

Date: 28.07.2021

From:
Dr.NRK Bio-tech Pvt Ltd,
Plot No. 11, Sy. Nos. 230 to 243,
Shapoorji Pallonji Bio-tech Park Phase -1,
Turkapally Village,
Shamirpet Mandal,
Medchal Malkajgiri District,
Telangana.

To,
Mr. Dattatreya Rao,
F-216, 2nd Floor,
Kubera Towers, Narayanaguda,
Hyderabad – 500 027.

Sub.: Confirmation of consultancy charges.

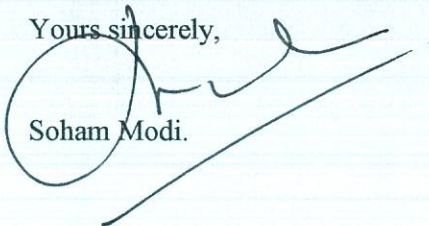
Madam,

The details of the consultancy charges is attached herein as Annexure –A. Please sign a copy of this letter as your confirmation of the terms and conditions.

We have released an amount of **Rs.2,00,000/-** (Rupees two lakhs only) advance.

Thank You.

Yours sincerely,


Soham Modi.



Annexure - A
Consultancy Charges – Terms And Conditions

Date: 28.07.2021

Consultant: Mr. Dattatreya Rao,

Consultant address:

F-216, 2nd Floor,
Kubera Towers, Narayanaguda,
Hyderabad – 500 027.

Consultant email: kulku_kcons@yahoo.com

Builder/Developer: Dr. NRK Bio-tech Pvt Ltd

Builder/Developer address:

Dr. N.R.K Bio-tech Pvt Ltd,
Plot No.11, Sy. No. 230 to 243,
Shapoorji Pallonji Bio-tech Park Phase –I,
Turkapally Village, Shamirpet Mandal,
Medchal Malkazgiri District, Telangana.

Builder/Developer email: plans@modiproperties.com

Proposed development:

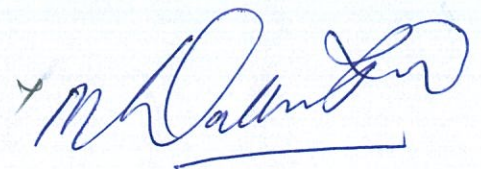
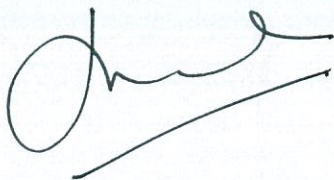
1. Land area: about 2.37 acres
2. Location: Plot No.11, Shapoorji Pallonji Bio-tech Park, Phase –I, Sy. No. 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal Malkazgiri District, Telangana.
3. **Proposed development:**
 - a. Manufacturing Industry for manufacturing of vaccine, Bio-logical products and Bio-pharmaceuticals.
 - b. Lab Building Stilt (Parking) + 3 upper floors with a built up area of 1,18,350 Sq.ft and Parking area of – 39,450 Sq.ft.
 - c. Chemical Stores – Ground + 2 upper floors – 2550 Sq.ft
 - d. Solvent Store – Ground floor only- 850 Sq.ft
 - e. Common amenities – Landscape areas & tot lot.
 - f. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
 - g. Total estimated BUA – 1,18,350 sft + 39,450 sft of parking area + 2550 sft+ 850 sft = Total 1,61,200 sft.

Consultancy charges:

1. Consultancy charges for structural designs – Rs. 7/- per sft
2. Total constructed area for calculation of consultancy charges shall be based on the Slab Area
3. TDS to be deducted as applicable.
4. GST shall be paid extra.

Fee Calculation details for present development:

LAB building	1,18,350 Sq.ft @ 7/- per sft	Rs.8,28,450
Chemical Stores	2,550 Sq.ft @ 7/- per sft	Rs. 17,850
Solvent Store	850 Sq.ft @ 7/- per sft	Rs. 5,950
Parking area	39,450 Sq.ft @ 7/- per sft	Rs.2,76,150
Total consultancy charges	1,61,200 Sq.ft	Rs.11,28,400



Payment terms:

Total fee payable will be **Rs.11,28,400/-** (Rupees Eleven Lakhs and Twenty Eight Thousand Four Hundred only).

Advance paid Rs.2,00,000 on 27.07.2021 and the balance amount of Rs.9,28,400/- shall be paid in 12 equal installments payable as under:

1. 1st installment of Rs.1,03,156/- will be paid in Sept' 2021
2. 2nd installment of Rs.1,03,156/- will be paid in Nov' 2021
3. 3rd installment of Rs.1,03,156/- will be paid in January 2022
4. 4th installment of Rs.1,03,156/- will be paid in March 2022
5. 5th installment of Rs.1,03,156/- will be paid in May 2022
6. 6th installment of Rs.1,03,156/- will be paid in July 2022
7. 7th installment of Rs.1,03,156/- will be paid in Sept' 2022
8. 8th installment of Rs.1,03,156/- will be paid in Dec' 2022
9. 9th installment of Rs.1,03,156/- will be paid in February 2023

Scope of work:

1. Preparation of all structural drawings related to LAB building and Chemical Store, parking area, compound wall, main gate etc.
2. Regular site visits by Strl. Engineer every week. *(8 site visits inclusive) within the fee. above extra will be paid*
3. Provide drawings in ACAD format. Drawings must be prepared for A3 size printing wherever possible.
4. Hard copies of drawings signed by structural engineer, marked as good for construction must be provided in A3 size.
5. Minor additions and alterations to design during course of project.
6. Services to be provided for 18 months *(with 6 months grace period)* from July 2021). *22*

Exclusions:

1. In case of delay in project beyond 2 years additional consultancy fees @ Rs. 25,000/- per month shall be payable till completion of project.
2. Major design change.

Other terms:

1. Structural Engineer shall sign all necessary documents and plans required for NOCs from statutory authorities, occupancy certificate, plans for additions and alterations.

Agreed and confirmed by:

Consultant:

Sign:

Date:

Developer:

Sign:

Date: