Report. Stage: After Finishing Stage III (Apartments)			
Flat No	G-306	Other	
Company	MRM-CLLP	Project	-
Prepared by	P. Bhaskar	Sign	GMR
Project Manager	Narendran K	Sign	<i>[Signature]</i>
Previous stage report no.		41382	Report filed and signed by PM
Checked By MD on			04-12-23
			04-12-23
			☒ Yes ☐ No
			☐ 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.

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>		

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	

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

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

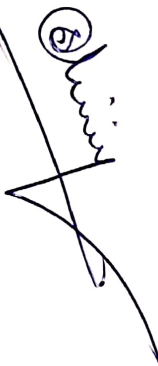
Remarks
 ① False ceiling in the whole flat was pending. ② Flat cleaning was poor and painting near patchwork's not done. ③ For couple of Switch Board's switches were missing. ④ Finishing near windows was poor. ⑤ In both Toilets only luppam was provided. ⑥ Utility lock was provided in reverse position.

Construction Division
Additions & Alteration Charges Approval Form

Company Name:		MRMLLP		Site	Gulmohar Residency
Name of the customer		Sreeekas Aslesha Suri.			
Villa/ Flat No.		G-306.			
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		Approved by MD
Date 18/12/23	Date	Date	Date
Sign: 	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.



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

Flat No	G - 306	Other	—	Sl. No.	41382
Company	MRM - LLP	Project	GMR	Phase	—
Prepared by	R.S. SAIKIRAN	Sign	R.S. SAIKIRAN	Date	25-02-2023
Project Manager	RAM PRASAD	Sign	[Signature]	Date	25-02-2023
Previous stage report no.		40288	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 paintt.
- Completion of doors, windows, grills, electrical wiring, switches must be done in next stage
- False ceiling must be completed before flooring.
- Kitchen platform, granite and dado must be completed where modular kitchen is not provided.
- Provide granite soffit for main door and balconies in this stage.

Miscellaneous check:

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

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

Project In-charge	Sign	Date
[Signature]		

Tiling & granite work		Rate the quality of (Good ✓, Avg. X, Poor – needs correction XX, 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	✓	XX	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 2 C-Toi	✓	XX	✓	X	✓	X	✓	✓	✓	✓	✓	✓	✓
3	Toilet 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Wash basin in dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Utility	✓	X	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Other													
9	Other													
Remarks														
NOTE :- 1) provision for modular kitchen														
2) False ceiling work to be pending in Toilets.														
3) At couple of places, light point was missed.														

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

Control Check Repot.																Stage: After Finishing Stage II (Apartments)	
S No	Room	Flooring & painting	Color variation of floor tiles	Flooring workman ship & grouting	Skirting size (3")	Rate the quality of (Good ✓, Avg. ✕, Poor – needs correction ✕✕, NA)											
						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) paint stains on floor tiles, It should be cleaned.																	

ATR on Quality Control Check Report. (Apartments)

Flat No	G-306	QC report stage	stage - I	Sl. No.	40288
Company	MRM LLP	Project	G.M.R	Phase	
Prepared by	D. Sribanthi	Sign	D. Sribanthi	Date	29/09/2022.
Project Manager	M. Ramprasad	Sign	R. Prasad	Date	21/9/2022.
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 (✗) 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:

1) All works completed.

Flat No.	G- 306	Other	-	Sl. No.	40288
Company	MRM-CLLP	Project	GMR	Phase	-
Prepared by	P. Bmash	Sign	P.B	Date	29-07-22
Project Manager	Rampasud	Sign	Rampasud	Date	29-07-22
Previous stage report no.	39761	Report filed and signed by PM?		☒ Yes ☐ No	
Additions & alterations sheet date	5/10/21	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.

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.

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

S No	Room	Civil work near pipes in balcony & utility ⁷ (✓ or ✗)	CPVC & PVC Check ⁵ (✓ or ✗)	Electrical points check ⁶ (✓ or ✗)	Water proofing check ⁸ (✓ or ✗)	Proper use of fasteners check ⁹ (✓ or ✗)	Placement of DB ¹⁰ (✓ or ✗)	Placement of Generator changeover (✓ or ✗)
1	Bedroom 1 M. Bed	-	-	✓	-	-	-	-
2	Toilet 1 M - Toi	-	✓	✓	✓	✓	-	-
3	Bedroom 2 K. Bed	-	-	✓	-	-	-	-
4	Toilet 2 C - Toi	-	✓	✓	✓	✓	-	-
5	Bedroom 3 Gr. 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 Grout Holes were not packed in the flat.
 ② one switch Board in Kitchen, K. Bed, and In M. Bed Ac point is missing.

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.

BED ROOM
13'-0"X11'-0"

BED ROOM
11'-9"X 11'-0"

TOILET
5'-0"X7'-6"

WALL MOUNTED
CONCEALED FLUSH TANK

LIVING/DINING
23'-5"X11'-0"

BALCONY
7'-0"X 11'-0"

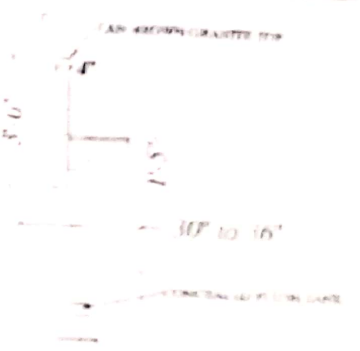
M.BED ROOM
13'-0"X11'-0"

WASHING
MACHINE

UTILITY
7'-0"X 11'-5"

KITCHEN
7'-0"X11'-0"

POT WASH



- HEALTHY VENTILATION
- SINGLE VALVE
- SINK TAP
- SHOWER HEAD
- CLOSET
- WALL MOUNTED
- TAP

Description

Direction

Owners & Developers

Modi Reality Mallapur LLP

Project Name & Phase

Gulmohar Residency

Date

Prepared By

Approved By

Scale

1:100

By: Sudhan Kedia

Sudhan Kedia

13/09/20

Promoted by

Modi Properties Pvt Ltd

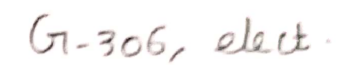
13/09/20

13/09/20

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



Scanned with OKEN Scanner



S. No	ITEM	REMARKS	DATE OF THE ITEMS USED
1	Disturbance (downfall)		10/10/2019
2	Disturbance (downfall)		10/10/2019
3	Disturbance (downfall)		10/10/2019
4	Disturbance (downfall)		10/10/2019
5	Disturbance (downfall)		10/10/2019
6	Disturbance (downfall)		10/10/2019
7	Disturbance (downfall)		10/10/2019
8	Disturbance (downfall)		10/10/2019
9	Disturbance (downfall)		10/10/2019
10	Disturbance (downfall)		10/10/2019
11	Disturbance (downfall)		10/10/2019
12	Disturbance (downfall)		10/10/2019
13	Disturbance (downfall)		10/10/2019
14	Disturbance (downfall)		10/10/2019
15	Disturbance (downfall)		10/10/2019
16	Disturbance (downfall)		10/10/2019
17	Disturbance (downfall)		10/10/2019
18	Disturbance (downfall)		10/10/2019
19	Disturbance (downfall)		10/10/2019
20	Disturbance (downfall)		10/10/2019

Quality Control Check Report.

Stage: After Plastering (Apartments)

Flat No.	Gi-306	Other		Sl. No.	39761.
Company	MRM(LPP)	Project	GMR	Phase	
Prepared by	S. Sunil Kumar	Sign		Date	18/4/22
Project Manager	Ramprasad	Sign		Date	18/4/22
Previous stage report no.		39369	Report filed and signed by PM?	☒ Yes ☐ No	
Checked By MD on		MD Sign		For filling	☐ Yes ☐ No
Recommendation: ☐ Stop further work. Submit ATR on QC report to QC team. Proceed only after recheck by QC. ☐ Stop further work. Proceed with work after submitting ATR on QC report to QC team. ☒ Proceed with further work only after making corrections pointed out in the QC report. ATR not required. ☐ Proceed with further work. ATR not required.					

