

VILLA ORCHIDS

Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010
Owned & Developed by: M/s Sri Venkataramana Constructions
Head office: 5-4-187/3&4 M G Road Secunderabad.

Details of Additions & Alterations

Villa No	294	Type	Deluxe / Semi-Deluxe
Buyer Name	Mr. B. Rajeshwar Rao		
Phone No.	9100596155	Email	

I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred villa 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 villa as per the standard items provided by you.

Buyers sign	B. Rajeshwar Rao	Engg. Sign	Chk
Date:	17-11-2018	Date	19/11/2018

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 / granite 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.

B. Rajeshwar Rao
17/11/18
Buyers sign:

Chk
Engg. Sign:

Date:

Choice of colours:

Decided later

Changes in flooring:

Decided later

B. Hamadur
Buyers sign: 17/11/16

CRH

Engg. Sign:

Page 2 of 4

Date:

Changes in electrical points: (mark on plan)

✓ In Master Room 10 Amp & 5 Amps extra points as per Plan

Choice of Bathroom tiles, CP fittings & Sanitary ware:

- ✓ In Kitchen South side wall Recess w/Basin form
for Bowl type wash basin Recess Inlet & Outlet as per Plan
- ✓ @ Ground floor Dress Area Recess for washing machine
Point as per Plan
- ✓ Sink shifted towards Side as per Plan
- ✓ In Terrace Top Recess

B. Hameed Rao
Buyers sign: 17/11/15

Engg. Sign:

Date:

Changes in kitchen platform: (mark on plan)

Ø L Shape Platform Reconfigure as per Drawing
North wall to Platform Reconfigure ~~with~~ 3'6" Gate as per Plan

Details of solar water heater: Brickwork.

Ø Around floor dress Area require extra Door as per Plan
Ø Kitchen & Utility wall should be removed as per Plan

Other Changes:

All window Reconfigure three Track Windows.

Buyers sign: *B. Hameed*
17/11/18

CHC
Engg. Sign:
Page 4 of 4

Date:

Sub: - 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.

