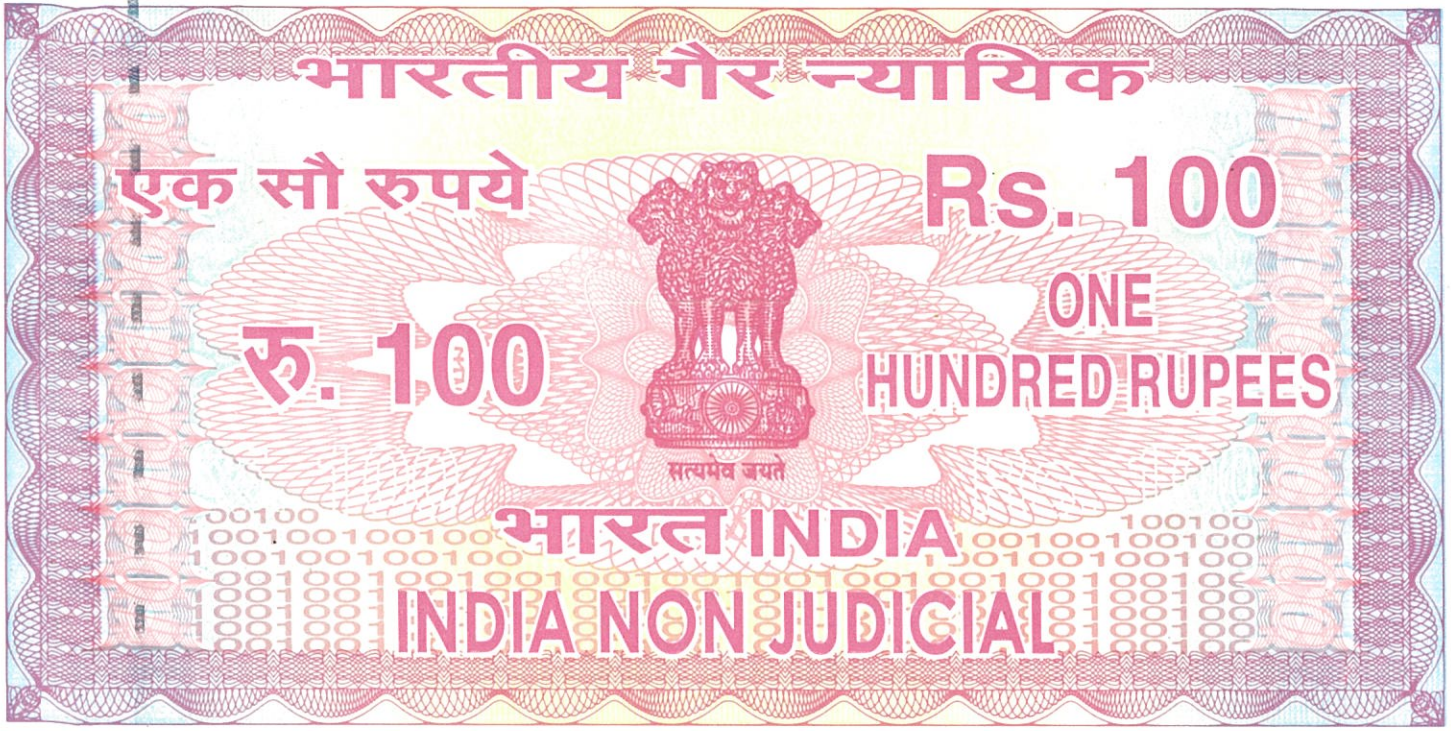




తెలంగాణ తెలంగాణ TELANGANA

SL. No. 8624, Date: 24-08-2022, Rupees: 100/-
Sold to : Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: Crescentia Labs Pvt. Ltd.

SANB AT 203678

S. ANJAMMA
Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9398802862, 9866378260

AGREEMENT FOR CONSULTANCY

This agreement is made and executed on this 24th day of August, 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 - 500078, represented by its Director Mr. Soham Modi. Hereinafter referred to as the Developer.

