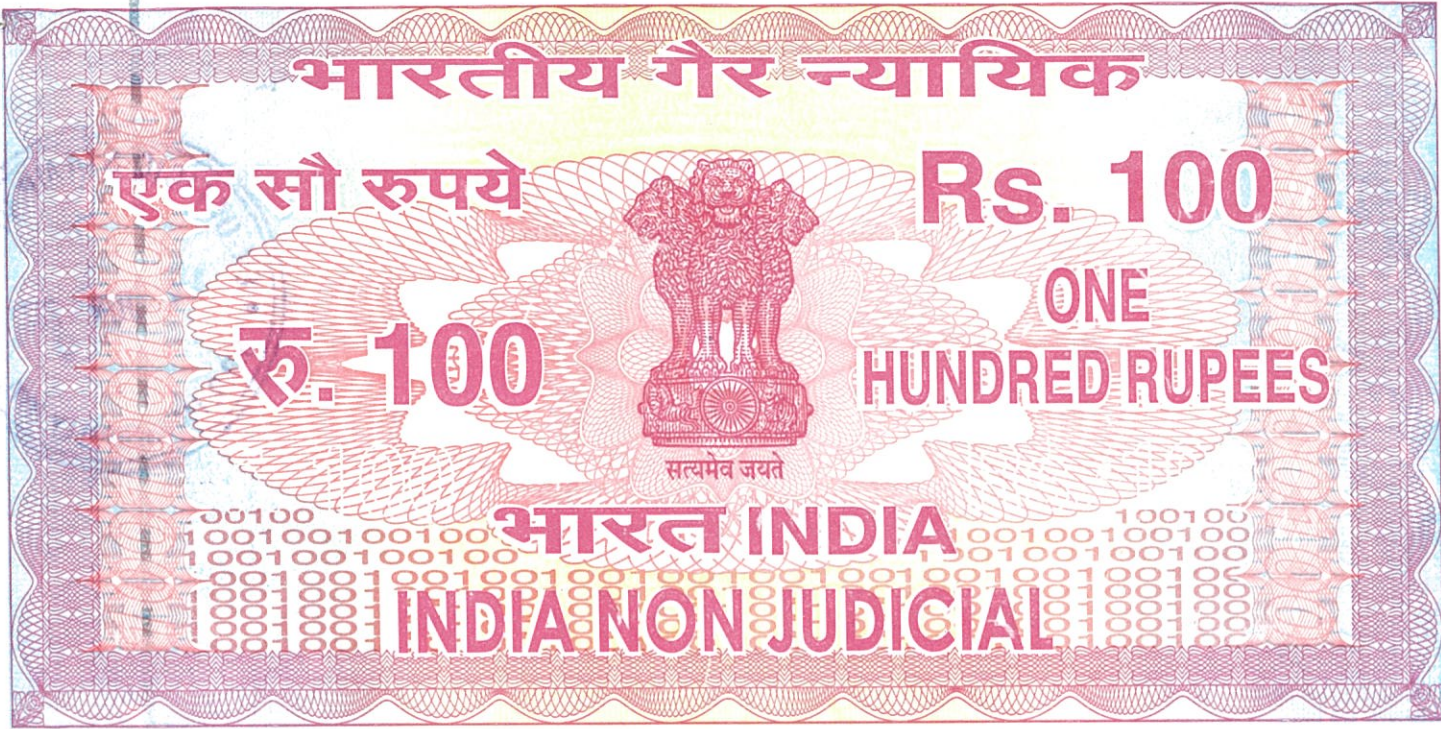




తెలంగాణ తెలంగాణ TELANGANA

SI.No. 9181 dt. 20-09-2022. Rs 100/-
Pur. Name : Y. ANJIAH S/O. Y. LINGIAH. Sec.bad
For Whom: MEHTA & MODI (TIMMAPUR) LLP,

Srinivas AP 058044
DUSA SRINIVAS RAO
LICENSED STAMP VENDOR
LIC.No. 16-05-23/1998, RI.No. 16-05-013/2020
H.No. 12-11-696, Warasiguda,
Sec.bad, Mobile. 9247420863

AGREEMENT FOR CONSULTANCY

This agreement is made and executed on this 26th day of September, 2022 by and between:

M/s. Mehta & Modi Realty (Timmapur) LLP, a Limited Liability Partnership Firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500003, Telangana, represented by its Director Mr. Soham Modi. Hereinafter referred to as the Developer.

