

Head Office: 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003. ☎ : 040-6633 5551, ✉ : info@modiproperties.com.
Site Office: Sy. No. 19, Mallapur, Hyderabad - 500 076, ☎ : + 91- 91210 21718, ✉ : gmr@modiproperties.com

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Letter of confirmation

From,

Gulmohar Residency
 Survey No 19, Mallapur, Hyderabad. Next to NFC Rai
 Hyderabad, Telangana, 500076
 Srinivas N, 8309724627

Date: 22.09.2025

To,

Ashamol Basha
 3-1-117/10/2, Balaji Nagar, Near vignana bharatha high school UPPAL, Mallapur
 Rangareddy, TG, 500076
 GSTIN: 36AUWPA6056C2ZK
 Ashamol Basha, 8464858006

Subject: Confirmation of measurement, rates, estimates, BOQ for **GMR-E Block - East Elevation & Parapet Wall Painting Works.**

Reference: Work order no: 20250917040 - dated . 17.09.2025

Sir/Madam,

We hereby confirm the following:

1. The details of measurement have been calculated and accepted by you, copy enclosed.
2. The details of rates have been accepted by you, copy enclosed.
3. The details of BOQ and estimates have been accepted by you, copy enclosed.
4. Detailed terms and conditions (briefly mentioned in work order).

a.	Agreement for construction	Terms and conditions mentioned in agreement for construction shall be strictly followed.
b.	Measurement/estimate	The total quantity of work has been separately estimated and signed by both the parties.
c.	Scope of work.	Scope of work includes Apex Primer 1 coat + 2 coat of Apex ultima Exterior Emulsion and Texture, Primer + 2 coats Painting.
d.	Payment terms	Payment shall be made based on progress of work, as per advice of site engineers.
e.	Advance paid	N/A
f.	Recovery of advance	N/A
g.	Timeline	NA
h.	QC inspection	QC inspection as per company policy shall be strictly followed.
i.	Penalty	NA
j.	Bonus	NA
k.	Approved drawings	GFC drawings shall be provided as requested. Workers at site must have copy of GFC drawings.
l.	Quality	The quality of the work is up to the satisfaction of site engineers. Corrections to be made as per their advice.
m.	Safety	All workers should wear helmets, safety jackets, safety shoes and harness at all times.

n.	Security	Contractor shall be responsible for security of their material.
o.	Measurement	Payment shall be made as per measurement of work done at site.
p.	Bill	Contractor shall raise invoice within 2 working days of completion of work. Payment will not be made without invoice.
q.	Remarks	If any other works are there, should be done by as per agreement.

Please sign a copy of this letter as your confirmation of the above terms and conditions.

Thank You.

Yours sincerely,



Accepted and confirmed by:

Name: Ashamol Basha

Date: 26/09/25, Place: _____.



GMR - E Block_External elevation painting 28.8.25_ver1.xlsx

Estimation Sheet

ESTIMATE SHEET		Approved by:	
Company Name:	Modi Reality Madhyam LLP		
Project:	GMR - E		
Work Description:	External Painting Works	Contractor:	A. Basha
Prepared By:	Swathi.QS	Work start date:	20.6.25
Date:	28.8.25	Work end date:	30.8.25

S No.	Item Head	Item Description	Quantity	Units	Rate	Amount	Sub Total
1	East Side Elevation	Apex Primer 1 coat + 2 coat of Apex ultima Exterior Emulsion	24,746	Sft	13.35	330,353	
2		Texture, Primer + 2 coats Painting	9,282	Sft	26.00	241,324	
3		Birla wall care putty in place of luppurn with trac	2,593	Sft	15.50	40,193	
4	Parapet Wall	Apex Primer 1 coat + 2 coat of Apex ultima Exterior Emulsion	10,852	Sft	13.35	144,881	
Total value of work excl. Tax						756,751	
Add GST@						18%	136,215
Total value of work incl. Tax							892,966

✓
APPROVED BY
15 SEP
SOHAM MCDI

APPROVED BY
[Signature]
[Stamp]