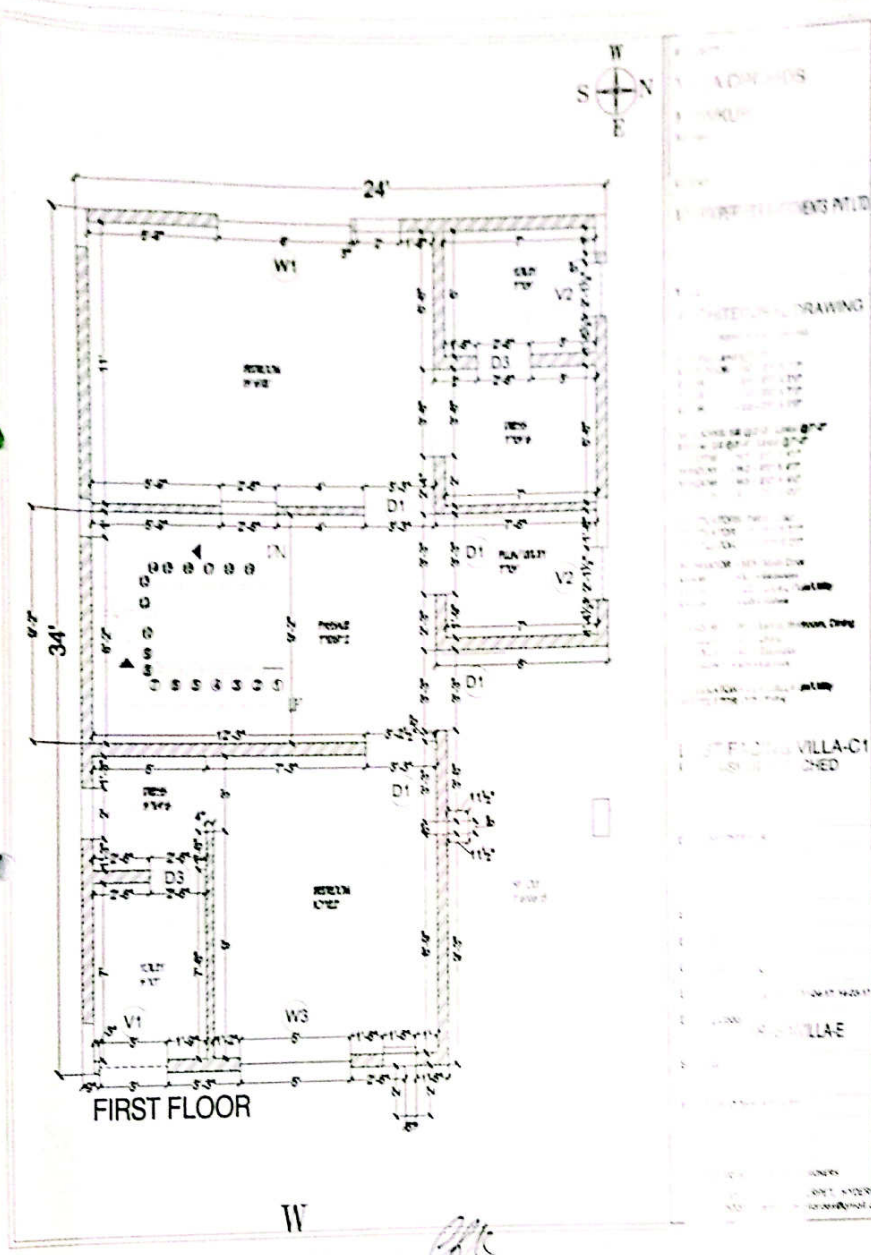
Sl. No	Item	Rate	Units
1.	Painting - choice of 2 colours for walls, 1 colour for door and doorframes shall be given free of cost. For additional works or use of other paints the customer can pay the painter directly for the additional cost.	NA	NA
2	Painting - refunds can be given as per guideline rates issued in circular no 520(f) and 520 (g)	NA	NA
3	Bathroom tiles - Refunds /Extra charge For semi-deluxe flats /villas - with / without labour For deluxe flats /villas with /without labour	Rs. 25 /35 Rs. 35 /45	Per Sft calculated as per areas given in circular 568(a)
4	Kitchen, Utility, Dado - Refunds /Extra Charge Kitchen platform granite - with / without labour Dado granite tiles with /without labour Ceramic dado tiles with /without labour	Rs. 90 /105 Rs. 45 /60 Rs. 30 /40	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.	Rs. 1000/-	Per rft
6	Rounding /polishing of granite platform shall be as per actuals	NA	NA
7.	Flooring - Refunds /Extra charge Vitrified tiles with /without labour Ceramic tiles with /without labour Marble with /without labour Differential charges for upgrade / downgrade may be charged as per above rates.	Rs. 40 /50 Rs. 22 /30 Rs. 60 /70	Per sft calculated as per areas given in circular 568(a)
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	NA	NA

	actuals.		
9	Electrical Points - Extra charges Charges for providing extra switch board, wall or ceiling point, sockets 5A, and switches 5A - for each item 15A point with wiring, switchboard & socket	Rs. 300/- Rs. 2000/-	Per item Per point
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	Per lock 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. 125/-	Per sft
13	Doors - Extra charge /refund for panel doors /flush doors	Rs. 95 /60	Per sft
14	Civil work - refunds nil. Extra charge should be as per estimated cost which is approved by MID	NA	NA
15	Exhaust fan hole in wall /beam for kitchen or bathroom - 4" to 12"	Rs. 600 /1200	Nos.
16	Provision of AC frame in wall without power point	Rs. 1000/-	Nos
17.	Additional coats of polishing or tin oxide polishing - extra charges as per actuals	NA	NA
18	Additional door frames or upgrade from Sal wood to teak wood - refund /extra charges : Sal wood main doors Sal wood other doors Teak wood main doors Teak wood other doors	Rs. 2500/- Rs. 1330/- Rs. 4400/- Rs. 2300/-	NA
19	GI and PVC lines - no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine /basin	NA Rs. 1000/-	NA Nos

Notes:

1. Estimates for additions and alteration charges must be approved by MID.
2. These rates shall be applicable from immediate effect wherever estimates are not yet been prepared.
3. These rates shall be applies to all projects.
4. For item not mentioned above estimate to be prepared and approved by MID for refund or extra charge.

