

*M. Jyothi*

Phone No: \_\_\_\_\_  
Sold To/Issued To: \_\_\_\_\_  
Ramesh  
For Whom/ID Proof: \_\_\_\_\_  
MPPL

भारत INDIA  
INDIA NON JUDICIAL  
SMT. M. JYOTHI LAXMI  
SVL NO.16-06-004/2012  
SHOP NO.1, H.NO.11149  
62/A, GARDEN LODGE  
BUILDING, ST. MARY'S ROAD  
SECUNDERABAD-500003  
TELANGANA  
ॐ नमो भगवते  
भारतीय गैर न्यायिक

MAY-23-2022 11:58:59  
₹ 0000100/-  
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Agreement  
38154241653307139761-00049748  
3815424 10/2013

## AGREEMENT FOR CONSULTANCY

This agreement is made and executed on this 23<sup>rd</sup> day of May, 2022 by and between:

M/s. Crescentia Labs Pvt. Ltd., a registered private limited company having its office at Plot no:15-B, Sy. No. 230 to 243, Turkapally, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana, represented by its Director Mr. Soham Modi. Hereinafter referred to as the Developer.

AND

M/s. ABRD Architects, a partnership firm having its office at C-22, Golf View Apartments, Saket, New Delhi – 110017, represented by Mr. Anupam Bansal. Hereinafter referred to as the Consultant.

The terms Developer and Consultant shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees, and the like.

### 1. Overview:

- 1.1. Modi Properties Pvt. Ltd. (MPPL). MPPL is a Hyderabad based developer with more than 25 years track record. It has completed several housing projects and currently developing several housing projects. It is also developing buildings/infrastructure for life sciences companies at Genome Valley, Hyderabad.
- 1.2. The Developer is a subsidiary/joint venture/associate of MPPL. The Developer is a Special Purpose Vehicle (SPV) formed for developing the project, details of which are given in Annexure B. The project is hereinafter referred to as Project.
- 1.3. The Consultant has expertise in the field of design, consultancy, professional services, details of which are given in Annexure C.
- 1.4. The details of the proposed development and area statement of proposed development are given in Annexure B.
- 1.5. The site plan of proposed development is given in Annexure D.

### 2. Scope of work:

- 2.1. The Consultant has agreed to provide professional services to the Developer in its field of expertise. Both the parties are desirous of recording the terms of consultancy in writing as given herein. Any change henceforth to this agreement shall be made in writing on mutual agreement.
- 2.2. The scope of consultancy is given in Annexure C.
- 2.3. The total consultancy charges and details of payment are given in Annexure E.



*[Signature]*

*[Signature]*



3. GST & TDS:

- 3.1. Professional fee and schedule of payment mentioned in Annexure E is exclusive of taxes. Applicable GST shall be paid by the Developer to the Consultant. The Consultant shall provide the GST invoice to the Developer 7 days prior to the due date of payment. The Consultant shall be liable to remit the GST so collected in time to the authorities to enable the Developer claim input tax credit for the same. The Developer shall be entitled to debit the GST amount paid to the Consultant, in case the Consultant fails to remit the GST in time and file appropriate GST returns.
- 3.2. The Developer shall be entitled to deduct TDS as per applicable rates and provide details of payment of TDS to the Consultant.

4. Period of consultancy:

- 4.1. The details of period of consultancy is given in Annexure E.
- 4.2. In case the consultancy is required beyond the period of consultancy, the Consultant shall continue to provide the services to the Developer. The Developer shall pay additional consultancy charges on a quarterly basis, in advance, for every quarter for which consultancy services are extended. Details of such additional services are given in Annexure E.

5. Increase/decrease in consultancy charges:

- 5.1. The consultancy charges mentioned in Annexure E shall be revised on a pro-rata basis in case of change in proposed area of construction. However, for such purposes the increase/decrease of area proposed to be constructed shall be more /less than 10%. In such a case, an increase or decrease shall be recorded in writing and shall be read along with this agreement.
- 5.2. In case of change in scope of work, the consultancy charges shall be increased or decreased on mutual agreement. In such a case, an increase or decrease shall be recorded in writing and shall be read along with this agreement.
- 5.3. There shall be no periodic escalation in consultancy charges on account of inflation or otherwise.

6. Indemnity:

- 6.1. Consultant shall indemnify the Developer from any claims of whatsoever nature that are solely attributable to the Consultant.
- 6.2. Similarly, The Developer shall indemnify the Consultant from any claims of whatsoever nature that are solely attributable to the Developer.
- 6.3. In either case, the parties herein shall limit their claims to the total consultancy charges mentioned herein.
- 6.4. Further, either party shall make claims only in monetary terms. They shall not be entitled to seek charge on any asset or IP right of each other.