APPROVED BY
28 AUG 2025
[Signature]
PROJECT MANAGER

ESTIMATE SHEET							Approved by:	
Company Name:		Modi Reality Mallapur LLP						
Project:		GMR - E						
Work Description:		External Painting Works - East Elevation					Contractor:	A. Basha
Prepared By		Swathi, QS					Work start date:	20.6.25
Date:		28.8.25					Work end date:	30.8.25
S No.	Item Head	Item Description	SKU Code	Qunatity	Units	Rate	Amount	Sub Total
1	East Side Elevation	Apex Primer 1 coat + 2 coat of Apex ultima Exterior Emulsion	4808	24,746	Sft	13.35	330,353	
2		Texture, Primer + 2 coats Painting	1596	9,282	Sft	26.00	241,324	
3		Birla wall care putty in place of luppum with tractor emulsion - Asian	9866	2,593	Sft	15.50	40,193	
4	Parapet Wall	Apex Primer 1 coat + 2 coat of Apex ultima Exterior Emulsion	4808	10,852	Sft	13.35	144,881	
Total value of work excl. Tax								756,751
Add GST@							18%	136,215
Total value of work incl. Tax								892,966

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ESTIMATE SHEET									
Company Name:	Modi Reality Mallapur LLP								
Project:	Gulmohar Residency								
Work Description:	E-block External painting						Approved by Ahmed Khan		
Contractor Name:	Basha. A						Sign:		
Prepared By	Ahmed Khan								
Date:	28.08.2025						Start date:	20.6.25	
							End date:	30.8.25	
S No.	Item Head	Item Description	No's	L	H	Qty	UoM	Rate	Amount
1	E-block external elevation	E-block external elevation painting South side duct	1.00	44.58	38.25	1705.19	sft	13.35	22,764
		Opening deduction (-)	4.00	16.00	4.83	309.12	sft	13.35	4,127
		E-block external elevation texture South side at duct	1.00	44.58	17.00	757.86	sft	26.00	19,704
		Opening deduction (-)	2.00	16.00	4.83	154.56	sft	26.00	4,019
		2' Drop wall careputty	1.00	44.58	2.75	122.60	sft	15.50	1,900
		4' projection slab	1.00	44.58	4.00	178.32	sft	13.35	2,381
2	E-block external elevation	E-block external elevation painting South side duct	1.00	36.16	38.25	1383.12	sft	13.35	18,465
		Window deduction (-)	4.00	4.00	3.00	48.00	sft	13.35	641
		Utility deduction (-)	4.00	2.00	4.00	32.00	sft	13.35	427
		Ventilator deduction (-)	4.00	2.50	1.83	18.30	sft	13.35	244
		Windows band painting	4.00	8.50	1.00	34.00	sft	13.35	454
		E-block external elevation texture South side at duct	1.00	36.16	17.00	614.72	sft	26.00	15,983
		Window deduction (-)	2.00	4.00	3.00	24.00	sft	26.00	624
		Utility deduction (-)	2.00	2.00	4.00	16.00	sft	26.00	416
		Ventilator deduction (-)	2.00	2.50	1.83	9.15	sft	26.00	238
		Windows band wall care putty	2.00	8.50	1.00	17.00	sft	15.50	264
		2' Drop wall careputty	1.00	36.16	2.75	99.44	sft	15.50	1,541
		4' projection slab	1.00	36.16	4.00	144.64	sft	13.35	1,931

