

To,  
Mr. M. Dattatreya Rao,  
M/s. Kulkarni Consultants  
# 2<sup>nd</sup> Floor, Kubera Towers,  
Narayanaguda,  
Hyderabad.  
Phone: 040-23223891, 9246343720.

Date: 20.10.2017

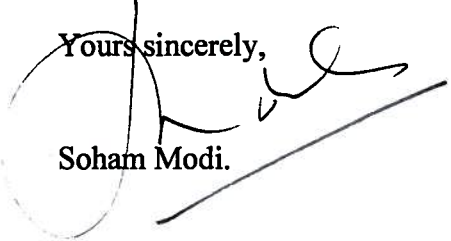
Sub.: Confirmation of consultancy charges.  
Ref.: Our understanding dated 04.04.2017.

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.

*Term of agency 3 years  
Better  
M. Dattatreya Rao*

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  
# 2<sup>nd</sup> 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 11,213 sq yds..
7. Location: Sy. No. 82/1, Mallapur, Hyderabad.
8. Proposed development:
  - 8.1. Housing complex with apartments.
  - 8.2. 2 basement floors for parking.
  - 8.3. 10 upper floors i.e., G + 9 floors.
  - 8.4. 3BHK flats of about 1,550 and 1,850 sft SBUA in equal proportion.
  - 8.5. SBUA = BUA + 25%.
  - 8.6. Parking requirement – atleast one car per flat. Parking area must be atleast 33% of BUA.
  - 8.7. Clubhouse = about 3% of BUA.
  - 8.8. Common amenities – Landscape areas, tot lots, swimming pool, lawn for banquets, backup generator, fully furnished clubhouse.
  - 8.9. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
  - 8.10. Estimated SUBA – 3.15 lakh sft + 1.10 lakh sft of parking area.

Agreed and confirmed by:

Consultant:

Developer:

Sign:

Sign:

Date:

Date:

9. Timeline:

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

10. Consultancy charges:

- 10.1. Consultancy charges for structural services – Rs. 5/- per sft.
- 10.2. Consultancy charges shall be based on slab areas that shall include areas contained within 4 walls + stilt floor parking area, but shall exclude projections, OHT, head room and architectural elements.
- 10.3. Rs. 1,50,000/- for design of entrance arch, septic tank, water sumps, OHT, etc.
- 10.4. Approximate area 4.5 lakh sft.
- 10.5. Approximate consultancy charges Rs. 24 lakhs
- 10.6. TDS to be deducted as applicable.
- 10.7. GST shall be paid extra.

11. Payment terms:

- 11.1. 5% advance on signing term sheet.
- 11.2. 10% on completion of drawings for building permit for submission.
- 11.3. 25% on completion of structural drawings after obtaining sanction.
- 11.4. Balance in 12 quarterly installments. First quarterly installment to start 3 months from date of completion of presentation drawings.

12. Scope of work:

- 12.1. Preparation of all structural drawings related to blocks of flats, elevation details, parking area, clubhouse, compound wall, main gate, common amenities, utility services, etc.
- 12.2. Regular site visits by structural engineer or their representative.
- 12.3. Provide drawings in ACAD format. Drawings must be prepared for A3 size printing wherever possible.
- 12.4. Hard copies of drawings signed by architect/structural engineer, marked as good for construction must be provided in A3 size.
- 12.5. Minor additions and alterations to design of flats based on customer feedback during course of project.
- 12.6. Services to be provided for 4 years (with 6 months grace period) from date of permit.

*Service period 3 years would be better M.L. Datt*

Agreed and confirmed by:

Consultant:

*M.L. Datt*

Developer:

Sign:

Sign:

Date:

*20/10/2017*

Date:

*20/10/17*

13. Exclusions:

- 13.1. In case of delay in project beyond 4.5 years additional consultancy fees @ Rs. 25,000/- per month shall be payable till completion of project.  
13.2. Major design change.

14. Other terms:

- 14.1. 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:

Kulkaarni CONSULTANTS  
M. H. Datharaj  
30/10/2017

Developer:

Sign:

Date:

[Signature]  
26/10/17

## Annexure - B

Sl. No	Installment/description	Due date	Amount payable (Rs.)	Net after TDS + tax (Rs.)	Amount paid (Rs.)	Date	Cheque no
1.	5% advance on signing term sheet		1,20,000				
2.	10% on completion of drawings for building permit for submission		2,28,000				
3.	25% on completion of structural drawings after obtaining sanction		5,13,000/-				
4.	I quarterly Installment		1,28,250/-				
5.	II quarterly Installment		1,28,250/-				
6.	III quarterly Installment		1,28,250/-				
7.	IV quarterly Installment		1,28,250/-				
8.	V quarterly Installment		1,28,250/-				
9.	VI quarterly Installment		1,28,250/-				
10.	VII quarterly Installment		1,28,250/-				
11.	VIII quarterly Installment		1,28,250/-				
12.	IX quarterly Installment		1,28,250/-				
13.	X quarterly Installment		1,28,250/-				
14.	XI quarterly Installment		1,28,250/-				
15.	XII quarterly Installment		1,28,250/-				



3 year 24 Payment

Statement Terms for 3 years

M. Subramanian