

To,  
Mr. Naseer Aziz,  
Architect & Managing Director,  
Span Pride,  
Bangalore.

Date: 31.07.2017

Sub.: Confirmation of consultancy charges.  
Ref.: Your email dated 18<sup>th</sup> July, 2017 & 31<sup>st</sup> July, 2017.

Dear Sir,

The details of the consultancy charges is attached herein as Annexure -A & B. Please sign a copy of this letter as your confirmation of the terms and conditions.

As per your request we are releasing the 5% + 5% immediately.

Thank You.

Yours sincerely,

  
Soham Modi.

Annexure - A  
Consultancy Charges – Terms And Conditions

Date: 31.07.2017

Consultant: M/s. Span Pride, represented by Mr. Naseer Aziz

Consultant address:

Span Design & Development Private Limited.  
No.28, 1st Main, 7th Cross,  
Central Excise HBC Layout,  
Sanjay Nagar Post,  
Bangalore - 94

Consultant email: spacentreblr@gmail.com

Builder/Developer: M/s. Modi Estates, M/s. Paramount Avenues Pvt. Ltd. (to be merged into M/s. Modi Realty Mallapur LLP).

Builder/Developer address:

M/s. Modi Properties Pvt. Ltd.,  
5-4-87/3&4,  
Soham Mansion, II floor,  
M.G. Road,  
Secunderabad – 500 003.

Builder/Developer email: plans@modiproperties.com

Land Area: about Ac. 8-00 gts.

Location: Sy. No. 19, Mallapur, Hyderabad.

Proposed development:

1. Housing complex with apartments.
2. 2 basement floors + stilt floor for parking.
3. 5 upper floors i.e., G + 4 floors.
4. 3BHK flats of about 1,350 and 1,650 sft SBUA in equal proportion.
5. SBUA = BUA + 25%.
6. Parking requirement – atleast one car per flat. Parking area must be 33% of BUA.
7. Clubhouse = about 3% of BUA. G + 3 or 4 floors.
8. Common amenities – Landscape areas, tot lots, swimming pool, lawn for banquets, backup generator, fully furnished clubhouse.

Agreed and confirmed by:

Consultant:

Sign: 

Date: 16/8/17

Developer:

Sign: 

Date:

9. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
10. Peripheral road of 40ft width to be provided on eastern side of the land.
11. Estimated SUBA – 6.50 lakh sft + 1.72 lakh sft of parking area.

**Timeline:**

1. Preparation of schematic plans – 2 weeks.
2. Preparation of plans for building permit and for other statutory authorities – 2 weeks
3. Permit for construction – 3 to 6 months.
4. Construction period – 4 to 5 years from sanction.

**Consultancy charges:**

1. Consultancy charges for architectural services – Rs. 5.50/- per sft.
2. Consultancy charges for structural design – Rs. 1.50/- per sft.
3. Total constructed area for calculation of consultancy charges shall be based on the SUBA /salable area as mentioned in brochure + 33% of built up area (SUBA less 20%) for parking area. This area shall be adopted for calculation of consultancy charges irrespective of actual areas.
4. TDS to be deducted as applicable.
5. GST shall be paid extra.

**Payment terms:**

1. 5% on signing term sheet.
2. 5% on completion of schematic drawing.
3. 5% on completion of drawings for building permit for submission.
4. 5% on obtaining building permit for construction.
5. 5% on completion of presentation drawings for brochure.
6. 5% on completion of working drawings.
7. 5% on completion of design of plinth and footings.
8. Balance in 13 quarterly installments. First quarterly installment to start 3 months from date of completion of presentation drawings.

**Scope of work:**

1. Preparation of all architectural drawings related to blocks of flats, elevation details, parking area, clubhouse, compound wall, main gate, common amenities, utility services, etc.
2. Structural drawing for the above.
3. Basic electrical and plumbing layout drawings.
4. Basic planning for interior works of clubhouse & model flats and landscaping.
5. Perspective view of clubhouse, one block of flats, birds-eye view of site.

Agreed and confirmed by:

Consultant:

Sign: 

Date: 16/8/17

Developer:

Sign: 

Date:

6. Regular site visits by architect and structural engineer – atleast once a month.
7. Structural engineer must depute representative before casting of footings and major slabs.
8. Provide drawings in ACAD format. Drawings must be prepared for A3 size printing wherever possible.
9. Hard copies of drawings signed by architect/structural engineer, marked as good for construction must be provided in A3 size.
10. Minor additions and alterations to design of flats based on customer feedback during course of project.
11. Services to be provided for 4 years (with 6 months grace period) from date of permit.

**Exclusions:**

1. Additional perspective views.
2. Services for landscaping, MEP and fire safety consultant.
3. In case of delay in project beyond 4.5 years additional consultancy fees @ Rs. 50,000/- per month shall be payable till completion of project.
4. Major design change.
5. Detailed planning of interior layout of model flats & clubhouse for furniture & fixtures.

**Other terms:**

1. Bills for architectural and structural engineers services may be raised separately.
2. 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:

16/8/17

Developer:

Sign:



Date:

2221000  
 54,5000 /  
 5102,87,700

Annexure - B

Sl. No	Installment/description	Due date	Amount payable (Rs.)	Net after TDS + tax (Rs.)	Amount paid (Rs.)	Date	Cheque no
1.	5% on signing terms sheet.	03.08.2017	6,00,000/-	60,000	5,40,000	03.08.2017	UTR no. HDFCCR 52017080351039665
2.	5% on completion of schematic drawing.						
3.	5% on completion of drawings for building permit for submission						
4.	5% on obtaining building permit for construction						
5.	5% on completion of presentation drawings for brochure						
6.	5% on completion of working drawings						
7.	5% on completion of design of plinth and footings						
8.	I Installment - 5%						
9.	II Installment - 5%						
10.	III Installment - 5%						
11.	IV Installment - 5%						
12.	V Installment - 5%						
13.	VI Installment - 5%						
14.	VII Installment - 5%						
15.	VIII Installment - 5%						
16.	IX Installment - 5%						
17.	X Installment - 5%						
18.	XI Installment - 5%						
19.	XII Installment - 5%						
20.	XIII Installment - 5%						