

Date: 20.10.2017

To,
M/s. Kulkarni Consultants
2nd Floor, Kubera Towers,
Narayanaguda,
Hyderabad.
Phone: 040-23223891, 9246343720.

Sub.: Confirmation of consultancy charges.
Ref.: Our understanding dated 04.04.2017.

Dear Sir,

The details of the consultancy charges is attached herein as Annexure –A & B. If you approve the same, a letter of confirmation can be prepared to confirm the terms and conditions.

Thank You.

Yours sincerely,

Soham Modi.



Annexure - A
Consultancy Charges – Terms And Conditions

Date: 20.10.2017

1. Consultant: M/s. Kulkarni Consultants, Structural Design, represented by Mr. M. Dattatreya Rao.
2. Consultant address:
 - 2.1. M/s. Kulkarni Consultants
2nd Floor, Kubera Towers,
Narayanaguda, Hyderabad.
Phone: 040-23223891, 9246343720.
Consultant email: mailardes@gmail.com
3. Builder/Developer: M/s. Modi Properties Private Limited.
4. Builder/Developer address:
 - 4.1. M/s. Modi Properties Pvt. Ltd.,
5-4-87/3&4,
Soham Mansion, II floor,
M.G. Road,
Secunderabad – 500 003.
5. Builder/Developer email: plans@modiproperties.com
6. Land Area: about 21 acres.
7. Location: Kowkur, GHMC Alwal Circle, Malkajigir Mandal, Hyderabad.
8. Proposed development:
 - 8.1. Phase I – 100 villas, clubhouse structure, roads, other amenities – already developed by Sri Venkataramana Constructions in a gated community of 340 villas.
 - 8.2. Phase II – About 150 villas to be developed by Villa Orchids LLP.
 - 8.3. Phase III – About 90 villas to be developed on a later date by Villa Orchids LLP.
9. Timeline: Construction period – 3 ½ years from June, 2017 (Phase II & Phase III).
10. Consultancy charges:
 - 10.1. Consultancy charges for design of villas – Rs. 5,000/- per villa (for phase II only).
 - 10.2. Total charges – Rs. 7.50 lakhs.
 - 10.3. TDS to be deducted as applicable.
 - 10.4. GST shall be paid extra.

Agreed and confirmed by:

Consultant:

Sign:

Date:

Developer:

Sign:

Date:

11. Payment terms:

- 11.1. Rs. 1.50 Lakhs payable by October, 2017.
11.2. Balance in 4 quarterly installments of Rs. 1.50 lakhs each payable from October, 2017.

12. Scope of work:

- 12.1. Preparation of all relevant Structural drawings for:
12.1.1. 6 types of villas: A1 & A2, B1 & B2, C1 & C2, D1 & D2 .
12.1.2. Designs for plots of others sizes that cannot accommodate standard designs.

13. Scope of work does not include:

- 13.1. Villas in Phase III.
13.2. Common amenities.

14. Exclusions:

- 14.1. In case the project is not completed within 42 months from sanction then a sum of Rs. 25,000/- per quarter to be paid in advance every quarter till completion of the project i.e., only if further consulting services are required (for 150 villas).

15. Other terms:

- 15.1. Architect and structural engineer shall sign all necessary documents and plans required for obtaining building permit, NOCs from statutory authorities, other permit from statutory authorities, occupancy certificate, plans for additions and alterations and for compliance with rules under RERA.

Agreed and confirmed by:

Consultant:

M. Dattatreya

Developer:

[Signature]

Sign:

Sign:

Date:

30/10/2017

Date:

29/10/17

Enclosed: Annexure B – Details of payment

Annexure - B

Sl. No	Installment/description	Due date	Amount payable (Rs.)	Net after TDS + tax (Rs.)	Amount paid (Rs.)	Date	Cheque no
1.	Kvare ✓	October, 2017	1.50 lakhs				
2.	I quarterly Installment	Jan., 2018	1.50 lakhs				
3.	II quarterly Installment	April, 2018	1.50 lakhs				
4.	III quarterly Installment	July, 2018	1.50 lakhs				
5.	IV quarterly Installment	Oct, 2018	150 lakhs				

✓

APPROVED BY
20 OCT 2017
SUDHAKAR MURUGI
MANAGING DIRECTOR