

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. 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:

For ARDES

Sign:

Partner

Date:

Developer:

Sign:

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 architectural services – Rs. 5.50/- per sft.
- 10.2. Consultancy charges for interior works of clubhouse - Rs. 5 lakhs.
- 10.3. Consultancy charges for interior works of 2 or 3 model villas – 2 lakhs.
- 10.4. Approximate total consultancy charges – Rs. 30 lakhs.
- 10.5. Total constructed area for calculation of consultancy charges shall be based on the SUBA /salable area as mentioned in brochure + 33% of built up area (SUBA less 20%) for parking area. This area shall be adopted for calculation of consultancy charges irrespective of actual areas.
- 10.6. TDS to be deducted as applicable.
- 10.7. GST shall be paid extra.

11. Payment terms:

- 11.1. 5% on signing term sheet.
- 11.2. 5% on completion of schematic drawing.
- 11.3. 5% on completion of drawings for building permit for submission.
- 11.4. 5% on obtaining building permit for construction.
- 11.5. 5% on completion of presentation drawings for brochure.
- 11.6. 5% on completion of working drawings.
- 11.7. Balance in 14 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 architectural drawings related to blocks of flats, elevation details, parking area, clubhouse, compound wall, main gate, common amenities, utility services, etc.
- 12.2. Basic electrical and plumbing layout drawings.
- 12.3. Basic planning for interior works of clubhouse & model flats and landscaping.
- 12.4. Perspective view of building and birds-eye view of site.
- 12.5. Regular site visits by architect.
- 12.6. Provide drawings in ACAD format. Drawings must be prepared for A3 size printing wherever possible.
- 12.7. Hard copies of drawings signed by architect/structural engineer, marked as good for construction must be provided in A3 size.

Agreed and confirmed by:

Consultant:

Sign:

Date:

for ARD

Partner

Developer:

Sign:

Date:

13. Minor additions and alterations to design of flats based on customer feedback during course of project.
14. Services to be provided for 4 years (with 6 months grace period) from date of permit.
15. Detailed planning of interior layout of model flats (2 or 3 nos) & clubhouse for furniture & fixtures.
16. Exclusions:
 - 16.1. Additional perspective views.
 - 16.2. Services for landscaping, MEP and fire safety consultant.
 - 16.3. 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.
 - 16.4. Major design change.
17. Other terms:
 - 17.1. 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:

For ARDeS

Partner

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		1,50,000				
2.	5% on completion of schematic drawing.		1,50,000				
3.	5% on completion of drawings for building permit for submission		1,50,000				
4.	5% on obtaining building permit for construction.		1,50,000				
5.	5% on completion of presentation drawings for brochure.		1,50,000				
6.	5% on completion of working drawings.		1,50,000				
7.	I quarterly Installment		1,50,000				
8.	II quarterly Installment		1,50,000				
9.	III quarterly Installment		1,50,000				
10.	IV quarterly Installment		1,50,000				
11.	V quarterly Installment		1,50,000				
12.	VI quarterly Installment		1,50,000				
13.	VII quarterly Installment		1,50,000				
14.	VIII quarterly Installment		1,50,000				
15.	IX quarterly Installment		1,50,000				
16.	X quarterly Installment		1,50,000				
17.	XI quarterly Installment		1,50,000				
18.	XII quarterly Installment		1,50,000				
19.	XIII quarterly Installment		1,50,000				
20.	XIV quarterly Installment		1,50,000				

APPROVED BY
 02 NOV 2017
 SUMAN MODI
 MANAGING DIRECTOR