

To,
M/s. Surasani Constructions Pvt. Ltd.,
Mr. Karunakar Reddy
1st Floor, Annapurna Arcade,
Shop no. 4 & 5,
Opp. Dr. A.S. Rao Nagar bus stop,
Hyderabad – 500 062.

Date: 25.09.2018

Sub.: Confirmation of consultancy charges.

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.

Thank You.

Yours sincerely,


Soham Modi.

Annexure - A
Consultancy Charges – Terms And Conditions

Date: 25.09.2018

Consultant: M/s. Surasani Constructions Pvt. Ltd., represented by Mr. Karunakar Reddy.

Consultant address:

M/s. Surasani Constructions Pvt. Ltd.,
Mr. Karunakar Reddy
1st Floor, Annapurna Arcade,
Shop no. 4 & 5,
Opp. Dr. A.S. Rao Nagar bus stop,
Hyderabad – 500 062.

Consultant email: surasaniassociates@gmail.com

Builder/Developer: M/s. Modi Realty Pocharam 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. 2-19.50 gts.

Location: Sy. No. 27, Pocharam, Hyderabad.

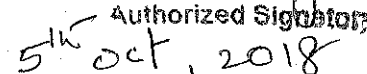
Proposed development:

1. Housing complex with apartments.
2. 2 basement floors.
3. 10 upper floors i.e., G + 9 floors.
4. 3BHK flats of about 1,360 SBUA.
5. SBUA = BUA + 25%.
6. Parking requirement – atleast one car per flat. Parking area must be 22% of BUA.
7. Clubhouse = about 3% of BUA. G + 1 floor.
8. Common amenities – Landscape areas, tot lots, swimming pool, lawn for banquets, backup generator, fully furnished clubhouse.

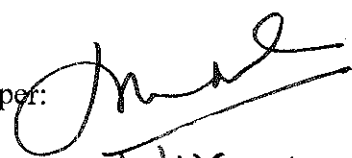
Agreed and confirmed by:

-or SURASANI ASSOCIATES

Consultant: 

Sign: 
5th Oct, 2018
Authorized Signatory

Date:

Developer: 

Sign: 
25/9/18

Date:

9. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
10. Estimated SUBA – 3.65 lakh sft + 1.25 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 – 4 weeks
3. Permit for construction – 3 to 4 months.
4. Construction period – 3 to 4 years from sanction.

Consultancy charges:

1. Consultancy charges for architectural services – Rs. 6.50/- per sft.
2. Consultancy charges for structural design – Rs. 2.50/- 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 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 10 quarterly installments. First quarterly installment to start 3 months from date of completion of presentation drawings.

Scope of work:

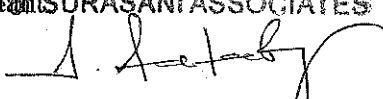
1. Preparation of all architectural drawings related to blocks of flats, elevation details, parking area, clubhouse, compound wall, main gate, common amenities, utility services, etc.
2. Structural drawing for the above.
3. Basic electrical and plumbing layout drawings.
4. Basic planning for interior 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: **SURASANI ASSOCIATES**

Sign:

Date:


 5th Authorized Signatory
 05 OCT 2018

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.

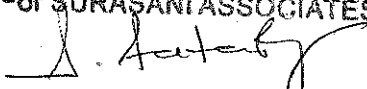
Exclusions:

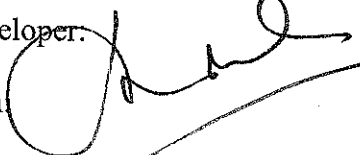
1. Additional perspective views.
2. Services for landscaping, MEP and fire safety consultant.
3. In case of delay in project beyond 4.5 years additional consultancy fees @ Rs. 50,000/- per month shall be payable till completion of project.
4. Major design change.
5. Detailed planning of interior layout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

Other terms:

1. 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:

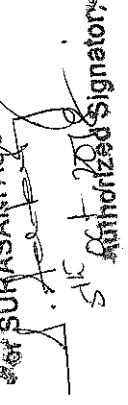
Consultant:
*or SURASANI ASSOCIATES
Sign: 
Date: 5th Oct, 2018
Authorized Signatory

Developer:
Sign: 
Date:

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 term sheet		2,20,500/-				
2.	5% on completion of schematic drawing.		2,20,500/-				
3.	5% on completion of drawings for building permit for submission		2,20,500/-				
4.	5% on obtaining building permit for construction.		2,20,500/-				
5.	5% on completion of presentation drawings for brochure.		2,20,500/-				
6.	5% on completion of working drawings.		2,20,500/-				
7.	5% on completion of design of plinth and footings		2,20,500/-				
8.	I quarterly Installment		2,86,650/-				
9.	II quarterly Installment		2,86,650/-				
10.	III quarterly Installment		2,86,650/-				
11.	IV quarterly Installment		2,86,650/-				
12.	V quarterly Installment		2,86,650/-				
13.	VI quarterly Installment		2,86,650/-				
14.	VII quarterly Installment		2,86,650/-				
15.	VIII quarterly Installment		2,86,650/-				
16.	IX quarterly Installment		2,86,650/-				
17.	X quarterly Installment		2,86,650/-				

For SURASANI ASSOCIATES


SIC
Authorized Signatory

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