MODI PROPERTIES

Date: 25th February 2021.

To
Mr. Karunakar Reddy,
M/s. Surasani Consultants,
1st Floor, Annapurna Arcade,
Shop No. 4 & 5.
Opp: Dr. A. S. Rao Nagar bus stop,
Hyderabad -500 062

Sub.: Confirmation of consultancy charges.

Sir,

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 are releasing an amount of **Rs. 7,21,440/-** towards 15% of the total consultancy charges.

Thank You.

Yours sincerely,

Soham Modi.

MODI PROPERTIES

Annexure – A

Structural Consultancy Charges – Terms And Conditions

Date: 24.02.2021.

Consultant: Mr. Karunakar Reddy M/s. Surasani Consultants,

Consultant address:

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: 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: Ac. 2-19 ½ gts.

Location: Sy.No.27/P, Pocharam, Ghatkesar Mandal, Hyderabad

Proposed development :

1. Housing complex with apartments
2. Two Basement floors,
3. 10 upper floors (1st to 10th floor)
4. 3 BHK Residential apartments from 1,325 to 1425 Sft of SBUA
5. SBUA = BUA + 25%.
6. Parking requirements- at least one car per flat. Parking are must be 22% of BUA.
7. Amenities= about 3%of BUA on 1st, 2nd & 10th floor
8. Common Amenities –Landscape areas, tot-lots, swimming pool, lawn for banquets, backup generator, fully furnished clubhouse.

Agreed and confirmed by:

Consultant: Surasani Associates Developer:

Sign: Sign:

Date: 25th Mar 2021 Date:

9. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic rank, RO plant etc.,
10. SUBA -3.65 lakh sft + 1.65 lakh sft of parking area.

Consultancy charges:

1. Consultancy charges for Architectural services – Rs. 7.50/- per sft.
2. Consultancy charges for structural services – Rs. 2.50/- per sft.
3. Additional amount of Rs.3,00,000/- towards Structural drawings/designs , STAAD file to submit to Osmania University for proof checking.
4. Total constructed area for calculation of consultancy charges shall be based on the SBUA/ salable area as mentioned in brochure + 22% of SUBA of parking area. This area shall be adopted for calculation of consultancy charges irrespective of actual areas. The total consultancy charges will be as under:
   a. Architectural consultancy charges (3,65,000 Sft SBUA+ 80,300 sft Parking area = 4,45,300 sft @ Rs.7.50/- per sft = Rs.33,39,750/-.
   b. Structural consultancy charges (3,65,000 Sft SBUA+ 80,300 sft Parking area = 4,45,300 sft @ Rs.2.50/- per sft = Rs. 11,13,250/- + Rs.3,00,000/-.
   c. Total Consultancy charges will be Rs.44,53,000/- + Rs.3,00,000/-
5. TDS to be deducted as applicable.
6. GST shall be paid extra.

Payment terms:

1. 15% of the consultancy charges of Rs.6,68,000/- + Rs.3,00,000/- for structural drawings will be paid immediately. Out of that we have already released an amount of Rs.3,00,000/- in October 2018 as advance . Cheque for Rs.7,21,440/- (Rs. 6,68,000 + GST Rs.1,20,240 – 66,800 TDS) for the balance amount is enclosed herein.
2. 05% on obtaining building permission for construction.
3. 05% on completion of presentation drawings for brochure.
4. 05% on completion of working drawings
5. 05% on completion of design of plinth and footings
6. Balance 65% of the fee will be paid in 10 quarterly installments, First quarterly installment to start 3 months from the date of completion of presentation drawings.

Scope of work:

1. Preparation of all architectural drawings related to blocks of flats, elevation details, parking area, club house, compound wall, main gate, common amenities, utility services etc.
2. Structural drawings for the above
3. Basic electrical and plumbing lay-out drawings
4. Basic Planning for interior works of clubhouse & model flats and landscaping.
5. Perspective view of club house, one block of flats, birds- eye view of site.
6. Regular site visits by architect and structural engineer –at least once a month.
7. Structural engineer must depute representative before casting 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 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 the 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 lay-out of model flats & club house for furniture & fixtures.

Other terms:

1. Architect and Structural Engineer shall sign all necessary documents and plans required for obtaining 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:	Developer:
Sign:	Sign:
Date: 25th Mar 2024	Date: