

Date: 18-11-2019

To,
Ms. G. Renuka,
Flat no: 205, E-Venue apartments
Road no 14, Banjara hills
Hyderabad -500034

Sub.: Confirmation of consultancy charges.

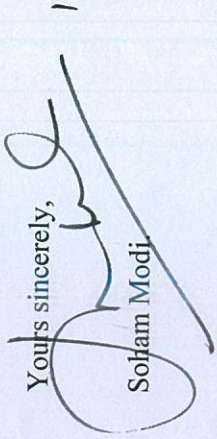
Madam,

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 are releasing an amount of Rs. 71,800/- on account.

Thank You.

Yours sincerely,


Soham Modi.

Annexure - A
Consultancy Charges – Terms And Conditions

Date: 18.11.2019

Consultant: Ms. G. Renuka,

Consultant address:

Flat no: 205, E-Venue apartments
Road no 14, Banjara hills
Hyderabad -500034

Consultant email: renuka.gaddamedti@gmail.com

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

Builder/Developer address:

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

Builder/Developer 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 Malkajgiri 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 + 2 upper floors – 10,947 Sft
 - d. Electrical Panel Room –Ground Floor + 2 upper floors – 6,739 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

Renuka

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 architectural services – Rs. 5.50/- per sft.
3. Total constructed area for calculation of consultancy charges shall be based on the BUA + 22% for parking) i.e., 2,18,810 sft + 48,138 sft for parking = 2,66,948
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 (Phase II to IV).
7. 20% increase for blocks starting in the year 2021(Phase II to IV).

Fee Calculation details for present development:

Total built up area including parking – 2,66,948 @ 5.50/- = Rs. 14,68,000/- (Rupees Fourteen Lakh Forty Six Thousand Eight Hundred only)

Payment terms for the Phase I:

Total fee payable will be Rs. 14,68,000/- (Rupees Fourteen Lakh Forty Six Thousand Eight Hundred only).

1. 10% amount i.e., 1,46,800/- will be paid in November 2019 of which an advance of Rs. 75,000/- is already paid.
2. 10% amount i.e., 1,46,800/- will be paid in December 2019.
3. Rs. 1,46,800/- (Rupees One Lakh Fifty Eight Thousand and Three Hundred and Ten only) payable every quarter starting from January 2020 for 8 (Eight) quarters (1.1.2020 to 31.12.2021).

Scope of work:

1. Preparation of all architectural drawings, drawings for permits/NOCs related to blocks, elevation details, parking area, compound wall, main gate etc.
2. Basic electrical and plumbing layout drawings.
3. Perspective views, birds-eye view of site.
4. Regular site visits by architect as and when required..
5. Provide drawings in ACAD format. Drawings must be prepared for A3 size printing wherever possible.
6. Hard copies of drawings signed by architect/structural engineer, marked as good for construction must be provided in A3 size.
7. Minor additions and alterations to design during course of project.
8. Services to be provided for 2 ½ years (with 6 months grace period) from November 2019.

Agreed and confirmed by:

Consultant:

Sign:

Reviewed

Developer:

Sign:

[Signature]
18/11/19

Exclusions:

1. Additional perspective views.
2. Services for landscaping, MEP and fire safety consultant.
3. In case of delay in project (Phase I) beyond 2 ½ 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 layout

Other terms:

1. Architect 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:

[Signature]

[Signature]
18/11/19