

Annexure - A
Consultancy Charges – Terms And Conditions

Date: 27.07.2018

Consultant: M/s. _____

Consultant address:

Consultant email: _____

Builder/Developer: Subsidiaries of M/s. Modi Properties Pvt. Ltd., i.e., M/s. Modi Realty Genome Valley LLP, M/s. Modi Realty Vikarabad LLP and others.

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

Proposed development 1:

1. Land area: about Ac. 0-39 gts.
2. Location: Sy. No. 31, Muraharipally Village, Hyderabad.
3. Proposed development:
 - a. Housing complex with apartments.
 - b. Stilt + 5 upper floors.
 - c. 110 nos - 2BHK flats of about 800 sft.
 - d. SBUA = BUA + 25%.
 - e. Parking requirement – 22% of SUBA.
 - f. Common amenities – Landscape areas & tot lot.
 - g. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
 - h. Estimated SUBA – 88,000 sft + 20,000 sft of parking area.

Agreed and confirmed by:

Consultant:

Sign:

Date:



Developer:

Sign:

Date:

Proposed development 2:

1. Land area: about Ac. 1-00 gts.
2. Location: Sy. No. ____, Vikarabad Village, Vikrabad Mandal.
3. Proposed development:
 - a. Housing complex with apartments.
 - b. Stilt + 5 upper floors.
 - c. About 110 nos - 2BHK flats of about 800 sft.
 - d. SBUA = BUA + 25%.
 - e. Parking requirement – 22% of SUBA.
 - f. Common amenities – Landscape areas & tot lot.
 - g. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
 - h. Estimated SUBA – 88,000 sft + 20,000 sft of parking area.

Proposed development 3:

1. Land area: about 5,000 sq yds – about 20 plots.
2. Location: Sy. No. 32, Muraharipally Village, Hyderabad.
3. Proposed development:
 - a. Housing complex with apartments/villas.
 - b. Apartments with stilt + 4/ 5 upper floors and villas of G + 2 floors.
 - c. About 60 nos. 2/3BHK flats of about 800 to 1,600 sft. 8 nos. 4BHK villas of about 3,000 sft.
 - d. SBUA = BUA + 25%.
 - e. Parking requirement – 22% of SUBA.
 - f. Common amenities – Entrance gate and arch, clubhouse, landscape areas & tot lot.
 - g. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
 - h. Estimated SUBA – 60,000 sft + 15,000 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 – 2 to 3 years from sanction.

Agreed and confirmed by:

Consultant:

Sign: 

Date: 22/11/18



Developer:

Sign:

Date:

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 + 22% of SUBA. 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 7 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, villas, 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:



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/villas based on customer feedback during course of project.
11. Services to be provided for 2 ½ 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 3 years additional consultancy fees @ Rs. 25,000/- 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. 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]

22/6/12



Developer:

Sign:

Date:

To,
Ms. G Renuka,
Flat no. 205, E-Venue Apartments,
Raod no. 14, Banjara Hills,
Hyderabad – 500 034.

Date: 06.06.2018

Reference: Consultancy charges terms and conditions dated 05.05.2018.

Further to our discussion today I hereby confirm the following:

- a. The proposed development of smaller plots of land at Muraharipally is not finalized. However, the consultancy charges shall be based on saleable area as mentioned in brochure (+22% parking area – where applicable) on the plots of land that are taken up for development.
- b. The scope of work of structural design is disproportionately more for smaller buildings. Therefore, consultancy charges for structural design shall be increased to Rs. 3/- per sft in place of Rs. 1.50/- per sft for all buildings that have saleable area of less than 40,000 sft. However, it shall not apply to multiple buildings/villas that are identical in structural design whose aggregate area exceeds 40,000 sft.

Thank You.

Yours sincerely,


Soham Modi.




27/6/18