

From: ARDeSArchitects <mailardes@gmail.com>
Sent: 26 July 2023 11:35
To: Soham Modi
Cc: aruna@modiproperties.com
Subject: Re: Scope of Services and Consultancy offer for Residence of Sharad Kadakia @Diamond Point
Attachments: SJK-DP_Scope & Consultancy fees_120723.pdf; Untitled attachment 15149.htm

Good morning Sir, we are awaiting for your response regarding the fees and designs to proceed further we have shared the revised plans for your approval & fees back .

Regards

Ar. Ram Mohan. Reddy G
Sent from my iPhone

On 12-Jul-2023, at 5:43 PM, ARDeSArchitects <mailardes@gmail.com> wrote:

Dear sir,
we have revised our fees for the consultancy services to be provided for the proposed Triplex project at Diamond point.

Please note revised plans are emailed for your approval.

Regards

Ram Mohan Reddy.G

On Wed, Jul 12, 2023 at 5:08 AM Soham Modi <sohammodi@modiproperties.com> wrote:
Ram,

Your fees are on the higher side.

Please re-consider total fees.

Please split into 2 parts:

1. For architectural services for design of building.
2. For interior decoration. We may do that on a later date. First target is to complete the civil work.

Regards,

Soham Modi

On Thu, 6 Jul 2023 at 12:35 pm, ARDeSArchitects
<mailardes@gmail.com> wrote:

Dear Sir,

Please find attached Scope of Services and Consultancy offer for Proposed residence
of Sharad Kadakia @Diamond Point.

Regards,

Ar. Amita Raj & Ar..G.Ram Mohan Reddy.

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ARDES

(Architecture | Interiors)

7-1-212, 'Shiv Bagh', Ameerpet, Hyderabad- 500 016.
Phone: 040-23753316, 9849239664, 9849265296.
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Ar. Amita Raj
M.Arch, AIIA, AIIID

Ar. G. Ram Mohan Reddy
M.Arch, AIIA, AIIID

Our Ref: SJK/AR/01

Date: 12/07/2023

Mr. Sharad Jayantilal Kadakia,
Plot No. 24
Diamond Point
Secunderabad.

Dear Sir,

Subject: Design Consultancy Services for your Residence at the above mentioned address.

We give below our Scope of Services & Consultancy fees:

1. SCOPE OF WORK:

- a. 1.1 Taking Client's instructions and preparation of design brief.
- b. 1.2 Site evaluation, analysis and impact of existing and / or proposed development on its immediate environs.
- c. Preparing Conceptual Floors plans
 - Stilt Floor Plan
 - First Floor Plan
 - Second Floor Plan
 - Third Floor plan
 - Terrace Floor Plan
- d. Conceptual Elevation
 - Front Side elevation
- e. Civil Working Drawings (All Floor Plans)
- f. Elevations (Front/Sides/Back)
- g. Sections
- h. Door window Schedule with Grill Designs
- i. Staircase & Lift Details
- j. Railing Details
- k. Sanitary & Plumbing Layout
- l. Electrical Layout
- m. Flooring Selection & Design
- n. Elevation Cladding Details
- o. Selection/Specification of materials
- p. Compound wall details
- q. Entry Gate Details
- r. Sump & Overhead Tank Details
- s. Periodic supervision of works as necessary

2. SCHEDULE OF SERVICES:

We shall, after taking instructions from you will render the following services:

Concept design [stage 1]:

- 2.01 Analyze schedule of spaces in relation to activities and site potential.
- 2.02 Prepare conceptual designs with reference to requirements

Preliminary design [stage 2]:

- 2.03 Modify the conceptual designs incorporating required changes; prepare the preliminary drawings and schedule of finishes for the approval along with the preliminary estimate of cost on area basis.

Working drawings and tender documents [stage 3]:

- 2.04 Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost.

Appointment of contractors [stage 4]:

- 2.05 In order to ensure the quality and timely execution of works it is recommended to appoint contractors as per approval of the architects.

Construction [stage 5]:

- 2.06 Prepare and issue working drawings and details for proper execution of works during construction.
- 2.07 To ensure quality output we advice that the materials required for the project have to be purchased from the recommended suppliers only.
- 2.08 In order to ensure that the work at site proceeds in accordance with the contract documents/ drawings and to exercise time and quality controls, the day-to-day supervision will be carried out by a Construction Manager /Site Supervisor, who shall work under the guidance and direction of the Architect and shall be appointed and paid by the Client.

Completion [stage 6]:

- 2.09 Prepare and submit completion reports and drawings for the project as required and assist the Client in obtaining "Completion/ Occupancy Certificate" from statutory authorities, wherever required.

3. PROFESSIONAL FEES:

As per the proposed layout the total built up area is approx. 7281 Sq. Ft.

As per our understanding, the cost of the Architectural works (as per standard specifications and ongoing market rates) would be

7281Sq. Ft X Rs.1800 (Average) = 1.3 Crores

As a special case we would like to offer our consultancy services for the proposed Villa would be :

*1. Architecture design services for a Lump sum amount of Rupees **Eight Lakhs.***

(Time period: 09-12 months)

*2. Interior design consultancy services would be charged at a lump sum amount of Rupees **Six lakhs***

(Time period : 06 -09 months)

Note: Post civil works interior scope would discussed and accordingly consultancy services would be provided.

Kindly note:

- Consultancy fees is exclusive of Structural Design fees.
- Any 3D views required would be charged extra.

4. CLIENT'S ROLE AND RESPONSIBILITIES:

- To give effect to the professional advice of the Architect and cause no changes in the drawings and documents without the consent of the Architect.
- To honor Architect's bills within one week of its submission.
- Any revision in the drawings, once approved, required to be made by the Client shall be compensated as additional services rendered by the Architect and paid extra.

We now place ourselves at your disposal for any further queries/clarifications you may have in this regard.

Thanking you and assuring you of our best services.

Yours faithfully,

ARDeS

Ar. Amita Raj

Ar. Ram Mohan Reddy Gunapati

Cheque payment to be made in favour of M/s ARDeS
For Net Transfer:
ARDeS A/c No: 10123098763
A/c Name: ARDeS
Bank Name: State Bank of India
Branch: Balkampet City: Hyderabad
IFSC Code: SBIN0003607