3	E-block external elevation	E-block external elevation painting East side for flat#	4.00	34.67	38.25	5304.51	sft	13.35	70,815
		Window deduction (-)	16.00	6.00	4.00	384.00	sft	13.35	5,126
		Window deduction (-)	16.00	3.00	4.00	192.00	sft	13.35	2,563
		Balcony opening deduction (-)	16.00	9.83	6.83	1074.22	sft	13.35	14,341
		Windows band painting	16.00	10.83	1.00	173.28	sft	13.35	2,313
			16.00	8.50	1.00	136.00	sft	13.35	1,816
		E-block external elevation texture East side	4.00	34.67	17.00	2357.56	sft	26.00	61,297
		Window deduction (-)	8.00	4.00	6.00	192.00	sft	26.00	4,992
		Window deduction (-)	8.00	4.00	3.00	96.00	sft	26.00	2,496
		Balcony opening deduction (-)	8.00	9.83	6.83	537.11	sft	26.00	13,965
		Windows band wall care putty	8.00	10.83	1.00	86.64	sft	15.50	1,343
			8.00	8.50	1.00	68.00	sft	15.50	1,054
		4' projection slab	4.00	38.67	4.00	618.72	sft	13.35	8,260
		2' Drop wall careputty	4.00	34.67	2.75	381.37	sft	15.50	5,911
4	E-block external elevation	E-block external elevation painting East side duct b/w	1.00	83.84	38.25	3206.88	sft	13.35	42,812
		Window deduction (-)	8.00	4.00	6.00	192.00	sft	13.35	2,563
		Window deduction (-)	4.00	3.00	4.00	48.00	sft	13.35	641
		Utility deduction (-)	4.00	4.50	3.75	67.50	sft	13.35	901
		Ventilator deduction (-)	12.00	2.50	1.83	54.90	sft	13.35	733
		Windows band painting	8.00	21.66	1.00	173.28	sft	13.35	2,313
			4.00	8.66	1.00	34.64	sft	13.35	462
		E-block external elevation texture East side	1.00	83.84	17.00	1425.28	sft	26.00	37,057
		Window deduction (-)	4.00	4.00	6.00	96.00	sft	26.00	2,496
		Window deduction (-)	2.00	3.00	4.00	24.00	sft	26.00	624
		Utility deduction (-)	2.00	4.50	3.75	33.75	sft	26.00	878
		Ventilator deduction (-)	6.00	2.50	1.83	27.45	sft	26.00	714
		Windows band wall care putty	4.00	21.66	1.00	86.64	sft	15.50	1,343
			2.00	8.66	1.00	17.32	sft	15.50	268
		4' projection slab	1.00	83.84	2.00	167.68	sft	13.35	2,239
		2' Drop wall careputty	1.00	83.84	2.75	230.56	sft	15.50	3,574

5	E-block external elevation	E-block external elevation painting East side duct for	1.00	85.67	38.25	3276.88	sft	13.35	43,746
		Window deduction (-)	12.00	6.00	4.00	288.00	sft	13.35	3,845
		Utility deduction (-)	4.00	2.00	4.00	32.00	sft	13.35	427
		Ventilator deduction (-)	12.00	2.50	1.83	54.90	sft	13.35	733
		Opening deduction (-)	4.00	9.75	4.83	188.37	sft	13.35	2,515
		Windows band painting	12.00	21.66	1.00	259.92	sft	13.35	3,470
		E-block external elevation texture East side	1.00	85.67	17.00	1456.39	sft	26.00	37,866
		Window deduction (-)	6.00	4.00	6.00	144.00	sft	26.00	3,744
		Utility deduction (-)	2.00	2.00	4.00	16.00	sft	26.00	416
		Ventilator deduction (-)	6.00	2.50	1.83	27.45	sft	26.00	714
		Windows band wall care putty	6.00	21.66	1.00	129.96	sft	15.50	2,014
		4' projection slab	1.00	85.67	2.00	171.34	sft	13.35	2,287
		2' Drop wall care putty	1.00	85.67	2.75	235.59	sft	15.50	3,652
		Opening deduction (-)	2.00	9.75	4.83	94.19	sft	26.00	2,449
6	E-block external elevation	E-block external elevation painting East side duct for	1.00	80.25	38.25	3069.56	sft	13.35	40,979
		Window deduction (-)	8.00	6.00	4.00	192.00	sft	13.35	2,563
		Window deduction (-)	4.00	3.75	4.00	60.00	sft	13.35	801
		Ventilator deduction (-)	12.00	2.50	1.83	54.90	sft	13.35	733
		Utility deduction (-)	4.00	2.00	4.00	32.00	sft	13.35	427
		Windows band painting	8.00	21.66	1.00	173.28	sft	13.35	2,313
			4.00	17.16	1.00	68.64	sft	13.35	916
		E-block external elevation texture East side	1.00	80.25	17.00	1364.25	sft	26.00	35,471
		Window deduction (-)	4.00	4.00	6.00	96.00	sft	26.00	2,496
		Window deduction (-)	2.00	3.75	4.00	30.00	sft	26.00	780
		Ventilator deduction (-)	6.00	2.50	1.83	27.45	sft	26.00	714
		Utility deduction (-)	2.00	2.00	4.00	16.00	sft	26.00	416
		Windows band wall care putty	4.00	21.66	1.00	86.64	sft	15.50	1,343
			2.00	17.16	1.00	34.32	sft	15.50	532

