

sohammodi@modiproperties.com

From: "NIRAV MODI" <nirav.modi@fortuneharmony.com>
Date: 24 April 2015 19:10
To: "Soham Modi" <sohammodi@modiproperties.com>
Cc: <ashish.modi@fortuneharmony.com>
Subject: FW: Own a Farm Land with a Bamboo House.

Dear Soham,

Dhanraj is a friend of mine. I was discussing with him regarding this project. He had a similar idea which he had floated last year, email enclosed.

He wanted a positive response from prospective customers before proceeding ahead. Since he did not get that, and he did not have capital of his own, he did not go through with it. His one year old email is enclosed.

His feedback is that price is high. I will discuss on phone or when we meet.

Best Regards,

Nirav

----- Forwarded message -----

From: "Dhanraj Krishna" <dhanraj@beyondlease.in>
Date: 24 Apr 2015 18:49
Subject: Fwd: Own a Farm Land with a Bamboo House.
To: "Nirav Modi" <nmodi@elogitech.com>
Cc:

- >
- >> The proposal is about owning a Farm Land in a Gated community on the outskirts of Hyderabad (near Vikarabad) 65 kms, Aproximately a 1hr 10mns drive, which serves as a perfect weekend getaway for family.
- >>
- >> The price range will be approximately between 7 Lacs to 8 Lacs per Unit (One Acre). (Includes cost for internal roads)
- >>
- >> Features :
- >>
- >> Surrounded by Beautiful & Scenic Natural Beauty.
- >> Good Roads
- >> Travel time of 1hr.10mns from Hyderabad, practical for a short weekend getaway.
- >> Well connected by Road, RTC buses & Train.
- >> Option of owning One or Half acre.
- >> Clear Land titles & Permissions.
- >> Immediate Land Registration on payment.
- >> A Gated community where maintenance & security is provided for the first 3 years (on chargeable basis), can be renewed further or handed over to the Owners Association.
- >> Option of owning a Bamboo Farm House.(Price not included).
- >> Owners discretion opting for Teak Plantation (7 to 10 years plan) , Neem (2years) , Papaya (one year), with parallel Organic farming (vegetables) for quarterly cash inflows.
- >> Futuristic & Good return on Investment,Vikarabad is projected on the list of Satellite Cities for development.

25-04-2015

>> The produce can be sold at the local market head quarters (Vikarabad) at a premium for its Organic nature & serves as a cash inflow every quarter.

>>

>> The soil has been recommended for a range of plantations.

>>

▶> Teak Plantation :

>> Teak plantation is based on Tissue culture (Cloning of the best breed of Teak, which eliminates diseases & branching) known for its optimum height,diameter & quick growth.

>>

>> Please let me know when you would like to visit the site.

>>

>>

>> Thanks & Regards

>>

>> Dhanraj Krishna

>>

>> 9866223355

aruna@modiproperties.com

From: <aruna@modiproperties.com>
Date: 07-04-2016 2:05 PM
To: "ARDeSArchitects ." <mailardes@gmail.com>
Cc: "Soham Modi" <sohammodi@modiproperties.com>
Subject: consultancy charges

Ram/ Amitha,

As per our discussion I hereby confirm the consultancy charges as follows:

1. Consultancy charges for helping customers make some alterations in interior design and for details of choice of colours and soft furnishing, which was agreed to earlier – Rs. 15,000/- per flat or villa.
2. Consultancy charges for designing interiors of model villas / flats, for simple interiors with false ceiling limited to drawing/dining and use of standardized furniture like beds, wardrobes, kitchen, etc. Scope of work shall include details of colours and soft furnishing – Rs. 30,000/-
3. Consultancy charges for designing interiors of model villas / flats, for customised interiors with false ceiling for all rooms, in-situ wardrobes and other furniture as per site conditions and with standardized/customised furniture like beds, night stands, side tables, TV cabinet, etc. Scope of work shall include details of colours and soft furnishing – Rs. 50,000/-
4. Mayflower Grande – clubhouse. Design of interiors including flooring, false ceiling, furniture, bathrooms, soft furnishings, etc. Rs. 3.50 lakhs. Rs. 1.50 lakhs advance and Rs. 50,000/- per month from May, 2016.
5. Paramount Avenue – clubhouse. Design of interiors including flooring, false ceiling, furniture, bathrooms, soft furnishings, etc. Rs. 2.50 lakhs. Rs. 1 lakh advance and Rs. 50,000/- per month from May, 2016.

Regards,

Soham Modi.

Sent on behalf of Mr. Soham Modi by:

K. Aruna

PA to MD | +91 96664 43289 | aruna@modiproperties.com

Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad – 03 | +91 40 66335551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

14-04-2016

Amita Raj

B.Arch, AIIA, AIID

G.Ram Mohan Reddy

B.Arch, AIIA, AIID

Mr. Soham

ARDES

ARCHITECTURE. DESIGN

7-1-212, 'SHIV BAGH' AMEERPET, HYDERABAD-16

Our Ref: MP&I/FVGRMR/01

Dt. 12/03/2015.

Mr.Soham Modi

The Managing Director,

M/s. Modi Properties & Investments Pvt. Ltd.

5-4-187/3&4, III Floor, M.G.Road.

Secunderabad-500 003.

Dear Sir,

Sub: Architecture Consultancy for your Farmhouse Venture at Yenkapally.

This has reference to the site visit & personal discussion we had on 7th instant in connection with the above subject.

As discussed we give below the **scope of our services** for the project:

Stage-1:

Providing Conceptual designs :

- Site Layout
- Farm House Plans & Elevations
- Club House Plan & Elevation
- Staff quarters plans & Elevations

Stage-2:

Provide revised concepts of all the designs after receiving the feedback and comments.

- Site Layout
- Farm House Plans & Elevations
- Club House Plan & Elevation
- Staff quarters plans & Elevations

Stage-3:

Prepare & provide Working drawings

- Civil working drawings- Plans, Elevations & Sections
- Electrical Design
- Door window details
- Sanitary & Plumbing Design

Site visits and inspection of the construction site as necessary.

Professional fees:

As a special case and considering our long standing association we would like to offer our services at a Lump-sum amount of Rs. 17.50 Lakhs.

Any tax levied by law, such as Service tax, etc. contingent to professional services rendered by us shall be payable over and above the gross fees in relation to the services provided.

Please note that the Architectural Consultancy fee is exclusive of the Structural & Interior Consultancy fees.

We now place ourselves at your disposal for any clarifications/queries you may have in this regard and looking forward for a confirmation in this regard along with **advance payment of Rs.1 Lakh and balance payments to be paid stage wise.**

Thanking you and assuring you of our best attention as always,

Yours faithfully,

ARDeS

Ar G.R.M.Reddy

sohammodi@modiproperties.com

From: "Aruna" <aruna@modiproperties.com>
Date: 25 April 2015 15:55
To: <panchavatiherbals@gmail.com>
Cc: <sohammodi@modiproperties.com>
Attach: Note on Modi Farm House, Yenkapally.pdf
Subject: Modi Farms situated at Yenkapally.

File on Jan

Dear Sir,

As per the conversation you had with Mr. Soham Modi , you are invited to come Hyderabad for a discussion.

Please find the note on Modi Farms situated at Yenkapally.

If required we will arrange for a stay at Hyderabad. Please confirm your visit to Hyderabad.

Regards,

K. Aruna

PA to MD | +91 96664 43289 | aruna@modiproperties.com

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27-04-2015