

Date: 24.06.2021

To,
Mr. Chandra Sekhar
M/s. Cool Climes Inc.
1-2-594/B, New GHMC No. 75,
1st Floor, Domalguda,
Hyderabad, Telangana – 500 029.

Sub: Confirmation of consultancy charges for your services of over review the HVAC Chiller high side piping for “Innopolis – Building 2727” situated at Genome Valley, Hyderabad.

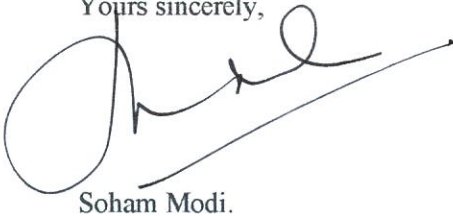
Ref: Your offer letter through email dated 23.06.2021.

Dear 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.

Annexure - A
Consultancy Charges – Terms And Conditions

Date: 24.06.2021.

Consultant: Mr. Chandra Sekhar

Consultant address:

Mr. Chandra Sekhar

M/s. Cool Climes Inc.

1-2-594/B, New GHMC No. 75,

1st Floor, Domalguda,

Hyderabad, Telangana – 500 029

Consultant email: cs.coolclimes@gmail.com

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

Builder/Developer address:

M/s. G.V. Research Centers 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. Industrial building 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:

Head Office: 5-4-187/3&4, II Floor, M. G. Road, Secunderabad-500 003. ☎ +91 40 66335551, ✉ info@modiproperties.com
www.modiproperties.com

S.No.	Details	Consultancy charges
1	Consultancy charges for your services of over review the HVAC Chiller high side piping for "Innopolis – Building 2727".	Rs.1,25,000/- p.m.

GST @ 18% extra.

Payment terms:

1. Monthly consultancy charges of Rs.1,25,000/- shall be paid in advance before 10th of every month for four months i.e., July 2021 to October 2021.
2. Consultancy services shall continue after October 2021, on mutual agreement.

Scope of work:

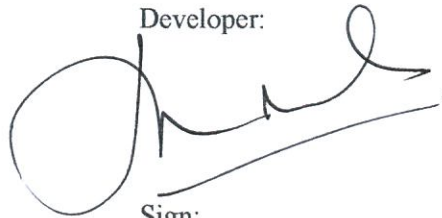
1. Over review of high-side design that is been carried out by the Design Consultant and suggest if any value addition is required.
2. Taking forward, changes/modifications that are required as per site feasibility & conditions and make GFC detail drawing and submission.
3. Review of HVAC BOQ issued by the Design consultant. Shall suggest / comments in terms of specs/qty /items /equipment as per the layout requirements. Client can review our suggestions and take this forward if mutually agreed.
4. Redesign / rerouting of piping & instrumentation required to suit site conditions.
5. Review and confirmation/approvals of vendor submitted technical details of major equipment's / other associated items like pipes/instrumentation/valves, etc., in this system, as required.
6. Working out, with Architect's / Client for the space management of plant room and other services areas related to the HVAC services.
7. Providing labour contractor for the Chiller high side piping works.
8. Providing civil and electrical infra demands of the HVAC system for other services to be planned atsite.
9. Providing update / modifications of engineering drawings for HVAC design in Auto cad 2D. (base design documents / drawings to be providedby the client).
10. Approving shop drawings and technical data sheets of the selected vendor.
11. Recommendations on procurement of pipes, pumps, accessories.
12. 17 nos. site visits.

Agreed and confirmed by:

Consultant:



Developer:



Sign:

26/Jan/21

Sign:

