

o/c

Date: 20.05.2020

To,
Mr. Dattatreya Rao,
F-216, 2nd Floor,
Kubera Towers, Narayanaguda,
Hyderabad -500027.

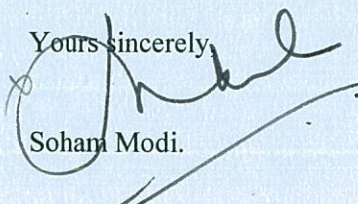
Sub.: Confirmation of consultancy charges.

Sir,

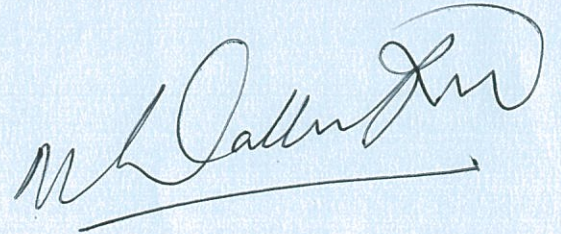
The details of the consultancy charges is attached herein as Annexure –A. Please sign a copy of this letter as your confirmation of the terms and conditions.

Thank You.

Yours sincerely,


Soham Modi.

note →, Till Today All Structural drawings
were Released.



Annexure - A
Consultancy Charges – Terms And Conditions

Date: 20.05.2020

Consultant: Mr. Dattatreya Rao.

Address:

F-216, 2nd Floor,
Kubera Towers, Narayanaguda,
Hyderabad -500027.
email: kulku_kcons@yahoo.com

Builder/Developer: M/s. G. V. Research Centres Pvt. Ltd., (a subsidiary M/s. Modi Properties P. Ltd)

Address:

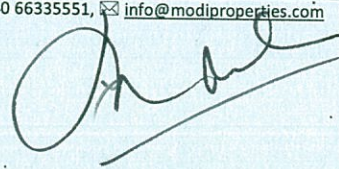
M/s. G.V. Research Centres Pvt. Ltd.,
5-4-87/3&4,
Soham Mansion, II floor,
M.G. Road,
Secunderabad – 500 003.
email: plans@modiproperties.com

Proposed development :

1. Land area: about 9.21 acres
2. Location: Plot No.3, Shapurji Pallonji Bio-tech Park, Phase –II, Sy. No. 542, Kolthur Village, Shamirpet Mandal, Medchal Malkazgiri District, Telangana.
3. Proposed development (phase I):
 - a. Commercial complex for life science companies.
 - b. Block No. 2727 & Block No. 4545 with 2 Basements (Parking) + 4 upper floors including reception atrium area with a built up area of 96,988 + 96,988 + 4,016 sft and parking area of 48,485 + 33,291 sft.
 - c. Solvent Stores – Ground Floor 3,132 sft
 - d. Electrical Panel Room –Ground Floor + 2 upper floors – 10,947 Sft
 - e. Chemical Stores – Ground + 2 upper floors – 6,739 Sft
 - f. Common amenities – Landscape areas, security kiosk, compound wall & tot lot.
 - g. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
 - h. Total estimated BUA – 2,18,810 sft + 81,776 sft of parking area.
4. Proposed development (Phase II, III & IV) :
 - a. Building No. 3600 - built up area of 1,10,400 sft
 - b. Building No. 4500 - built up area of 97,698 Sft + Parking area of 32,506 Sft + 14,498 sft = total 1,44,702 S.ft.
 - c. Building No. 2700 - built up area of 1,46,406 Sft

Consultancy charges:

1. Consultancy charges shall be for Phase I only. Consultancy charges for Phase II, III & IV shall be paid in phases as and when each phase starts.
2. Consultancy charges for structural services – Rs. 6/- per sft
3. Total constructed area for calculation of consultancy charges shall be based on the slab area i.e., 2,18,810 Parking of 81,776 sft = 3,00,580 sft.



4. TDS to be deducted as applicable.
5. GST shall be paid extra (if any).
6. 10% increase for blocks starting in the year 2020.
7. 20% increase for blocks starting in the year 2021.

Fee Calculation details for present development:

Total built up area including parking – 3,00,580 @ 6/- = Rs. 18,03,480/- (Rupees Eighteen Lakhs Three Thousand Four Hundred and Eighty only).

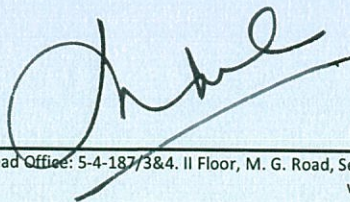
Payment terms for the Phase I:

Total fee payable will be Rs.18,03,480/- (Rupees Eighteen Lakhs Three Thousand Four Hundred and Eighty only).

- a. Out of the above said total consultancy charges we have already paid an amount of Rs.6,50,000/- (Rupees Six Lakhs and fifty Thousand only).
- b. Balance amount of Rs.11,53,480/- (Rupees Eleven Lakhs and Fifty Three Thousand Five Hundred and Eighty only) shall be paid in six (6) quarterly equal installments starting from July 2020 as under:
 - i. In the month of July 2020 - Rs.1,92,247/- (Rupees One Lakh Ninety Two Thousand Two Hundred and Forty Seven only).
 - ii. In the month of October 2020 - Rs.1,92,247/- (Rupees One Lakh Ninety Two Thousand Two Hundred and Forty Seven only).
 - iii. In the month of January 2021 - Rs.1,92,247/- (Rupees One Lakh Ninety Two Thousand Two Hundred and Forty Seven only).
 - iv. In the month of April 2021 - Rs.1,92,247/- (Rupees One Lakh Ninety Two Thousand Two Hundred and Forty Seven only).
 - v. In the month of July 2021 - Rs.1,92,247/- (Rupees One Lakh Ninety Two Thousand Two Hundred and Forty Seven only).
 - vi. In the month of October 2021 - Rs.1,92,247/- (Rupees One Lakh Ninety Two Thousand Two Hundred and Forty Seven only).

Scope of work:

1. Preparation of all structural drawings related to blocks, elevation details, parking area, compound wall, main gate etc.
2. Regular site visits by structural engineer for every slab.
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 2 years (with 6 months grace period) from November 2019 (for phase I only).



Exclusions:

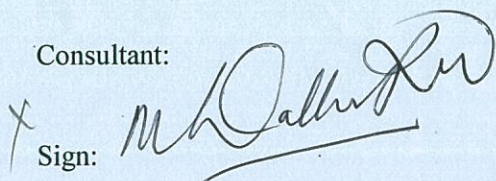
1. In case of delay in project beyond 1 ½ years additional consultancy fees @ Rs. 25,000/- per month shall be payable till completion of project (phase I only).
2. Major design change.

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

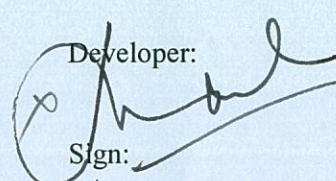
Agreed and confirmed by:

Consultant:

Sign: 

Date: **M. DATTATRI RAO**
STRUCTURAL ENGINEER
GHMC. Ls. No.: 134

Developer:

Sign: 

Date: