

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	196	Type	D1	Deluxe / Semi-Deluxe
Buyer Name	Mr. C. Arya			
Phone No.	3440748065	Email	Sridendermach.316@ Smail.com	

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	Shanti	Engg. Sign	Chaitan
Date:	03-05-17	Date	03-05-19

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.

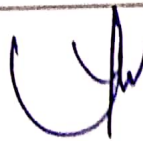
Buyers sign:

Engg. Sign:

Date:

Choice of colours:

Changes in flooring:



Buyers sign:

Engg. Sign:

Date:

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

Buyers sign:

Engg. Sign:

Date:

Page 3 of 4

Changes in kitchen platform: (mark on plan)

Details of solar water heater:

Other Changes:

(1) 1st floor kids toilet (WC) removed

Shanti
Buyers sign:

Engg. Sign:

Page 4 of 4

Date:

03-05-19

Circular No. 569 (a) - Construction Division

Date 17.10.11

Subj: - 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

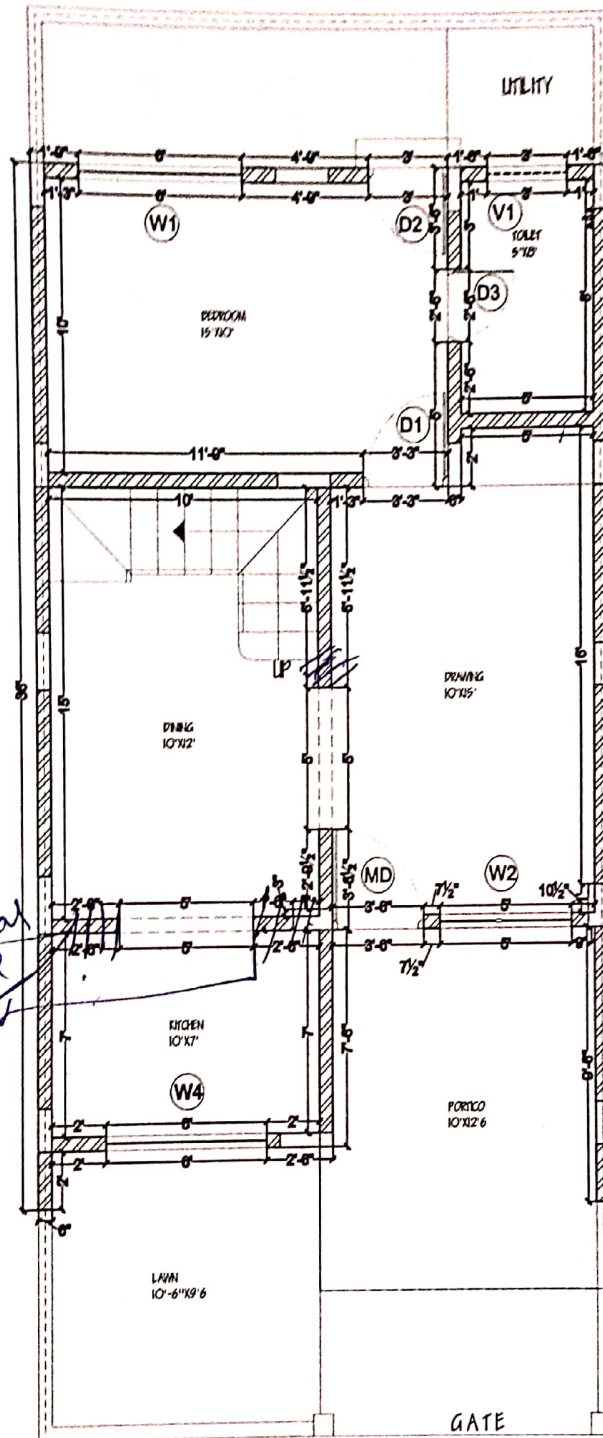
Sl. No	Item	Rate	Units
1.	Painting - choice of 2 colours for walls, 1 colour for door and doorframes shall be given free of cost. For additional works or use of other paints the customer can pay the painter directly for the additional cost.	NA	NA
2	Painting - refunds can be given as per guideline rates 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. 15 A 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 MD	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. 1350/- 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 MD.
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 MD for refund or extra charge.

Villa no 196



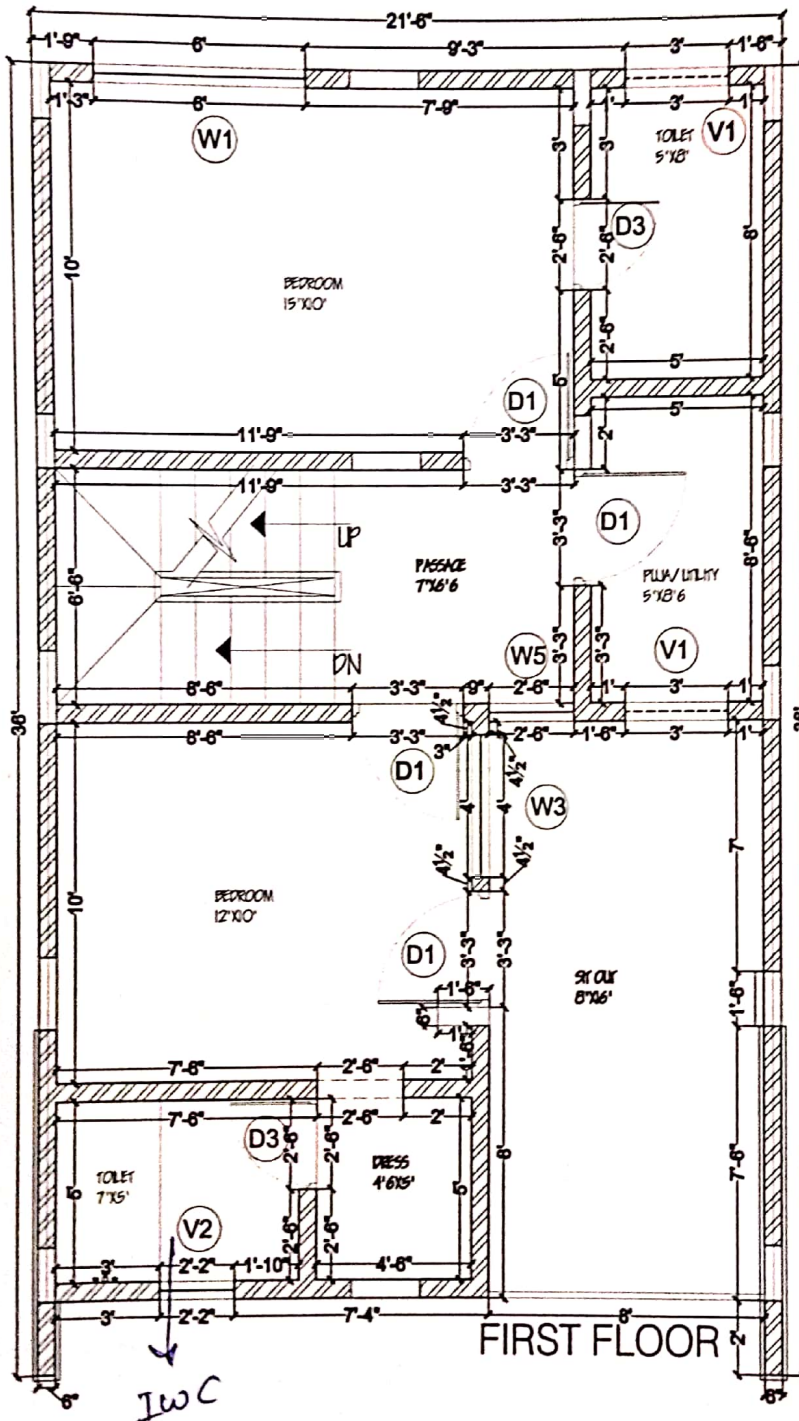
GROUND FLOOR

PROJECT	VILLA ORCHIDS KOWKUR SEC 6A
CLIENT	MODI PROPERTIES & INVESTMENTS PVT LTD
TITLE	ARCHITECTURAL DRAWING PRESENTATION DRAWING
DOORS: Lintel @ 7'-0"	MAIN DOOR - MD - 3'0" X 7'0"
DOOR	- D1 - 3'0" X 7'0"
DOOR	- D2 - 3'0" X 7'0"
DOOR	- D3 - 2'0" X 7'0"
WINDOWS: sill @ 3'-0", Kitchen sill @ 3'-0"	WINDOW - W1 - 6'0" X 4'0"
WINDOW	- W2 - 6'0" X 4'0"
WINDOW	- W3 - 4'0" X 4'0"
WINDOW	- W4 - 6'0" X 3'0"
WINDOW	- W5 - 2'0" X 4'0"
VENTILATORS: Below Lintel	VENTILATOR - V1 - 3'0" X 2'0"
VENTILATOR - V2	- 2'2" X 2'0"
MAIN DOOR - MD	- Main Door
DOOR - D1	- Bedroom
DOOR - D2	- Dining, Pujah/Utility
DOOR - D3	- Toilet
WINDOW - W1	- Living, Bedroom, Dining
WINDOW - W2	- Living
WINDOW - W3	- Staircase
WINDOW - W4	- Kitchen
VENTILATOR - V1	- Toilet, Pujah/Utility
VENTILATOR - V2	- Toilet
EAST FACING-D1 ROW HOUSE PLANS	
DRAWING DETAILS	
Scale:	
Drawn by:	AM
Checked by:	AR
Date:	19-04-17; 07-04-17; 14-03-17
Drawing Code:	AR-RH-E
Sheet No:	
ARCHITECTS:	
ARDES ARCHITECTS & INTERIOR DESIGNERS 7-1-213, BHAVANAGI, AMERPET, HYDERABAD. 040-32702716; email: ardes@arades.com	

03-05-19

Shubiti

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PROJECT

VILLA ORCHIDS

KOWKUR

SEC8AD

CLIENT

MODI PROPERTIES & INVESTMENTS PVT LTD

TITLE

ARCHITECTURAL DRAWING

PRESENTATION DRAWING

DOORS: Lintel @ 7'-0"
MAIN DOOR - MD - 3'-0" X 7'-0"
DOOR - D1 - 2'-0" X 7'-0"
DOOR - D2 - 2'-0" X 7'-0"
DOOR - D3 - 2'-0" X 7'-0"

WINDOWS: Sill @ 2'-0", Kitchen Sill @ 2'-0"
WINDOW - W1 - 8'-0" X 4'-0"
WINDOW - W2 - 8'-0" X 4'-0"
WINDOW - W3 - 4'-0" X 4'-0"
WINDOW - W4 - 8'-0" X 2'-0"
WINDOW - W5 - 2'-0" X 4'-0"

VENTILATORS: Below Lintel
VENTILATOR - V1 - 3'-0" X 2'-0"
VENTILATOR - V2 - 2'-0" X 2'-0"

MAIN DOOR - MD - Main Door
DOOR - D1 - Bedroom
DOOR - D2 - Dress, Pujal/Utility
DOOR - D3 - Toilet

WINDOW - W1 - Living, Bedroom, Dining
WINDOW - W2 - Living
WINDOW - W3 - Staircase
WINDOW - W4 - Kitchen

VENTILATOR - V1 - Toilet, Pujal/Utility
VENTILATOR - V2 - Toilet

EAST FACING-D1
ROW HOUSE PLANS

DRAWING DETAILS

Scale:

Drawn by:

AM

Checked by:

AR

Date:

19-04-17; 07-04-17; 14-03-17

Drawing Code:

AR-RH-E

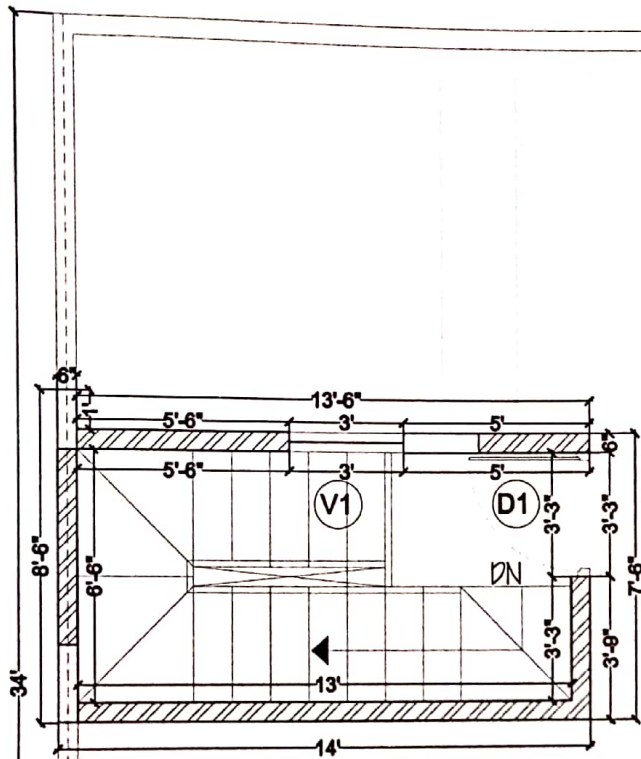
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ARCHITECTS:

ARDES

ARCHITECTS & INTERIOR DESIGNERS

7-1-212, BHV-SAGH, AMBEPET, HYDERABAD.
948-22788216; email: ardes@arades.com



Handwritten signature/initials

TERRACE FLOOR

PROJECT

VILLA ORCHIDS

KOWKUR

SECBAD

CLIENT

MODI PROPERTIES & INVESTMENTS PVT LTD

TITLE

ARCHITECTURAL DRAWING

PRESENTATION DRAWING

DOORS: Lintel @ 7'-0"

MAIN DOOR - MD - 3'0" X 7'0"

DOOR - D1 - 3'0" X 7'0"

DOOR - D2 - 3'0" X 7'0"

DOOR - D3 - 2'0" X 7'0"

WINDOWS: Sill @ 3'-0", Kitchen Sill @ 3'-6"

WINDOW - W1 - 6'0" X 4'0"

WINDOW - W2 - 6'0" X 4'0"

WINDOW - W3 - 4'0" X 4'0"

WINDOW - W4 - 6'0" X 3'0"

WINDOW - W5 - 2'0" X 4'0"

VENTILATORS: Below Lintel

VENTILATOR - V1 - 3'0" X 2'0"

VENTILATOR - V2 - 2'0" X 2'0"

MAIN DOOR - MD - Main Door

DOOR - D1 - Bedroom

DOOR - D2 - Dress, Pujar/Utility

DOOR - D3 - Toilet

WINDOW - W1 - Living, Bedroom, Dining

WINDOW - W2 - Living

WINDOW - W3 - Staircase

WINDOW - W4 - Kitchen

VENTILATOR - V1 - Toilet, Pujar/Utility

VENTILATOR - V2 - Toilet

**EAST FACING-D1
ROW HOUSE PLANS**

DRAWING DETAILS

Scale:

Drawn by:

AM

Checked by:

AR

Date:

19-04-17; 07-04-17; 14-03-17

Drawing Code:

AR-RH-E

Sheet No:

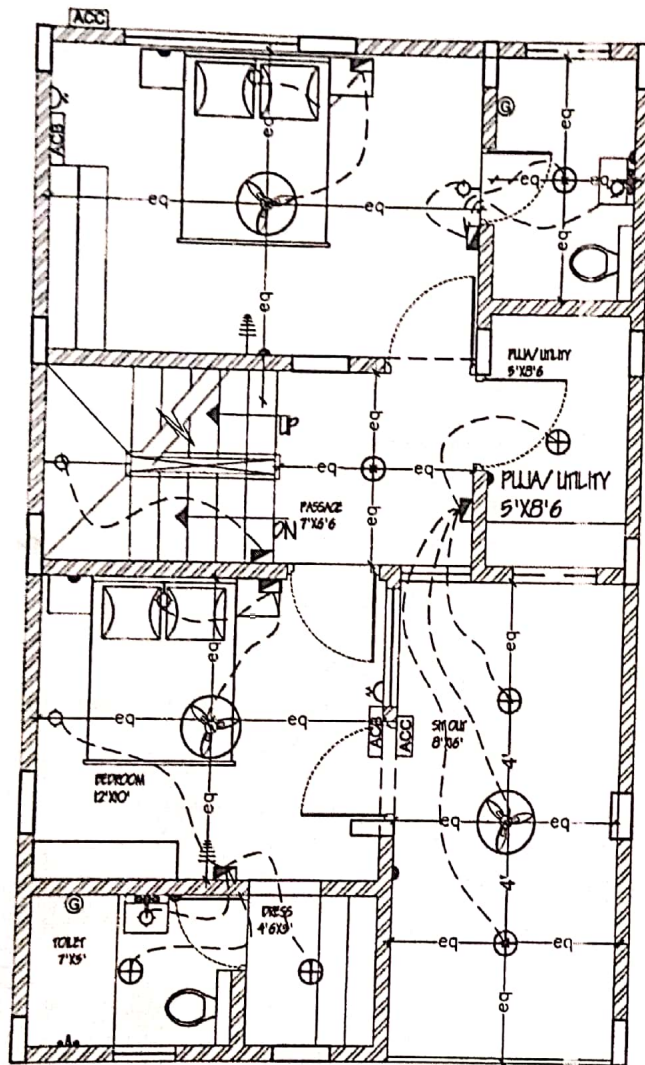
ARCHITECTS:

ARDES

ARCHITECTS & INTERIOR DESIGNERS

T-4-312, BHUVAN, AMBERPET, HYDERABAD.