AND

M/s. Au Fait International Engineering Studio, a sole proprietorship firm having its office at A-1/38, LGF, Safdarjung Enclave, New Delhi - 110029 represented by Mr. Sunil Khemani. 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:

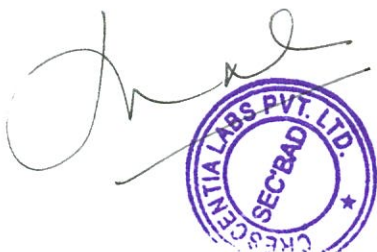
- 2.1. The Consultant has agreed to provide professional services to the Developer in its field of expertise. Both the parties are desirous of recording the terms of consultancy in writing as given herein. Any change henceforth to this agreement shall be made in writing on mutual agreement.
- 2.2. The scope of consultancy is given in Annexure C.
- 2.3. The total consultancy charges and details of payment are given in Annexure E.
- 2.4. The Consultant standard of performance shall at all times be performed with reasonable care, professional skill, competence and diligence in accordance with industry standards.

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/copy right of each other.
- 6.5. Both the parties shall limit their claims to the entities being Developer/ Consultant and not claim of what-so-ever-nature shall be made on the shareholders, employees, officers/ directors, other associate companies/firms, other business associates/vendors/contractors, except for acts of wilful misconduct, fraud and the like.
7. Conflict of interest:
- 7.1. Except with the Developers knowledge and prior written consent, the Consultant shall not engage in any activity, or accept any employment, interest or contribution that would constitute a conflict of interest or would reasonably appear to compromise the Consultants professional judgement with respect to the Project or its ability of provide the services under this agreement.
- 7.2. 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.
- 7.3. 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.
- 7.4. 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.
- 7.5. The Consultant shall be impartial with respect to the choice of vendors, contractors, specification, brands, etc., that may be employed for the development of the Project.
- 7.6. 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. Ownership of Work Product:

9.1. The Work Product/Intellectual Property Rights/ Copy Rights related to all designs, drawings, plans, artwork, renderings, logos, sketches, perspective views, 3D models, videos, photographs, walkthroughs and the like which are designed/prepared by the Consultancy or its associates under this agreement of consultancy for the development of the Project shall hereinafter be referred to as Work Product and shall mean and include Intellectual Property Rights, Copy Rights and the like associated with it.

9.2. The Work Product shall entirely /solely belong to the Developer at all times.

9.3. The Work Product 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.

9.4. The Consultant shall periodically submit/handover such Work to the Developer by way of hardcopy/ softcopy (Eg.: AutoCAD plans, PDF plans, Jpeg. Mpeg, etc).

9.5. In case this agreement for consultancy is terminated, the Work Product for the work done upto the point of termination shall solely belong to the Developer.

9.6. The Consultant shall not be entitled to share the use the Work Product 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 the Work Product to the Developer upon completion of the consultancy work. Consultant may retain a copy of the Work Product but not use the same for purposes unrelated to this assignment except for any statutory requirements, with prior written approval of the Developer.

9.7. 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. In case either party is unable to perform its obligation under this agreement due to reasons beyond their control like war, civil unrest, pandemic, lockdown, government orders/legislation/notifications, natural calamity, court/tribunal orders, etc., they shall not be held responsible for non-performance under this agreement. Under such circumstances the parties shall not have a right to claim compensation, interest, loss, damage, etc., from each other.
- 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 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.
- 15.4. Any notice/communication between the parties shall be in writing and affective upon confirm receipt.
- 15.5. Any waiver of obligations by either party under this agreement shall not be affective unless it is in writing and confirmed by both parties.

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. All reimbursable expenses shall be supported by invoices, and if approved, shall be paid to the Consultant at cost with no markup.

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.



18. Other terms:

18.1. This agreement represents the entire and integrated agreement between the parties with respect to the obligations of the parties contained herein and supersedes all prior negotiations, representations, communications and/or agreements.

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: **SUNITA SINGH**

Address: **A-1/38, Safdarjung Enclave, LAF, NEW DELHI - 110029**

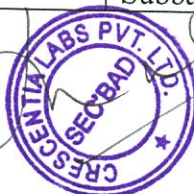
Signature of Witness no.2:

