



Date: 16.11.2015

To,
Mr. Anand Sagar,
Architectural Associates,
Secunderbad.

Subject: Proposal for consultancy fees.

Dear Mr. Anand Sagar,

You have made preliminary designs for villas for our new project known as Silveroak Villas situated at Cherlapally. We intend to standardize designs of villas across several projects. The designs for Silveroak villas will be used with minor changes for several other projects. The same designs shall be immediately used for Nilgiri Estates Phase II.

Keeping in mind the above I propose the following structure for consultancy charges.

- a. Consultancy charges for design of villas – Rs. 10,000/- per villa for Silveroak Villas and Rs. 5,000/- per villa for other projects using similar designs.
- b. Rs. 10/- per sft for design of clubhouse (excluding parking floors – no charge).
- c. Apartment block of EWS/LIG units - Rs. 5/- per sft (excluding parking floors – no charge).
- d. Rs. 50,000/- per acre for design of layout and amenities.
- e. Service tax shall be paid extra and TDS shall be deducted.
- f. Payment terms: 25% in 3 installments till preparation of sanction plans. 25% in 3 monthly installments on receipt of sanction. Balance 50% in 8 quarterly installments starting 3 months from sanction.
- g. All drawings like working drawings, electrical drawings, bathroom layouts, elevation drawings, compound wall, main gate, security kiosk, etc., related to the clubhouse and villas must be completed within 6 weeks from sanction. Once sanction fees are paid work on these drawings can be started. It may take 4 weeks to release sanction after payment of sanction fees. Therefore, 10 weeks will be available for completing these drawings.

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 with staircase.
 - ii. EWS/LIG units.
 - iii. Clubhouse
 - iv. Entrance arch & security kiosk
 - v. 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.

Architectural Associates,
Architects, Interior Designers, Engineers, Planners &
8-1-383, R.P. Road, Secunderabad-500003.
☎ : 27702085, (Fax) 27760085

G. S. Keerthi
26/11/2015
Received.



- 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 find the above in order.

Thank You.

Yours sincerely,

Soham Modi.