040-25783914; email: ardes@arades.com



FIRST FLOOR

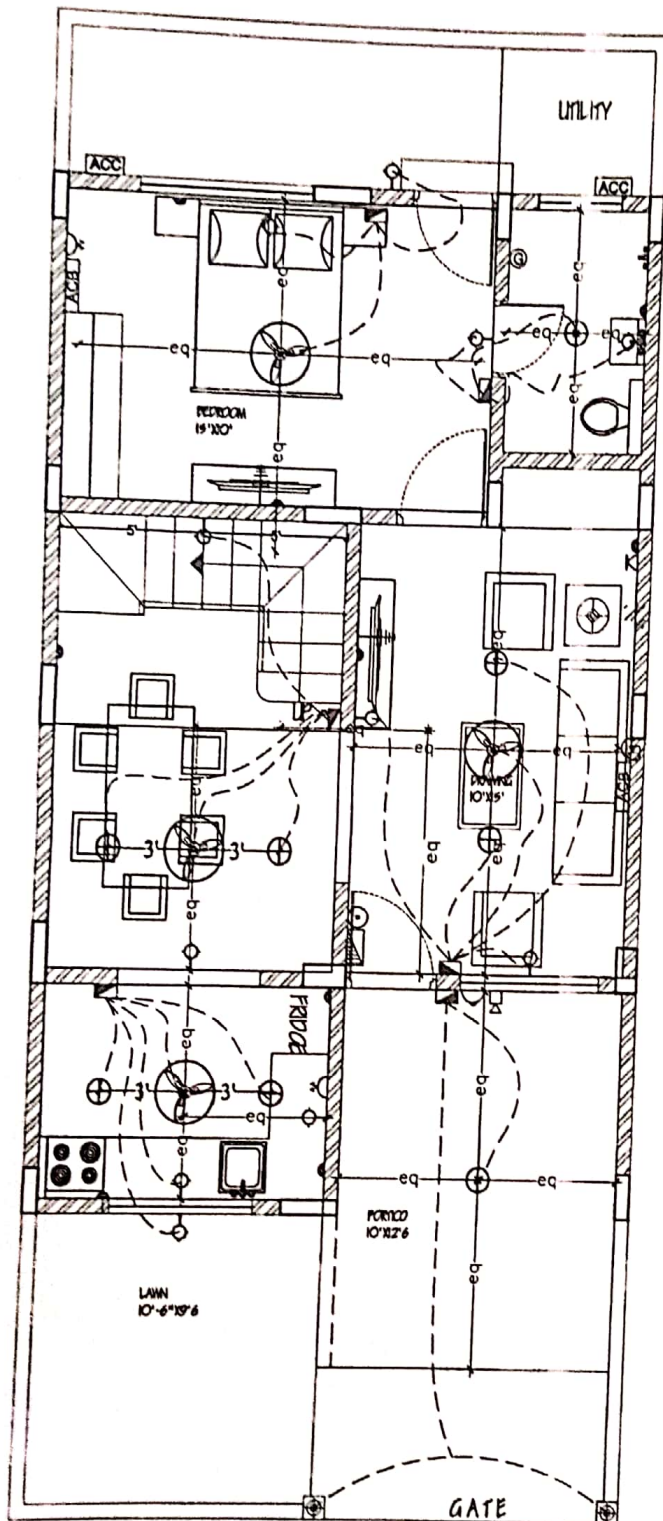
LEGEND:-

S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 amps plug point	
5.	Celling fan	
6.	Geyser point - 15A	
7.	Exhaust fan	
8.	15 amps plug point	
9.	Television point	
10.	Telephone point	
11.	Calling Bell	
12.	Bell Push	
13.	Celling 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 @ 3'6" center of bed.



