



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

5-4-187/3&4, II Floor,
Soham Mansion, M.G Road,
Secunderabad – 500 003.
Phone: +91-40-66335551
Email: info@modiproperties.com
Visit : www.modiproperties.com

Date: 21.07.2016.

To
Mr. Anand Sagar,
Architectural Associates,
Secunderbad.

**Sub: Consultancy fees for Nilgiri Estates – Part II situated at Sy. No. 100/2,
Rampally Village, Keesara Mandal, R. R. Dist.**

Ref: Our letter dated 16.11.2015.

Dear Mr. Anand Sagar,

This is to confirm that your consultancy charges for our project 'Nilgiri Estates – Part II' situated at Sy. No. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District as given under.

Consultancy charges for Architectural designs for 105 bungalows
@ Rs.5,000/- per bungalow

Rs. 5,25,000

Lay-out design charges

Rs. 50,000

Total

Rs. 5,75,000

(Rupees Five Lakhs and Seventy Five Thousand only).

Rs.1,00,000/- (Rupees One Lakh only) has already been paid on 19.12.2015. A cheque for Rs. 1,05,000/- (Rupees One Lakh Five Thousand only) (Rs. 1,00,000 + S.T Rs. 14,000 + SBC Rs. 500 + KKC Rs. 500/- TDS Rs.10,000) bearing No. 001934 dated 21.07.2016 drawn on HDFC Bank is enclosed herewith and the balance amount of Rs. 3,75,000/- (Rupees Three Lakhs Seventy Five Thousand only) shall be paid in 6 (six) quarterly installments @ Rs. 62,500/- from October 2016. Applicable TDS shall be deducted and service tax shall be paid extra.

Scope of work:

- a. Preparation of all relevant drawings like presentation drawings, perspective views, working drawings and sanction plans for:
 - i. East, west and north facing villas for plot sizes of 125 & 150 sq yds. Each villa type will have 3/4 options like single floor, duplex, double, single floor without staircase.
 - ii. Type design for plots of other sizes that cannot accommodate standard designs.
 - iii. EWS/LIG units.
 - iv. Clubhouse
 - v. Entrance arch & security kiosk
 - vi. Overhead tank
- b. One perspective view of clubhouse, single floor villas (east & west type), duplex villas (east & west type) and bird's eye view of site (about 9 views). Cost for additional perspective views shall be paid extra.



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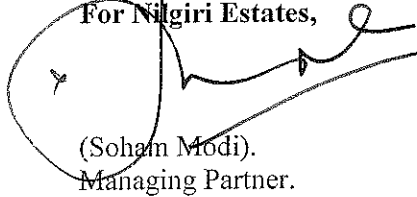
- c. Scope of work shall not include:
- i. Structural designs
 - ii. Landscape designs
 - iii. MEP consultancy (electrical and bathroom layouts of individual villas shall fall in your scope) for layout related works.
 - iv. Consultancy for interior design of model villas and clubhouse.

I hope you will find the above in order.

Please sing a copy of this letter as confirmation of the above.


Thank you,

Yours sincerely,
For Nilgiri Estates,



(Soham Modi).
Managing Partner.

Agreed and Accepted by:



Sign:
(Anand Sagar)