7. Conflict of interest:

- 7.1. The Consultant shall not take up any assignment which can be deemed to be adversely affecting the interest of the Developer related to the Project, i.e., the Consultant shall not take up assignment in the vicinity of the Project which directly or indirectly adversely affects the Developer.
- 7.2. The Consultant shall be entitled to seek NOC from the Developer for other assignments in the vicinity of the Project and the Developer shall not unreasonably withhold the same.



*[Handwritten signatures and initials]*





- 7.3. The Consultant cannot divulge details about the Project to the Developer's competitors, especially related to design, specifications, prospective occupants/purchasers/ tenants and the like.
- 7.4. The Consultant shall be impartial with respect to choice of vendors, contractors, specification, brands, etc., that may be employed for the development of the Project.
- 7.5. The Consultant confirms that they shall not seek any commission, remuneration, gifts, favours, royalty or similar monetary/ non-monetary benefits from the vendors and contractors that are employed or may be employed by the Developer for development of the Project.
8. Confidentiality:
- 8.1. Except with prior written consent of the Developer, the Consultant and its staff members shall not at any time, either during consultancy period or after expiration of the consultancy period, communicate to any person or entity any confidential information disclosed to them for the purpose of any services or discovered by them in the course of services, nor shall the Consultant, its sub consultants, and its personnel make public any information related to the consultancy or the Project in the course of or as a result of the service.
9. Intellectual property rights and Copyrights:
- 9.1. The intellectual property rights and copyrights related to all designs, drawings, plans, artwork, renderings, logos, sketches, perspective views, 3D models, videos, photographs, walkthroughs and the like which are designed by the Consultancy or its associates under this agreement of consultancy for the development of the Project shall entirely /solely belong to the Developer at all times.
- 9.2. It shall include interim/final versions of the reports submitted to the Developer, and all reports and relevant data and supported records or material compiled or prepared during the course of studies shall be confidential and shall be the absolute property of Developer.
- 9.3. The Consultant shall periodically submit/handover such designs/IP rights to the Developer by way of hardcopy/ softcopy (Eg.: AutoCAD plans, PDF plans, Jpeg, Mpeg, etc).
- 9.4. In case this agreement for consultancy is terminated, the IP rights for the work done upto the point of termination shall solely belong to the Developer.
- 9.5. The Consultant shall not be entitled to share the use of IP rights given herein that belong to the Developer without its consent in writing on payment of all dues to Consultant for the services rendered. Consultant shall handover all these materials to the Developer upon completion of the consultancy work. Consultant may retain a copy of such data but not use the same for purposes unrelated to this assignment except for any statutory requirements, with prior written approval of the Developer.
- 9.6. The Consultant, if required can publish the Project details/ designs in its respective trade journals/magazine and submit for national and international level competitions/expos. However, the Consultant shall do so with written consent from Developer. Consultant will restrict such contents only to external facade and common areas without any cost information.





10. Area statement:

- 10.1. It is clarified that built-up area shall mean the area of the building covered by external walls on all four sides including wall thickness, balconies, ducts (Fire, PHE, HVAC, electrical, shafts, other). However, common areas and ducts on the external side of the building shall not be considered.
- 10.2. Common areas shall mean and include passages, staircases, lifts, lobbies, common toilets on all floors including terrace and parking floors.
- 10.3. The parking area on the stilt and basement floors shall be distinct from the service and common areas on the said floors.
- 10.4. Service areas shall mean and include areas provided for panel room, pump rooms, toilets, gas bank, storerooms, electrical room, cafeteria, generator room, meeting rooms, etc., in the stilt or basement floors of the building.
- 10.5. The plinth area of each floor shall be equal to the built-up area on that floor + common areas on that floor, however, shall exclude external ducts/ shafts.
- 10.6. The super built-up area shall be the built-up area plus proportionate common areas. Super built-up area would exclude parking areas and service areas.
- 10.7. The carpet area shall mean built-up area less internal wall thicknesses, column thicknesses, balconies, ducts, etc.

11. Termination:

- 11.1. The Developer reserves the right to terminate or cancel this agreement of consultancy, if:
  - 11.1.1. The Consultant's performance is found not to be in accordance with the scope of work as detailed in Annexure C.
  - 11.1.2. The Consultant's work is not to the satisfaction of the Developer.
  - 11.1.3. In case of breach of terms given herein by the Consultant.
- 11.2. However, the Developer shall be liable to pay the Consultant its consultancy charges for the work done by the Consultant up to the date of termination.

12. Force Majeure:

- 12.1. If the whole or any part of the performance by the parties of any part of their respective obligations hereunder is prevented or delayed by the Force Majeure Event or other causes beyond the control of the parties, then to the extent the parties shall be prevented or delayed from performing all or any part of their/ its obligations hereunder by reason, thereof despite due diligence and reasonable efforts to do so notwithstanding such causes, circumstances or events, the parties shall be excused from performance hereunder for so long as such causes, circumstances or events shall continue to prevent or delay such performance, provided the said party informs the other party of the conditions of Force Majeure in writing.
- 12.2. Force Majeure shall include stoppage of work by any statutory authority or due to natural calamity preventing the Developer from continuing the development work of the Project for a period not less than 6 months.

13. Dispute Resolution:

- 13.1. That any and all disputes or differences between the Parties, in connection with this agreement, its validity or any of the terms thereof shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Hyderabad / Secunderabad and the proceedings shall be in English. The parties shall appoint a single / sole mutually acceptable arbitrator, who is preferably a retired judge or any eminent consultant in a related field, to resolve



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the disputes and differences between the Parties. It is agreed that the fees /charges of the arbitrator so appointed shall be borne by both the parties equally.

14. Transfer of consultancy:

- 14.1. The consultancy cannot be transferred to any third party without prior approval of the Developer.
- 14.2. The consultancy shall be deemed to be a transfer to a third party, if the key consultants of the Consultant leave the organisation. In such a case the Developer at its discretion shall be entitled to terminate this agreement.

15. Details of communication:

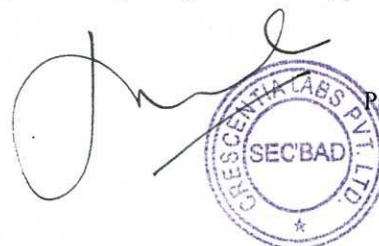
- 15.1. The details of communication of both the parties are given in Annexure A.
- 15.2. Both the parties shall be required to send their communication, reports, plans, etc., to the details given therein.
- 15.3. Any change in communication details shall be intimated to the other party.

16. Site visit:

- 16.1. The Consultant shall be required to make regular site visits free of charge as per details given in Annexure E.
- 16.2. The charges for extra site visits are given in Annexure E.
- 16.3. During the site visit the Consultant shall check /monitor / correlate the progress and quality of the work and to determine in general if the work is proceeding in accordance with the plans.
- 16.4. The Consultant shall document its site visits and meetings in the format available at site for Consultant's comments.
- 16.5. For Consultant appointed locally from Hyderabad / Secunderabad there will not be any reimbursement for site visits, for such sites falling within 50 kms limits from the Consultant's office.
- 16.6. For non-local consultant i.e., other than Hyderabad / Secunderabad, Developer shall reimburse the Consultant for all reasonable travel, lodging in a star hotel as per Consultant's stature and out of pocket expenses incurred by the Consultant for such a visit.

17. Statutory permits – attestation by consultant:

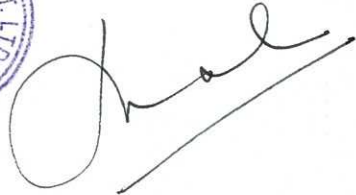
- 17.1. The Consultant shall be obliged to sign all plans, deeds, documents, affidavits, undertakings that are required under the rules of the statutory authorities for obtaining approvals like building permit, OC, PESO license, CFE, CFO, Environment clearance, Fire permit, Airports Authority, etc. The Consultant shall sign such documents from time to time, free of charge for a period of 6 years from obtaining building permit. Thereafter, the Developer shall pay suitable charges to the Consultant for such a purpose, decided on mutual agreement.
- 17.2. For such purposes the Consultants shall maintain a valid license or such approvals or certification that are required from time to time. The Consultant shall provide copies of such licenses/certificates from time to time.
- 17.3. The Consultant shall cooperate with other consultants / vendors appointed by the Developer for obtaining statutory permits.
- 17.4. Statutory permits shall mean and include permits that are required for development of the Project before commencement of the project, during the development of the Project and after completion of the Project. They may include applications for



permits/sanctions, NOCs, intimation, compliance reports, certification of proposed/ completed development, undertakings, etc.

IN WITNESS WHEREOF the Developer and Consultant have affixed their signatures on this Agreement on the day, the month and year first above mentioned hereto in presence of the witnesses mentioned below.

Signature of the Developer:

Signature of the Consultant:

Signature of witness no.1:

Name: SHREDEVI V.K.

Address: 6/126 DDA FLATS MADANPUR  
NEW DELHI-110062



Signature of witness no.2:

Name: SAYED NASEEM AKHTAR

Address: 10-2-318/1/87888,  
FEROZ GANDHI NAGAR,  
HYDERABAD - 500028.



**Annexure A - Communications details**

| S.No.                        | Description                   | Details                                                                                                |
|------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Details of Consultant</b> |                               |                                                                                                        |
| 1.                           | Name of Company / Firm        | ABRD Architects                                                                                        |
| 2.                           | Address for communication     | C-22, Golf View Apartments, Saket, New Delhi – 110017.                                                 |
| 3.                           | Office email                  | abrdarchitects@gmail.com                                                                               |
| 4.                           | Office mobile / landline      | 011-46542974                                                                                           |
| 5.                           | Principal Consultant – Name   | Anupam Bansal                                                                                          |
| 6.                           | Designation/ Specialization   | Founding Partner and Design Principal                                                                  |
| 7.                           | Mobile No.                    | +91 9810137551                                                                                         |
| 8.                           | Email id                      | anupam@abrdarchitects.com                                                                              |
| 9.                           | Assistant Consultant1 - Name  | Sridevi                                                                                                |
| 10.                          | Designation/ Specialization   | Sr. Associate Architect                                                                                |
| 11.                          | Mobile No.                    | +91 9654477667                                                                                         |
| 12.                          | Email id                      | shreedevi@ abrdarchitects.com                                                                          |
| 13.                          | Assistant Consultant 2 - Name | NA                                                                                                     |
| 14.                          | Designation/ Specialization   | NA                                                                                                     |
| 15.                          | Mobile No.                    | NA                                                                                                     |
| 16.                          | Email id                      | NA                                                                                                     |
| 17.                          | Accountant – Name             | Mukesh Lakhera                                                                                         |
| 18.                          | Designation/ Specialization   | Manager - Accounts & Admin                                                                             |
| 19.                          | Mobile No.                    | +91 8826615532                                                                                         |
| 20.                          | Email id                      | studio@abrdarchitects.com                                                                              |
| 21.                          | PAN No.                       | AAXFA7170N                                                                                             |
| 22.                          | GST No.                       | 07AAXFA7170N1ZN                                                                                        |
| 23.                          | Company/firm registration no. | 1491 - 2013                                                                                            |
| 24.                          | Bank Account No.              | 1911335809                                                                                             |
| 25.                          | Bank Name                     | Kotak Mahindra Bank Limited                                                                            |
| 26.                          | Bank Branch                   | E-25, Ground Floor, Saket, New Delhi - 110017                                                          |
| 27.                          | Bank IFSC                     | KKBK0000187                                                                                            |
| <b>Details of Developer:</b> |                               |                                                                                                        |
| 1.                           | Name of Company / Firm        | Crescentia Labs Pvt. Ltd.                                                                              |
| 2.                           | Address for communication     | Plot no:15-B, Sy. No. 230 to 243, Turkapally, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana |
| 3.                           | Office email                  | plans@modiproperties.com                                                                               |
| 4.                           | Office mobile / landline      | -                                                                                                      |
| 5.                           | Managing Director - Name      | Soham Modi                                                                                             |
| 6.                           | Mobile No.                    | 040 66335556.                                                                                          |
| 7.                           | Email id                      | sohammodi@modiproperties.com                                                                           |
| 8.                           | Engineering - Name            | Sayed Waseem Akhtar                                                                                    |
| 9.                           | Designation/ Specialization   | AVP – Cluster Development (point man for coordination with the Consultant).                            |
| 10.                          | Mobile No.                    | +91 93475 76914                                                                                        |
| 11.                          | Email id                      | waseem@modiproperties.com                                                                              |