Description	Direction	Owners & Developers :	Date :	Promoted by
FIRST FLOOR PLAN		Modi Properties & Investment Pvt Ltd.	Prepared By : Ar.Rahul	Modi Properties &
ELECTRICAL PLAN OF TYPE - D1		Project Name & Phase :	Approved By : Soham Modi	Investments Pvt. Ltd.
		Villa Orchids	Scale : N.T.S	Phone:+91-40-66335551



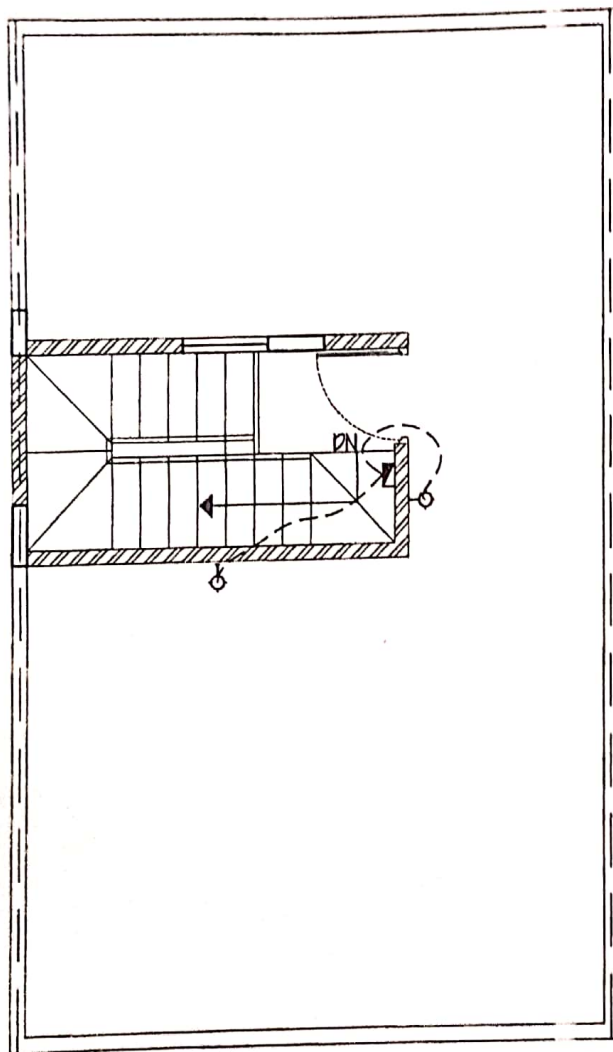
GROUND FLOOR

S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 amps plug point	
5.	Ceiling fan	
6.	Geyser point - 15A	
7.	Exhaust fan	
8.	15 amps plug point	
9.	Television point	
10.	Telephone point	
11.	Calling 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 @ 3'6" center of bed.

APPROVED FOR CONSTRUCTION
03 MAR 2018
SUHAM MODI
MANAGING DIRECTOR

Description	Direction	Owners & Developers :	Date :	Promoted by
GROUND FLOOR PLAN		Modi Properties & Investment Pvt Ltd.	Prepared By :	Modi Properties & Investments Pvt. Ltd.
ELECTRICAL PLAN OF TYPE - D1		Project Name & Phase :	Approved By :	Phone: +91-40-66335551
		Villa Orchids	Scale :	
			N.T.S	



TERRACE FLOOR

LEGEND:-

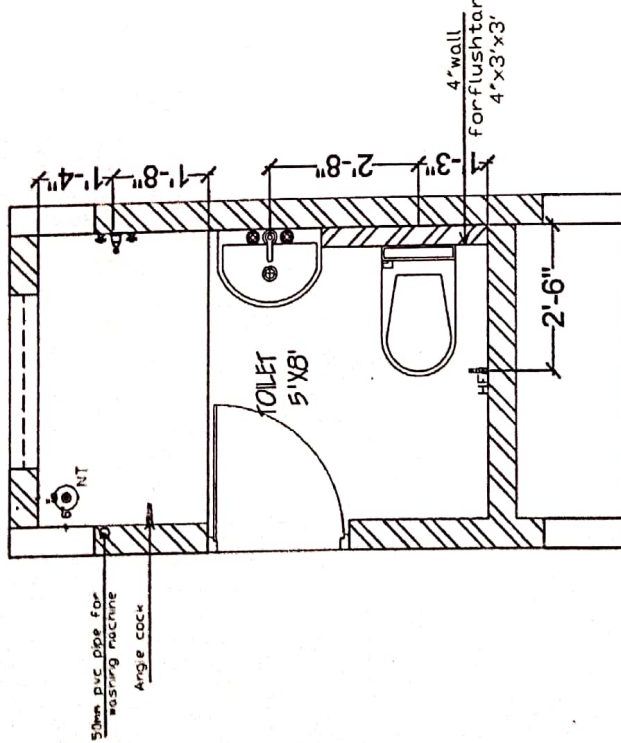
S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 amps plug point	
5.	Ceiling fan	
6.	Geyser point - 15A	
7.	Exhaust fan	
8.	15 amps plug point	
9.	Television point	
10.	Telephone point	
11.	Calling Bell	
12.	Bell Push	
13.	Ceiling light	
14.	Video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

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

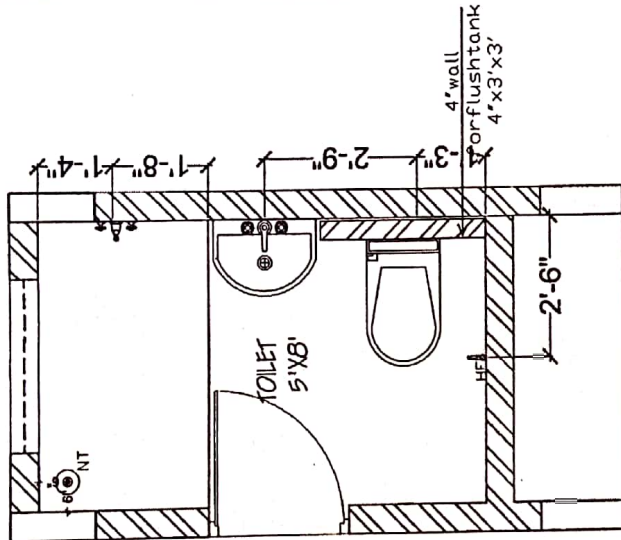


Description	Direction	Owners & Developers :	Date :		Promoted by
TERRACE FLOOR PLAN	 N	Modi Properties & Investment Pvt Ltd.	Prepared By :	Ar.Rahul	Modi Properties & Investments Pvt. Ltd. Phone: +91-40-66335551
ELECTRICAL PLAN OF TYPE - D1		Project Name & Phase :	Approved By :	Soham Modi	
		Villa Orchids	Scale :	N.T.S	

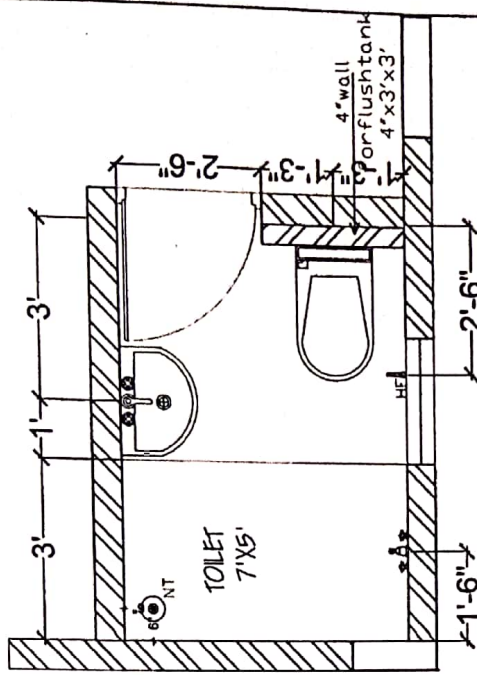
Village 196



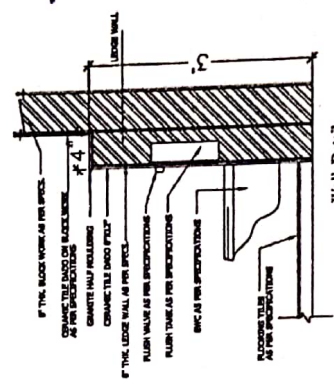
TOILET - GROUND FLOOR



TOILET - FIRST FLOOR



TOILET - FIRST FLOOR



20 JUL 2018
SCANNED FOR
MANAGING DIRECTOR

Description	Direction	Owners & Developers:	Date:	Promoted by
TYPE - D1 TOILET LAYOUT	N	Modi Properties, Pvt Ltd. Project Name & Phase : VILLA ORCHIDS, Kowkur	Prepared By : Ar.Rahul Approved By : Soham Modi Scale : N.T.S	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551