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1. ARCHITECTS
 2. WORKS
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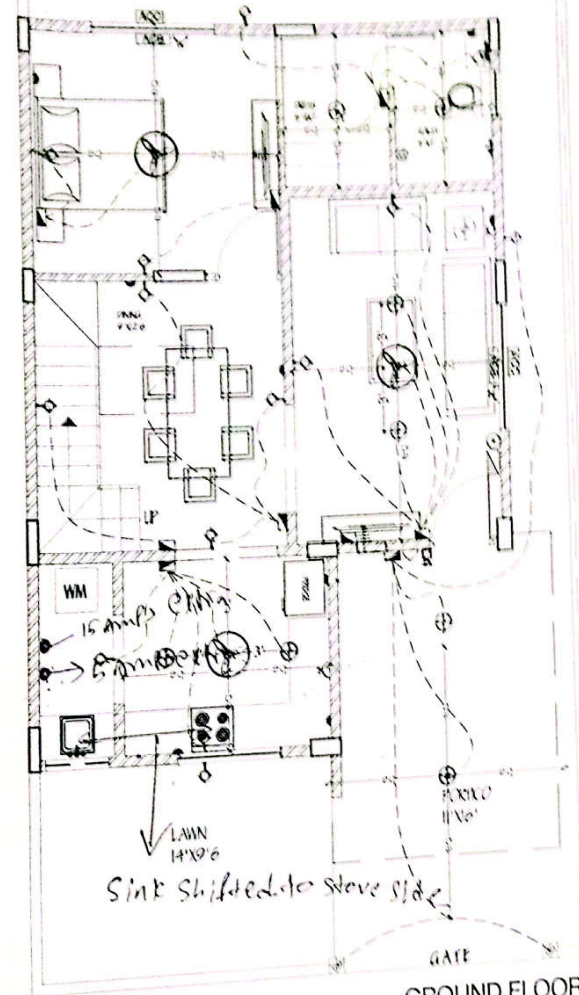


7. Top Point. Recursive

TERRACE FLOOR

Chk

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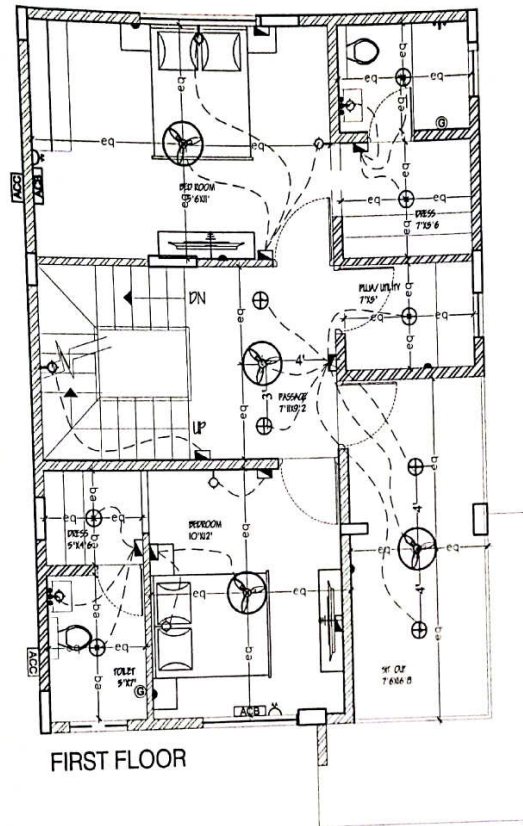
LEGEND:

S. No.	ITEM	SYMBOL
1	Substation Board & Change over	⊕
2	Switch board	⊕
3	Wall panel Electrical light	⊕
4	2 ampere plug point	⊕
5	Charging box	⊕
6	Charger point - 15A	⊕
7	Exhaust fan	⊕
8	15 ampere plug point	⊕
9	Telephone point	⊕
10	Telephone point	⊕
11	Charging Box	⊕
12	Ball Valve	⊕
13	Charging light	⊕
14	Water Pump	⊕
15	AC Compressor	[ACB]
16	AC Blower	[ACB]
17	Switch board with BA meter	⊕

Note: Switch boards must be installed in the side must be numbered @ 30° corner of box.

