



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

To,
Mr. Dattatreya Rao,
Flat No. 16, 2nd Floor,
Kubera Towers,
Narayanaguda - 29.

Date: 06.01.2012

Dear Mr. Dattatreya Rao,

Sub: Consultancy charges.
Ref: Our letter dated 15.09.2008.

We had earlier finalized consultancy fee charges for the following on-going/proposed projects. This letter is to confirm our understanding and given details of payments made / balance payments.

1. **Vista Homes, Sy. Nos. 193, 194 & 195 situated at Kapra, Keesara Mandal, Hyderabad:**

Consultancy fee/charges for architectural and structural designs were fixed at @ Rs. 8/- per sft on a proposed super built-up area of about 6.5 lac sft.+ basement charges of Rs. 2.66/- per sft on the proposed basement area of about 2.5 lakh sft = Rs. 57.72 Lakhs (Rs. 52 lakhs + 5.72 lakhs). We have agreed to review these charges after obtaining the sanction from GHMC. Of the above fixed total fee/charges Rs. 5.63 lacs has been paid to you.

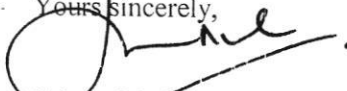
2. **Villas at Silver Creek, Nagaram:**

Consultancy charges are now fixed at Rs. 3 lacs. The amount shall be paid in installments (Rs. 60,000/- advance and 8 quarterly installments of Rs. 30,000/- payable from January 2012).

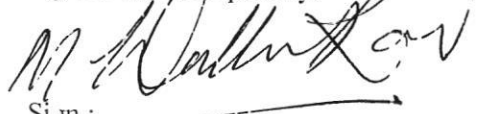
Applicable TDS shall be deducted and service tax shall be paid extra. I hope you find the above in order.

Please sign a copy of this letter as confirmation of the above.

Thank You.
Yours Sincerely,


Soham Modi,
Managing Director.

Agreed and Accepted by:


Sign : _____
(Mr. Dattatreya Rao)



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Narayanaguda - 29.

Date 06.01.2012

Dear Mr. Dattatreya Rao,

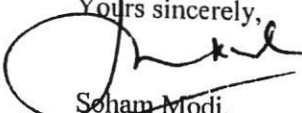
Sub: Consultancy charges.
Ref: Our letter dated 15.09.2008.

We had earlier finalized consultancy fee/charges for the below mentioned our complete/ongoing projects. This letter is to confirm our understanding and given details of payments made / balance payments.

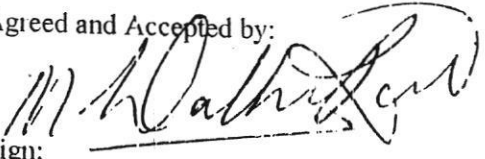
1. **Silveroak Bungalows – Phase III, Cherlapally:**
Consultancy charges were fixed at Rs. 2.5 lacs and was later enhanced to Rs. 3 lacs. The entire amount has been paid to you.
2. **Bloomdale, Shameerpet :**
Consultancy charges were fixed at Rs. 2.5 lacs and was later enhanced to Rs. 3 lacs. The entire amount has been paid to you.
3. **Gulmohar Gardens – Phase II, Mallapur :**
Consultancy charges was fixed @ Rs. 7/- per sft on about 1.8 lac sft + Rs. 2.33 per sft on basement of 0.60 lac sft of proposed construction i.e. Rs. 14 lacs (lump sum). The entire amount has been paid to you.

Please sign a copy of this letter as confirmation of the above.

Thank You.
Yours sincerely,


Soham Modi,
Managing Director.

Agreed and Accepted by:


Sign:
(Mr. Dattatreya Rao)



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To,
Mr. Dattatreya Rao
Kulkarni Consultants,
Flat No. 216, Kubera Towers,
Narayanaguda,
Hyderabad.

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Date: 15.09.2008.

Dear Mr. Dattat Rao,

As per our discussion on 30th August 2008, I hereby confirm your consultancy charges for each project as follows:

1. Silver Oak Bungalows Phase III, Chelapally owned by M/s. Mehta & Modi Homes, 103 Bungalows over 9 acres of land.

Requirement: Structural design for 4 or 5 types of bungalows, club house, septic tank, etc., with regular site visits.

Consultancy charges : Rs. 3,00,000/-

Payment Schedule: Rs. 50,000/- advance and Rs. 50,000/- in quarterly installments for 5 quarters starting from October 08

2. Bloomdale: Sy No. 1139 , Shamirpet owned by M/s. Kadakia and Modi Housing, 72 Bungalows over 5 acres of land.

Requirement: Structural design for 4 or 5 types of houses, club house, shops, OHT, septic tank, entrance arch with regular site visits.

Consultancy charges : Rs. 3,00,000/-

Payment Schedule: Rs. 50,000/- advance and Rs. 50,000/- in quarterly installments for 5 quarters starting from January 09.

3. Gulmohar Gardens – Phase II, Mallapur, owned by M/s. Modi Ventures. 155 flats spread over 1.5 acres.

Requirement: Architectural and Structural drawings for about 1.8 Lakh sft with club house and amenities.

Consultancy charges : Rs. 7/- per sft. X 1.8 Lakhs sft (super built up area) + Rs. 2.33 per sft x 0.6 Lakhs sft of basement area = Rs. 14.00 Lakhs (lumpsum).

Payment Schedule: Rs. 200,000/- advance, Rs. 2,00,000/- on sanction and Rs. 1,00,000/- per quarter starting from date of sanction.

✓

M. Dattatreya Rao



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4. Vista Homes – Sy No. 193, 194 & 195, Kushaigua, owned by M/s. Vista Homes. 500 flats spread over 6.5 acres.

Requirement: Architectural and Structural drawings for about 6.5 Lakh sft with club house and amenities.

Consultancy charges : Rs. 8/- per sft. X 6.5 Lakhs sft (super built up area) +
Rs. 2.66/- per sft x 2.15 Lakh sft basement = Rs. 57.75 Lakhs.

Payment Schedule: Rs. ^{2.50 cr}~~200,000~~/- advance, Rs. ^{2.50 cr}~~3,00,000~~/- on approval of schematic plans, Rs. 2.75 Lakhs on sanction and Balance in 12 equal quarterly installment starting from date of sanction.

The above charges are exclusive of service tax and TDS shall be deducted as applicable.

I request you to please sign a copy of this letter as confirmation of the above.

Thank You.

Yours sincerely,

Soham Modi.

