

Annexure - A
Consultancy Charges – Terms And Conditions

Date: 20.10.2017

1. Consultant: M/s. ARDES, Architecture, Design, represented by Mr. G. Ram Mohan Reddy.
2. Consultant address:
 - 2.1. M/s. ARDES, Architecture, Design
7-1-212, 'Shiv Bagh', Ameerpet, Hyderabad- 500 016.
Phone: 040-23753316, 9849239664, 9849265296.
Consultant email: mailardes@gmail.com
3. Builder/Developer: M/s. Greenwood Lakeside LLP.
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. 12,000/- per villa (for phase II only) .
 - 10.2. Rs. 5,00,000/- lumpsum for interior design of clubhouse.
 - 10.3. Rs. 2,00,000/- lumpsum for interior design for 6 model villas.
 - 10.4. Total charges – Rs. 25 lakhs
 - 10.5. TDS to be deducted as applicable.
 - 10.6. GST shall be paid extra.
11. Payment terms:
 - 11.1. Rs. 7 Lakhs payable by July, 2017.
 - 11.2. Balance in 8 quarterly installments of Rs. 2.25 lakhs each payable from October 2017.

12. Scope of work:

12.1. Preparation of all relevant drawings like presentation drawings, perspective views working drawings for:

12.1.1. 6 types of villas: A1 & A2, B1 & B2, C1 & C2, D1 & D2 . Each villa type will have 3 to 4 options like duplex, double.

12.1.2. Type designing for plots of others sizes that cannot accommodate standard designs.

12.2. Interior decoration including false ceiling, flooring, furniture & fixtures of clubhouse and 6 modern villas.

12.3. One perspective view of 6 types of villas. Cost of additional perspective views shall be paid extra.

13. Scope of work shall not include:

13.1. Structural designs.

13.2. Landscape designs.

13.3. MEP consultancy (electrical & bathroom layouts of individual villas shall fall in your scope) for layout related works.

14. Exclusions:

14.1. In case the project is not completed within 42 months from sanction then a sum of Rs. 50,000/- 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:

Sign:

Date:

[Handwritten Signature]
For ARDeS
Partner
28/10/17

Developer:

Sign:

Date:

[Handwritten Signature]
28/10/17.

Enclosed: Annexure I – 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.		July, 2017	7 lakhs				
2.	I quarterly Installment	October, 2017	2.25 lakhs				
3.	II quarterly Installment	Jan., 2018	2.25 lakhs				
4.	III quarterly Installment	April, 2018	2.25 lakhs				
5.	IV quarterly Installment	July, 2018	2.25 lakhs				
6.	V quarterly Installment	Oct, 2018	2.25 lakhs				
7.	VI quarterly Installment	Jan., 2018	2.25 lakhs				
8.	VII quarterly Installment	April, 2018	2.25 lakhs				
9.	VIII quarterly Installment	July, 2018	2.25 lakhs				

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APPROVED FOR CONSTRUCTION
02 NOV 2017
 Srinath M JDI
 MANAGING DIRECTOR