|     |                               |                                                                              |
|-----|-------------------------------|------------------------------------------------------------------------------|
| 12. | Accounts – Name               | Sambasiva Rao                                                                |
| 13. | Designation/ Specialization   | AGM - Accounts                                                               |
| 14. | Mobile No.                    | +91 95022 00911                                                              |
| 15. | Email ID                      | sambasivarao@modiproperties.com                                              |
| 16. | Admin – Name                  | Kanaka Rao                                                                   |
| 17. | Designation/ Specialization   | CGM- Admin (for coordination related to statutory approvals and liaisoning). |
| 18. | Mobile No.                    | +91 89781 44447                                                              |
| 19. | Email ID                      | gkr Rao@modiproperties.com                                                   |
| 20. | PAN No.                       | AADCB2608M                                                                   |
| 21. | GST No.                       | GST No. 36AADCB2608M1ZO                                                      |
| 22. | Company/firm registration no. | U24100TG2007PTC055759                                                        |
| 23. | Bank Account No.              | 00210330004975                                                               |
| 24. | Bank Name                     | HDFC Bank                                                                    |
| 25. | Bank Branch                   | Lakdikapul, Hyderabad.                                                       |
| 26. | Bank IFSC                     | HDFC0000021                                                                  |



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### Annexure B - Project details and Area Statement

| S No. | Description                           | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                   |                    |
|-------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------|
| 1.    | Name of Developer                     | M/s. Crescentia Labs Pvt. Ltd.,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   |                    |
| 2.    | Developer's office address            | Plot no:15-B, Sy. No. 230 to 243, Turkapally, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |                    |
| 3.    | Project Name                          | GV ONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |                    |
| 4.    | Site address                          | Plot no:15-B, Sy. No. 230 to 243, Turkapally, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |                    |
| 5.    | Land area                             | 1.80 acres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |                    |
| 6.    | Location                              | Genome Valley, Hyderabad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   |                    |
| 7.    | Proposed development & Area Statement |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   |                    |
| 8.    | Nature of development                 | Land is to be developed into a specialised building for life sciences companies in the field of R&D and similar businesses. MEP requirements, floor height, load bearing capacity, etc., shall be designed for life sciences companies.<br>Separate chemical stores and solvent stores to be provided.<br>Additional services like electrical panel room, transformers, gas bank, generator, ETP, STP, HSD yard, DG yard, fire pump room, etc., to be provided in the stilt floors or ground floor.<br>Project must be designed to meet all fire norms. |                                                                                   |                    |
| 9.    | Building type/block no.,              | no. of floors,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | approximate plinth area in sft,                                                   | total area in sft. |
| 10.   | Main lab space block                  | Basement + stilt for parking.<br>Lab space on 4 upper floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Basement + stilt floor – 61,700 sft.<br>Upper floors – 28,500 x 4 = 1,14,000 sft. | 1,75,700 sft.      |
| 11.   | Solvent stores                        | Ground floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11,100 sft                                                                        | 11,100 sft         |
| 12.   | Chemical stores                       | Ground + 4 floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                    |
| 13.   | Total area                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   | 1,86,800 sft       |



### Annexure C - Scope of Consultancy

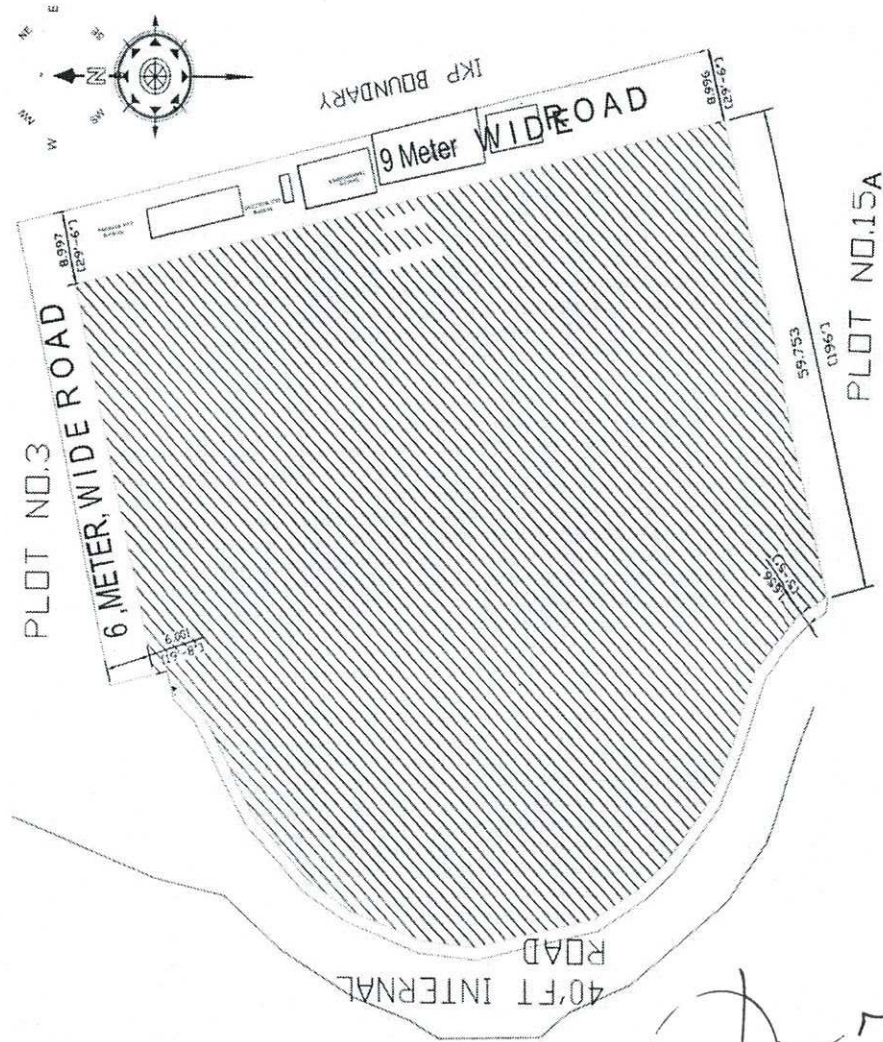
| Sl. No. | Item                     | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Expertise of Consultant  | <p>The Consultant is a prominent architect based out of New Delhi.</p> <p>The Consultant has several decades experience in the field of architecture and specialises in design of lab spaces for life sciences companies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2.      | Scope of work            | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.      | Summary of scope of work | <p>Architect: Preparation of master plan, working drawings, building elevation, compound wall &amp; security kiosk design and interior designing of common areas of all the buildings in the Project.</p> <p>Provision for MEP required for life sciences projects must be provided for.</p> <p>Coordination with local consultants/architects/ structural engineers / MEP consultants for statutory approvals, preparation of plans for statutory approvals.</p> <p>Coordination with vendors for plans/details for items related to architectural services like glazing, ACP, lifts, flooring, cladding, decorative electrical/ plumbing fixtures, doors, landscaping, etc.</p> <p>Coordination with prospective tenant/occupant wrt assisting them in their design of interiors, equipment, MEP equipment, etc., by providing relevant designs/ plans/ drawings.</p> <p>Making minor changes to overall designs, plans, drawings that may be required from time to time to accommodate requirements for statutory approvals, MEP consultants, vendors/site engineers of the Developer, potential tenants/ occupants, etc.</p> |





# Annexure D - Site Plan

Plan Showing land admeasuring Ac 1.80 cent in Plot No.15-B, MN Park Phase-I in Survey Number: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District-Telangana.



**Annexure E - Details of consultancy charges**

| Sl. No. | Item                                                   | Details                                                                                                                                                                                                                                                                                |
|---------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Consultancy charges<br>(Based on plinth area)          | Rs. 25/- per sft for lab space areas – 1,14,000 sft @ 25 = Rs. 28,50,000/- .<br>Rs. 5/- per sft for stilt & basement floors – 61,700 sft @ 5 = Rs. 3,08,500/-.<br>Rs. 10/- per sft for chemical & solvent stores – 11,100 sft @ 10 = Rs. 1,11,000/-.<br>Total – Rs. 32,69,500/- + GST. |
| 2.      | No. of free site visits                                | 6 for the entire project.                                                                                                                                                                                                                                                              |
| 3.      | Consultancy period                                     | 24 months from obtaining revised building permit                                                                                                                                                                                                                                       |
| 4.      | Charges for extra site visits.                         | Rs. 10,000/- per visit per day + travel + accommodation related expenses at actuals.                                                                                                                                                                                                   |
| 5.      | Charges for extension of consultancy beyond 24 months. | Rs. 2,00,000/- per quarter payable in advance.                                                                                                                                                                                                                                         |

**Payment Schedule:**

| S. No. | Details of Payment                                                                         | Payment in Percentage |
|--------|--------------------------------------------------------------------------------------------|-----------------------|
| 1      | Instalment 1 – advance.                                                                    | Rs. 3,00,000/-        |
| 2      | Instalment 2 – on receipt and approval of master plan.                                     | 10%                   |
| 3      | Instalment 3 - on receipt of drawings for building permit and statutory approvals.         | 10%                   |
| 4      | Instalment 4 – on receipt of working drawings after obtaining statutory approvals.         | 20%                   |
| 5      | Instalment no. 5 to 8 – 4 quarterly instalments, beginning 3 months from instalment no. 4. | Balance               |



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