		4' projection slab	1.00	80.25	2.00	160.50	sft	13.35	2,143
		2' Drop wall careputty	1.00	80.25	2.75	220.69	sft	15.50	3,421
7	E-block external elevation	E-block external elevation painting West side duct for	1.00	85.67	38.25	3276.88	sft	13.35	43,746
		Window deduction (-)	8.00	6.00	4.00	192.00	sft	13.35	2,563
		Window deduction (-)	4.00	4.00	3.00	48.00	sft	13.35	641
		Ventilator deduction (-)	15.00	2.50	1.83	68.63	sft	13.35	916
		Utility deduction (-)	4.00	2.00	4.00	32.00	sft	13.35	427
		Opening deduction (-)	4.00	9.75	4.83	188.37	sft	13.35	2,515
		Windows band painting	8.00	21.66	1.00	173.28	sft	13.35	2,313
			4.00	17.16	1.00	68.64	sft	13.35	916
		E-block external elevation texture East side	1.00	85.67	17.00	1456.39	sft	26.00	37,866
		Window deduction (-)	4.00	4.00	6.00	96.00	sft	26.00	2,496
		Window deduction (-)	2.00	4.00	3.00	24.00	sft	26.00	624
		Ventilator deduction (-)	8.00	2.50	1.83	36.60	sft	26.00	952
		Utility deduction (-)	2.00	2.00	4.00	16.00	sft	26.00	416
		Windows band wall care putty	4.00	21.66	1.00	86.64	sft	15.50	1,343
			2.00	17.16	1.00	34.32	sft	15.50	532
		4' projection slab	1.00	85.67	2.00	171.34	sft	13.35	2,287
		2' Drop wall careputty	1.00	85.67	2.75	235.59	sft	15.50	3,652
		Opening deduction (-)	2.00	9.75	4.83	94.19	sft	26.00	2,449
8	E-block external elevation	E-block external elevation painting West side duct for	1.00	94.34	38.25	3608.51	sft	13.35	48,174
		Window deduction (-)	8.00	6.00	4.00	192.00	sft	13.35	2,563
		Window deduction (-)	4.00	4.00	3.00	48.00	sft	13.35	641
		Ventilator deduction (-)	12.00	2.50	1.83	54.90	sft	13.35	733
		Ventilator deduction (-)	4.00	1.83	1.83	13.40	sft	13.35	179
		Utility deduction (-)	4.00	2.00	4.00	32.00	sft	13.35	427
		Opening deduction (-)	4.00	5.00	4.75	95.00	sft	13.35	1,268
		Windows band painting	8.00	21.66	1.00	173.28	sft	13.35	2,313
			4.00	17.16	1.00	68.64	sft	13.35	916

