

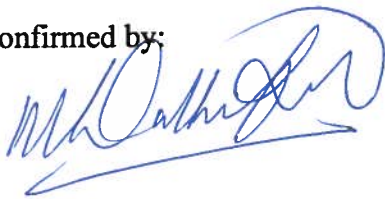
Annexure - A
Consultancy Charges – Terms And Conditions

Date: 06.11.2017

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 Ac. 5-25 gts.
7. Location: Sy. No. 1139, Shamirpet village and Medchal Mandal, Hyderabad.
8. Proposed development:
 - 8.1. Out of 72 villas 41 villas, clubhouse, swimming pool, commercial complex, roads, other amenities are already been constructed.
 - 8.2. Remaining 31 villas to be developed.
9. Timeline: Construction period – 2 years.
10. Consultancy charges:
 - 10.1. Consultancy charges for design of villas – Rs. 5,000/- per villa (for 31 villas to be constructed).
 - 10.2. Total charges – Rs. 1.55 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:


11/11/17

11. Payment terms:

- 11.1. Rs. 1,00,000/- payable by November, 2017.
- 11.2. Balance in 2 quarterly installments of Rs. 27,500/- each payable from January, 2018.

12. Scope of work:

- 12.1. Preparation of all relevant Structural drawings for:
 - 12.1.1. 6 types of villas: A, B, C & D.
 - 12.1.2. Designs for plots of others sizes that cannot accommodate standard designs.

13. Scope of work does not include:

- 13.1. Villas already constructed.
- 13.2. Common amenities.

14. Exclusions:

- 14.1. In case the project is not completed within 24 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.

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:


Sign:

Date:

Developer:

Sign:

Date:


11/11/17

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.	Advance	November, 2017	1,00,000/-				
2.	I quarterly Installment	January, 2018	27,500/-				
3.	II quarterly Installment	April, 2018	27,500/-				

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27/11/17

Handwritten signature
27/11/17