Inspection should be done after:

- brickwork & 2 coats plastering is completed
- after cleaning the villa.
- Water proofing, screeding in bathrooms is completed.
- before starting painting, tiling & flooring.

Plastering Check.

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✕ for minor mistake that requires minor correction.
3. Mark ✕✕ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✕✕✕ for major mistake that cannot be corrected.
5. 9" unplastered area from SFL should be left including in common areas and terraces.
6. Windows must be checked with templates. Plastering must be 3mm margin for luppum work. Tolerance 1/4".
7. Provision of tiles in bathrooms, kitchen & wash areas (rough plastering).
8. Check size of sink bowl. Hole should be 1" to 2" larger. (Tolerance: 1")
9. All doors frames should have 1/2" grooves.
10. Sill top must be of uniform thickness, correct height, at one level & without broken edges.

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

Project In-charge: [Signature] Date: 25/4/22

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 (1) Provision for tiles properly not done.													
(2) Grooves work also not so good.													

Quality Control Check Report

Stage: After Brickwork (Apartments)

Flat No.	G-306	Others		Sl. No.	303/9
Company	MMR (L2P)	Project	GMR	Phone	
Prepared by	S. Sundar Kumar	Sign		Date	12/3/22
Project Manager	Rajaprasad	Sign		Date	12/3/22
Previous Stage report no.	38561	Report filed and signed by PM?		✓	
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 / pellambar - at cost of painter.

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

Project In-charge	Sign	Date
		7

Quality Control Check Report.

Stage: After Brickwork (Apartments)

S No	Room	Wall thickness (✓ or ✗)	Beds in walls (✓ or ✗)	Chicken mesh (✓ or ✗)	External brickwork & beam joint (✓ or ✗)	Room Dimensions (✓ or ✗)	Room Dimensions 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Avg	✓
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													

Quality Control Check Report.**Stage: After Brickwork (Apartments)**

Quality of edges and corners in all rooms?

☐ Good ☒ Avg. ☐ Bad

Specify rooms that need correction:

Misc. Checks.

Was 3.75 CFT proportion box provided?

☒ Yes ☐ No

Condition of proportion box?

☐ Good ☒ Avg. ☐ Bad

Was the Apartment cleaned before starting brick work?

☐ Yes ☐ No ☐ Cant' say

Is the Apartment cleaned for plastering?

☒ Yes ☐ No

Wastage?

☐ High ☒ Medium ☐ Low

Storage of building material like bricks sand and cement.

☐ Good ☒ Avg. ☐ Bad

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

☒ Yes ☐ No

Remarks:

Door Frames & Windows check

Notes:

1. Mark ✓ for correct or minor mistake which does not require correction
2. Mark ✕ for minor mistake that requires minor correction.
3. Mark ✕✕ for major mistake that requires correction by replacement or re-fixing.
4. Mark ✕✕✕ for major mistake that cannot be corrected.
5. Window template depth should be between 2 to 2 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 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 (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 Rept.

Stage: After Brickwork (Apartments)

S No	Room	Door size, face and position (✓ or ✗)	Brick at bottom of door frame (✓ 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	✓	XX	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Toilet 1 M. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Bedroom 2 K. Bed	✓	XX	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Toilet 2 C. Toi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Bedroom 3 G. Bed	✓	XX	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 Kid window 2-angle frame not provided													

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.	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 ft. 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
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.	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/- Upto Rs. 5/-		per sft
23.	Cleaning charges after wood work where stage II or stage III is completed - may be levied at discretion of project manager.			

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

Flat No	306	Block no.	' G '
Flat Area	1360 sqft	Type	Deluxe / Luxury
Buyer Name	Sreekar Aslesha Suri		
Phone No.	9959097184	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	Sreekar. JA	Engg. Sign	D. Sreishanth
Date:	05/10/2021	Date	5/10/21

Note:

1. Colour shades of paints may vary from batch to batch & company to company. The Builder will not take responsibility of quality of work for dark shades especially green & blue.
2. Shade / colour of natural material like marble and granite can't be guaranteed and may vary from lot to lot. Cracks like appearance in marble is a natural feature and Builder shall not be responsible for repairs or replacement.
3. Availability of bathroom or flooring tiles of the same type /colour/make 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: Sreekar. JA

Engg. Sign: D. Sreishanth

Date: 5/10/21

Choice of colours:

①

Changes in flooring:

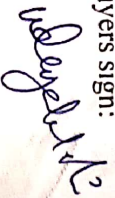
① M.T - Malaysian

C.T - lime

② Vetified in all rooms.

③ kitchen, utility & Balcony - Default.

Buyers sign:



Engg. Sign:



Date:

5/10/21



Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Buyers sign:

Wahyudhita

Engg. Sign:

Wahyudhita

Date:

5/10/21



Changes in kitchen platform: (mark on plan)

Other Changes:

① all doors should be polished (chocolate colour) including window sashes.

② in ~~the~~^{C.T} Bathrooms ledge well top one more extra granite required.

Buyers sign:

Verdya

Engg. Sign:

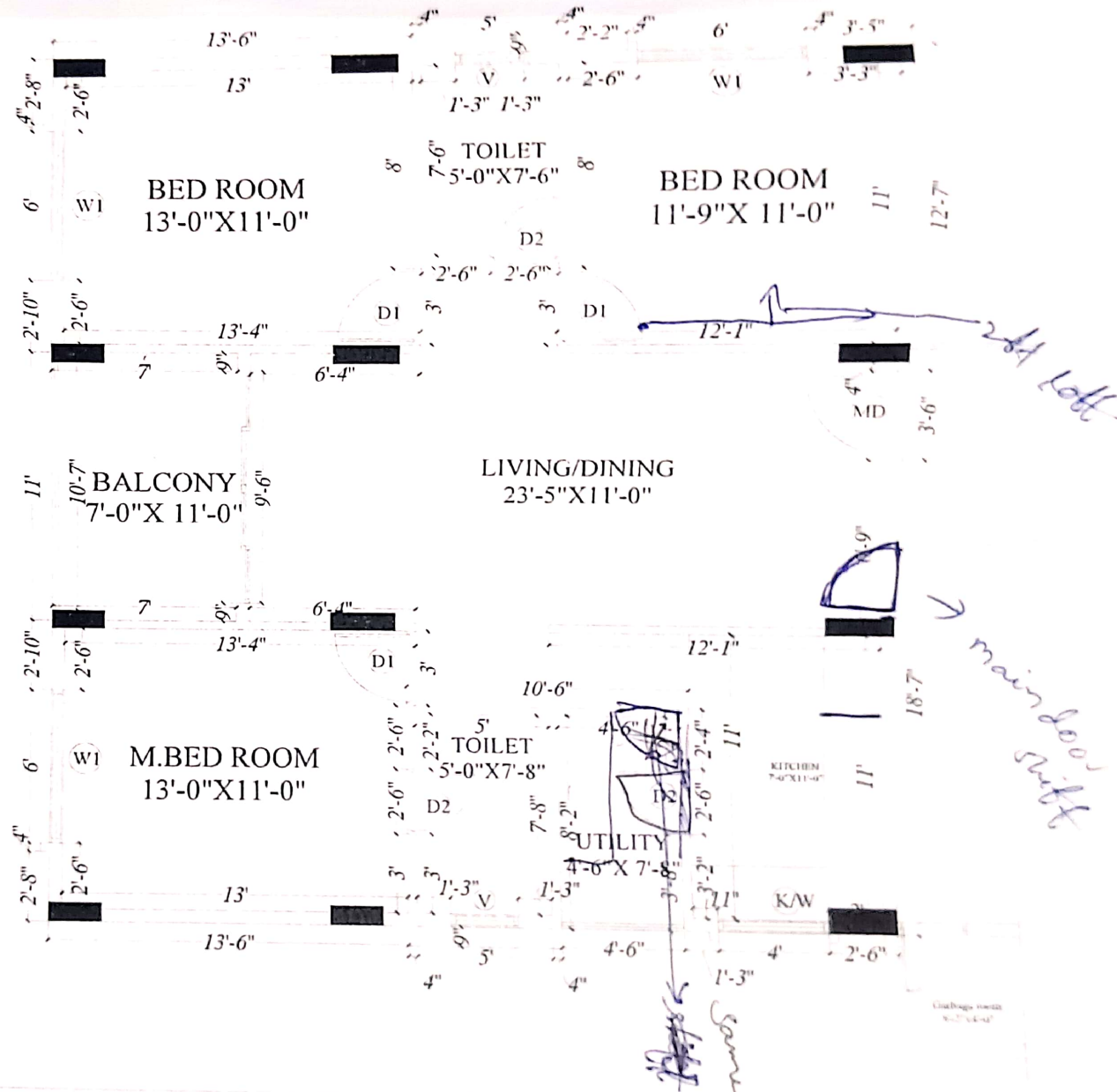
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Date:

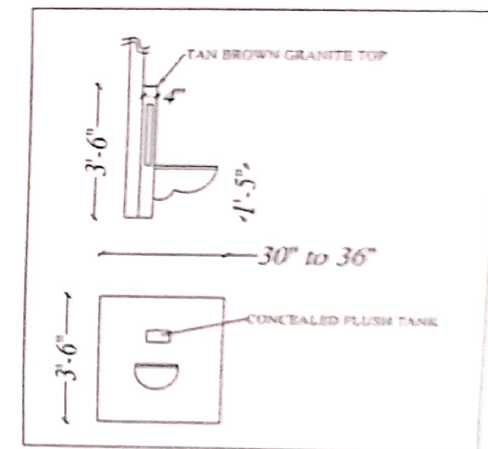
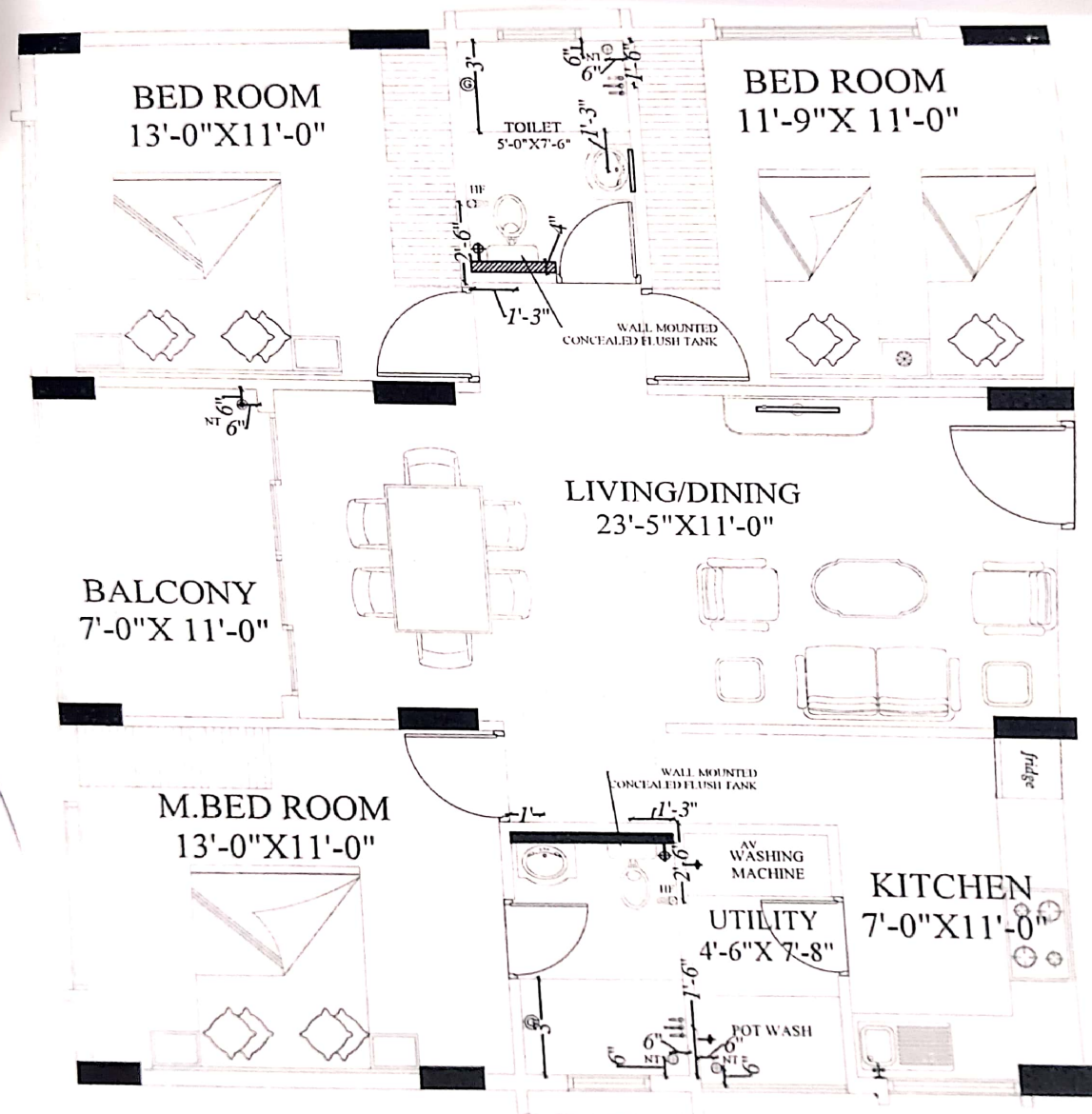
5/10/21

Wdang 10/10/20

20

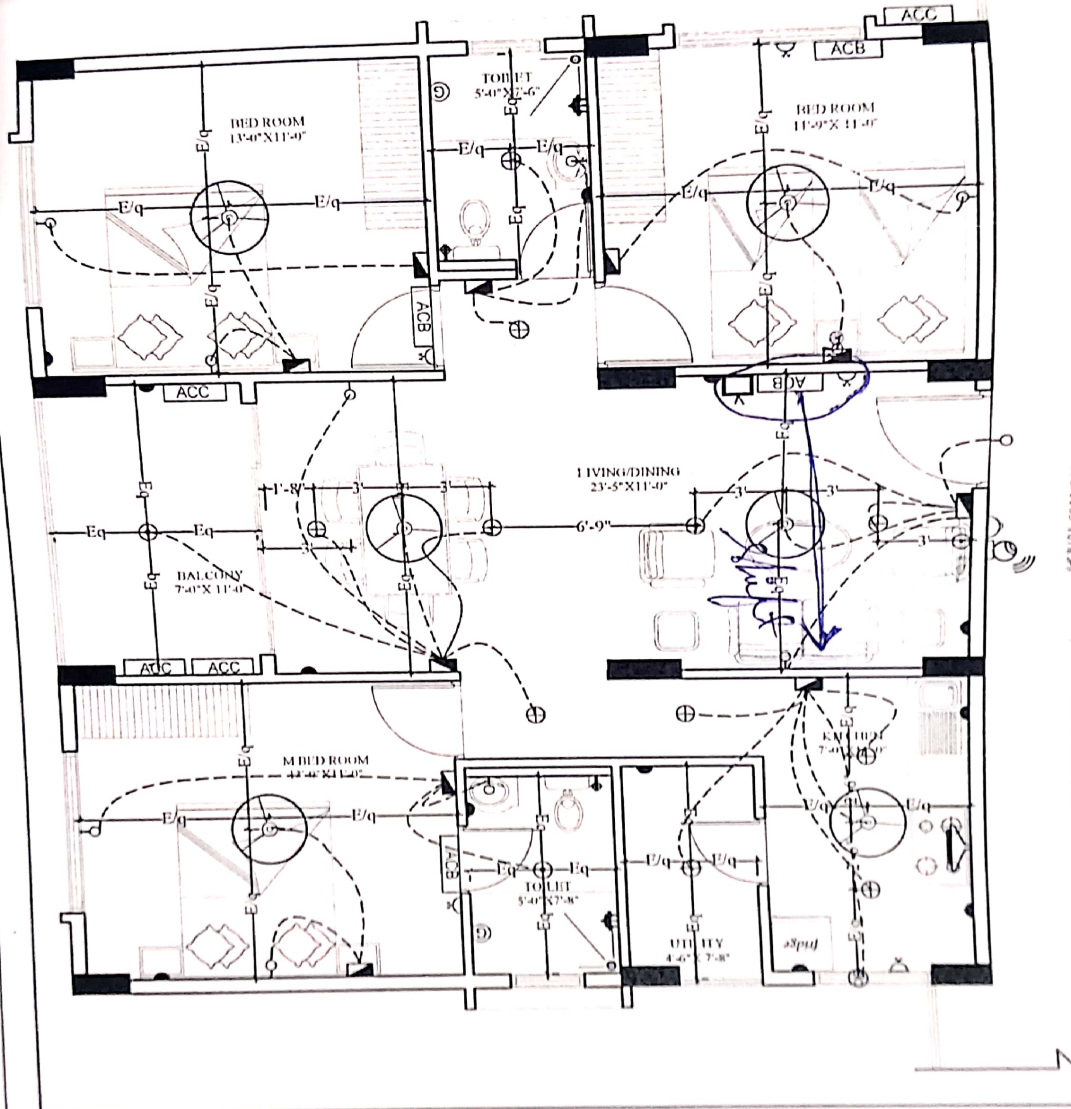


Description	Direction	Owners & Developers	Date	Promoted by
WORKING PLAN-1360 SII-A1 TYPE	N	Modi Reality Mallapur LLP	25.09.2020	Modi Properties Pvt Ltd
		Project Name & Phase	Prepared By	
		Gulmohar Residency	Approved By	
			Scale	Phone: +91-40-66335551



- | LEGEND | |
|---|--------------------|
|  | HEALTH FAUCET |
|  | ANGLE VALVE |
|  | NANI TRAP |
|  | 3" RAIN WATER PIPE |
|  | CESSAR POINT |
|  | WALL MIXTURE |
|  | TAP / LONG BODY |

Description	Direction	Owners & Developers :	Date :	16.09.20	Promoted by
PLUMBING 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



LEGEND:-

S. NO	ITEM	SYMBOL	HEIGHTS from F.F.L
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 amp plug point		2'
5	Ceiling fan		
6	Geyser point-15A		6'6" OR 7'6"
7	Exhaust fan		7'6"
8	15 amp plug point		2' OR 2'6" OR 7'6"
9	Television point		2'
10	Telephone point		2'
11	Calling Bell		4'6"
12	Bell Push		5'
13	Ceiling light		
14	VCR Camera		7'6"
15	AC Compressor		7' TO 7'6"
16	AC Blower		7' TO 7'6"
17	Switch board with 5A socket		4' TO 4'6"

Note :- Switch boards next to bed side must be @ 35" from corner 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 +91-40-66335531