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ESTIMATE SHEET										
Company Name:	MRMLLP									
Project:	Gulmohar Residency									
Work Description:	E-block External paintng						Approved by:	Ahmed Khan		
Contractor Name:	Basha. A						Sign:			
Prepared By	Ahmed Khan									
Date:	28.08.2025									
S No.	Item Head	Item Description	No. of walls	No.of sides	Width	Height	Qty	Units	Rate	Amount
1	E-block parapet wall painting	Flat# 01 North and South side wall	2.00	2.00	38.50	3.75	577.50	sft	13.35	7,710
		East side wall	1.00	2.00	34.75	3.75	260.63	sft	13.35	3,479
		Column offsets	1.00	1.00	11.00	3.75	41.25	sft	13.35	551
2	E-block parapet wall painting	Flat# 02 North and South side wall	2.00	2.00	38.58	3.75	578.70	sft	13.35	7,726
		East side wall	1.00	2.00	34.75	3.75	260.63	sft	13.35	3,479
		Column offsets	1.00	1.00	10.00	3.75	37.50	sft	13.35	501
3	E-block parapet wall painting	Flat# 03 North and South side wall	2.00	2.00	38.58	3.75	578.70	sft	13.35	7,726
		East side wall	1.00	2.00	34.75	3.75	260.63	sft	13.35	3,479
		Column offsets	1.00	1.00	10.00	3.75	37.50	sft	13.35	501
4	E-block parapet wall painting	Flat# 04 North and South side wall	2.00	2.00	39.00	3.75	585.00	sft	13.35	7,810
		East side wall	1.00	2.00	34.75	3.75	260.63	sft	13.35	3,479
		Column offsets	1.00	1.00	10.00	3.75	37.50	sft	13.35	501
5	E-block parapet wall painting	Flat# 05 North and South side wall	2.00	2.00	38.50	3.75	577.50	sft	13.35	7,710
		West side wall	1.00	2.00	34.75	3.75	260.63	sft	13.35	3,479
		Column offsets	1.00	1.00	10.00	3.75	37.50	sft	13.35	501
6	E-block parapet wall painting	Flat# 06 North and South side wall	2.00	2.00	38.33	3.75	574.95	sft	13.35	7,676
		West side wall	1.00	2.00	34.75	3.75	260.63	sft	13.35	3,479
		Column offsets	1.00	1.00	11.00	3.75	41.25	sft	13.35	551
7	E-block parapet wall painting	Flat# 07 North and South side wall	2.00	2.00	45.00	3.75	675.00	sft	13.35	9,011
		West side wall	1.00	2.00	34.75	3.75	260.63	sft	13.35	3,479
		Column offsets	1.00	1.00	11.00	3.75	41.25	sft	13.35	551

8	Fire and Flush tank painting	Fire and Flush tank painting	1.00	1.00	78.00	15.00	1170.00	sft	13.35	15,620
		Door deduction (-)	2.00	1.00	3.00	6.00	36.00	sft	13.35	481
		Window deduction (-)	1.00	1.00	5.00	4.00	20.00	sft	13.35	267
9	Headrooms at duct opening	Headrooms at duct opening ceiling	3.00	1.00	15.50	15.00	697.50	sft	13.35	9,312
		Parapet wall	3.00	1.00	28.00	3.75	315.00	sft	13.35	4,205
		Beams	3.00	1.00	28.00	1.00	84.00	sft	13.35	1,121
		West wall	3.00	1.00	10.00	3.75	112.50	sft	13.35	1,502
10	Passenger lift	Passenger lifts East and West wall	2.00	2.00	11.00	8.25	363.00	sft	13.35	4,846
		North and South wall	2.00	2.00	7.00	4.25	119.00	sft	13.35	1,589
		Parapet wall	1.00	2.00	16.00	3.75	120.00	sft	13.35	1,602
11	Bore and Manjeera tank	Bore and Manjeera tank North and	2.00	1.00	11.00	15.00	330.00	sft	13.35	4,406
		East and West wall	2.00	1.00	28.00	15.00	840.00	sft	13.35	11,214
12	Maintenance room	Maintenance room external East and	1.00	1.00	26.00	8.00	208.00	sft	13.35	2,777
		South wall	1.00	1.00	7.50	8.00	60.00	sft	13.35	801
		Maintenance room internal Ceiling	1.00	1.00	13.00	7.00	91.00	sft	13.35	1,215
		North and South wall	2.00	1.00	7.00	7.00	98.00	sft	13.35	1,308
		East wall	1.00	1.00	13.00	7.00	91.00	sft	13.35	1,215
		Door deduction (-)	2.00	1.00	3.00	6.00	36.00	sft	13.35	481
							10852.48			
									Total	144,881
									Add GST @	26,078
									Total amount including taxes for work	170,959
	Amount in words:	One lakh seventy thousand nine hundred and fifty nine rupees only.								