Name: **SUNIL MENA**

Address: **A-1/38, LAF, SAFDARJUNG ENCLAVE NEW DELHI - 110029**

Annexure A - Communications details

S.No.	Description	Details
Details of Consultant		
1.	Name of Company / Firm	Au Fait International Engineering Studio
2.	Address for communication	A-1/38, LGF, Safdarjung Enclave, New Delhi – 110029
3.	Office email	aufaitstudio@aufaitstudio.in
4.	Office mobile / landline	011-79687192, 26100223
5.	Principal Consultant – Name	Sunil Khemani
6.	Designation/ Specialization	Principal Consultant
7.	Mobile No.	+91 9811012744
8.	Email id	Sunil.khemani@aufaitstudio.in
9.	Assistant Consultant1 – Name	Vandana Agarwal
10.	Designation/ Specialization	General Manager and Project Coordinator
11.	Mobile No.	+91 9711948567
12.	Email id	vandana.agarwal@aufaitstudio.in
13.	Assistant Consultant 2 - Name	Shruti Jaiswal
14.	Designation/ Specialization	Electrical Design Engineer
15.	Mobile No.	+91 9811172684
16.	Email id	Shruti.jaiswal@aufaitstudio.in
17.	Accountant – Name	Sunita Singh
18.	Designation/ Specialization	Manager – Admin & Accounts
19.	Mobile No.	+91 9582474913
20.	Email id	sunita.singh@aufaitstudio.in
21.	PAN No.	AEIPK5159C
22.	GST No.	07AEIPK5159C2ZK
23.	Company/firm registration no.	07AEIPK5159C2ZK
24.	Bank Account No.	9512481673
25.	Bank Name	Kotak Mahindra Bank
26.	Bank Branch	Safdarjung Enclave Branch
27.	Bank IFSC	KKBK 0000175
Details of Developer:		
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 - 500078
3.	Office email	plans@modiproperties.com
4.	Office mobile / landline	040 66335551
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.	Engineering - Name	Subba Reddy



13.	Designation/ Specialization	Project Manager
14.	Mobile No.	+91 76748 08777
15.	Email ID	subbareddy@modiproperties.com
16.	Engineering & Design - Name	Imran
17.	Designation/ Specialization	Engineer
18.	Mobile No.	+91 89196 54750
19.	Email ID	imran@modiproperties.com
20.	Accounts – Name	Vinod
21.	Designation/ Specialization	Accountant
22.	Mobile No.	+91 93941 63862
23.	Email ID	vinod.r@modiproperties.com
24.	Admin – Name	Kanaka Rao
25.	Designation/ Specialization	GM- Admin (for coordination related to statutory approvals and liaisoning).
26.	Mobile No.	+91 89781 44447
27.	Email ID	gk Rao@modiproperties.com
28.	PAN No.	AADCB2608M
29.	GST No.	36AADCB2608M1ZO
30.	Company/firm registration no.	U24100TG2007PTC055759
31.	Bank Account No.	00210330004975
32.	Bank Name	HDFC Bank
33.	Bank Branch	Lakdikapul, Hyderabad
34.	Bank IFSC	HDFC0000021



Annexure B - Project details and Area Statement

S No.	Description		Details	
1.	Name of Developer		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 - 500078	
3.	Project Name		GV 1	
4.	Site address		Plot No.15-B, Sy. No. 230 to 243, Turkapally, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana - 500078	
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. 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 blocks	Basement + stilt + Lab space on 4 upper floors	Basement + stilt floor – 62,569 sft. Upper floors – 28,575 x 4 = 1,14,300 sft	1,76,869 sft.
11.	Solvent stores	Ground floor	6,815sft	6,815 sft
12.	Chemical stores	Ground + 2 floors		
13.	Total area			1,83,684 sft





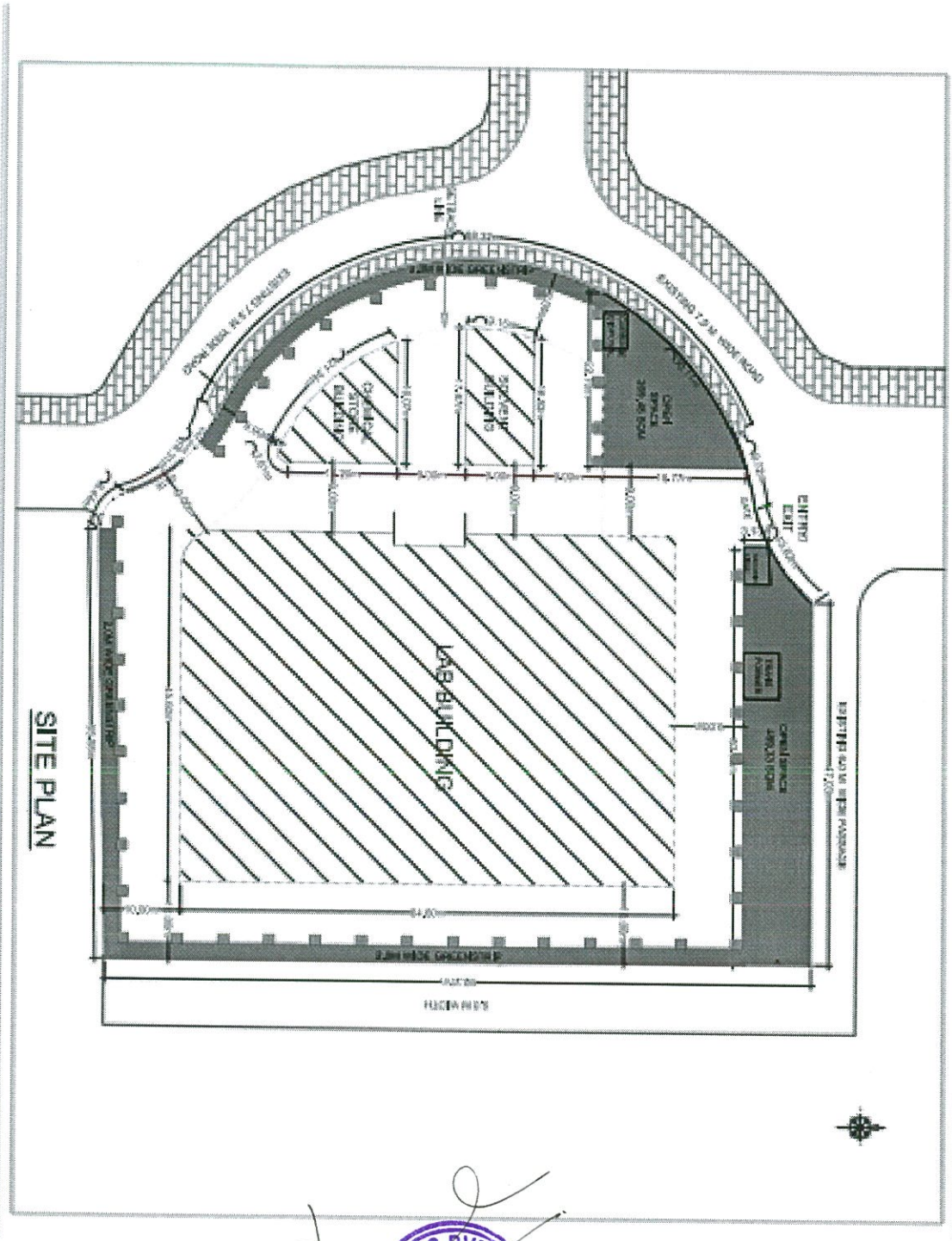

Annexure C - Scope of Consultancy

Sl. No.	Item	Details
1.	Expertise of Consultant	The Consultant is a prominent structural consultant based out of New Delhi. The Consultant has several decades experience in the field of MEP design and specialises in design of lab spaces for life sciences companies.
2.	Scope of work	Details of scope of work are given in the offer letter given by consultant dated 07-06-2022.
3.	Summary of scope of work	MEP design services includes but Electrical SLD, electrical substation, internal electrical layout, internal/external water supply & sewage disposal, ETP, STP, Chiller positioning and HVAC high side piping, storm water down-takes, external storm water drain, Fire fighting, fire alarm & detection, etc.






Annexure D - Site Plan



[Handwritten signature]



Annexure E - Details of consultancy charges

Sl. No.	Item	Details
1.	Consultancy charges	Rs. 8/- per sft for lab space areas – 1,14,304 sft @ 8 = Rs. 9,14,430/-. Rs. 3/- per sft for basement, stilt and stores – 69,384 sft @ 3 = Rs. 2,08,152/-. Total: Rs. 11,22,582/- + GST
2.	No. of free site visits	6
3.	Consultancy period	24 months for each building.
4.	Charges for extra site visits.	Rs.10,000/- per site visit + travel + hotel accommodation related expenses at actuals.
5.	Charges of extension of 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	10%
2	Instalment 2 – on completion of concept design.	10%
3	Instalment 3 – on completion of schematic design.	10%
4	Instalment 4 – on receipt of preliminary working drawings. After obtaining statutory permits (fire & building permit)	10%
5	Instalment 5 – On receipt of tender drawings and documents	10%
6	Instalment no. 6 to 9 – 4 quarterly instalments, beginning 3 months from instalment no. 5.	Balance