GROUND FLOOR

Description GROUND FLOOR PLAN ELECTRICAL PLAN OF TYPE - C1	Direction N	Owner & Developer:	Date:	15.12.17	Promoted by:
		Modi Properties & Investment Pvt Ltd.	Prepared By:	Ar. Rahul	Modi Properties & Investments Pvt. Ltd.
		Project Name & Phase:	Approved By:	Soban Modi	Phone: +91-40-66333331
		Villa Orchids	Scale:	N.T.S.	



FIRST FLOOR

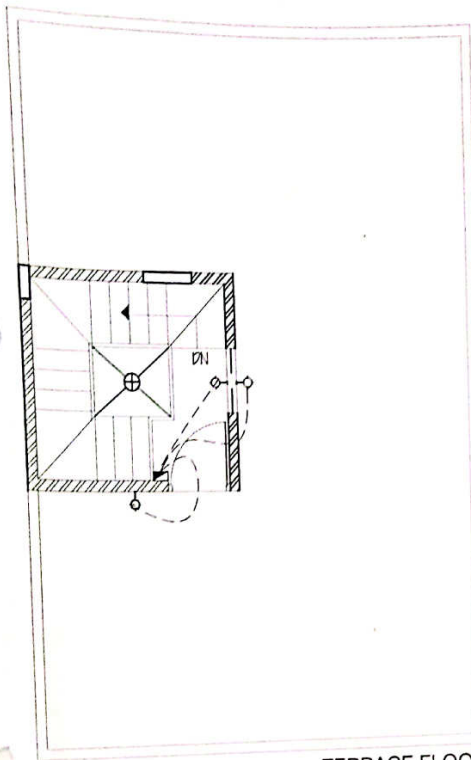
LEGEND:-

S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 ampe plug point	
5.	Ceiling fan	
6.	Geyser point - 15A	
7.	Exhaust fan	
8.	15 ampe plug point	
9.	Television point	
10.	Telephone point	
11.	Ceiling Bell	
12.	Bell Push	
13.	Ceiling light	
14.	Video Phone	
15.	AC Compressor	
16.	AC Blower	
17.	Switch board with 5A socket	

Note :- Switch boards next to bed side must be centered @ 36" center of bed.

Chu

Description GROUND FLOOR PLAN	Direction 	Owners & Developers : Modi Properties & Investment Pvt Ltd.	Date : 15.12.17	Promoted by Modi Properties & Investments Pvt. Ltd.
ELECTRICAL PLAN OF TYPE - C1		Project Name & Phase : Villa Orchids	Prepared By : Ar. Rahul	Phone:-91-40-66335551
			Approved By : Soham Modi	
			Scale : N.T.S	



TERRACE FLOOR

LEGEND:-

S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
2.	Wall point/Bracket light	
4.	5 ampe plug point	
5.	Ceiling fan	
6.	Geyser point - 15A	
7.	Exhaust fan	
8.	15 ampe plug point	
9.	Television point	
10.	Telephone point	
11.	Ceiling Bell	
12.	Bell Push	
13.	Ceiling light	
14.	Video Phone	
15.	AC Compressor	
16.	AC Blower	
17.	Switch board with SA socket	

Note :- Switch boards need to be side must be centered @ 3" center of bed.

CR

Description	Direction	Owners & Developers :	Date :	Promoted by
GROUND FLOOR PLAN		Modi Properties & Investment Pvt Ltd.	15.12.17	Modi Properties & Investments Pvt. Ltd.
ELECTRICAL PLAN OF TYPE - C1		Project Name & Phase :	Prepared By :	Phone: +91-40-66335551
		Villa Orchids	Ar. Rahul	
			Approved By :	
			Scale :	
			N.T.S	

10/10/18 Vinnu No 274 / Name: Mr B. Rajeshwari Rao
Ph No: 9100596155

Additions & Alterations: (General)

- (1) Wash Area wall to be removed.
- (2) North East Corner Puja room. Wall to be open in kitchen.
- (3) L Shaped Platform required from kitchen to Wash Area.
- (4) Exit door to be provided between Puja wall and Platform by giving space between both.
- (5) Corner wash basin required at kitchen Wash Area.
- (6) Door required at - beside at Dressing of BR.
- (7) Backside Gub Point required
- (8) Antenna Gub Point required
- (9) Mosquito Mesh required for all windows (Extn, (Screen window)
- (10) Provision for W/M Point @ Dress Area.