AND

M/s. Kulkarni Consultants, having its office at # 2nd Floor, Kubera Towers, Narayanaguda, Hyderabad, represented by Mr. Dattatreya Rao. Hereinafter referred to as the Consultant.

The terms Developer and Consultant shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees, and the like.

[Signature]
[Signature]

1. Overview:

- 1.1. Modi Properties Pvt. Ltd. (MPPL). MPPL is a Hyderabad based developer with more than 25 years track record. It has completed several housing projects and currently developing several housing projects. It is also developing buildings/infrastructure for life sciences companies at Genome Valley, Hyderabad.
- 1.2. The Developer is a subsidiary/joint venture/associate of MPPL. The Developer is a Special Purpose Vehicle (SPV) formed for developing the project, details of which are given in Annexure B. The project is hereinafter referred to as Project.
- 1.3. The Consultant has expertise in the field of design, consultancy, professional services, details of which are given in Annexure C.
- 1.4. The details of the proposed development and area statement of proposed development are given in Annexure B.
- 1.5. The site plan of proposed development is given in Annexure D.

2. Scope of work:

- 2.1. The Consultant has agreed to provide professional services to the Developer in its field of expertise. Both the parties are desirous of recording the terms of consultancy in writing as given herein. Any change henceforth to this agreement shall be made in writing on mutual agreement.
- 2.2. The scope of consultancy is given in Annexure C.
- 2.3. The total consultancy charges and details of payment are given in Annexure E.
- 2.4. The Consultant standard of performance shall at all times be performed with reasonable care, professional skill, competence and diligence in accordance with industry standards.

3. GST & TDS:

- 3.1. Professional fee and schedule of payment mentioned in Annexure E is exclusive of taxes. Applicable GST shall be paid by the Developer to the Consultant. The Consultant shall provide the GST invoice to the Developer 7 days prior to the due date of payment. The Consultant shall be liable to remit the GST so collected in time to the authorities to enable the Developer claim input tax credit for the same. The Developer shall be entitled to debit the GST amount paid to the Consultant, in case the Consultant fails to remit the GST in time and file appropriate GST returns.
- 3.2. The Developer shall be entitled to deduct TDS as per applicable rates and provide details of payment of TDS to the Consultant.

4. Period of consultancy:

- 4.1. The details of period of consultancy is given in Annexure E.
- 4.2. In case the consultancy is required beyond the period of consultancy, the Consultant shall continue to provide the services to the Developer. The Developer shall pay additional consultancy charges on a quarterly basis, in advance, for every quarter for which consultancy services are extended. Details of such additional services are given in Annexure E.



5. Increase/decrease in consultancy charges:
 - 5.1. The consultancy charges mentioned in Annexure E shall be revised on a pro-rata basis in case of change in proposed area of construction. However, for such purposes the increase/decrease of area proposed to be constructed shall be more /less than 10%. In such a case, an increase or decrease shall be recorded in writing and shall be read along with this agreement.
 - 5.2. In case of change in scope of work, the consultancy charges shall be increased or decreased on mutual agreement. In such a case, an increase or decrease shall be recorded in writing and shall be read along with this agreement.
 - 5.3. There shall be no periodic escalation in consultancy charges on account of inflation or otherwise.
6. Indemnity:
 - 6.1. Consultant shall indemnify the Developer from any claims of whatsoever nature that are solely attributable to the Consultant.
 - 6.2. Similarly, The Developer shall indemnify the Consultant from any claims of whatsoever nature that are solely attributable to the Developer.
 - 6.3. In either case, the parties herein shall limit their claims to the total consultancy charges mentioned herein.
 - 6.4. Further, either party shall make claims only in monetary terms. They shall not be entitled to seek charge on any asset or IP/copy right of each other.
 - 6.5. Both the parties shall limit their claims to the entities being Developer/ Consultant and not claim of what-so-ever-nature shall be made on the shareholders, employees, officers/ directors, other associate companies/firms, other business associates/vendors/contractors, except for acts of wilful misconduct, fraud and the like.
7. Conflict of interest:
 - 7.1. Except with the Developers knowledge and prior written consent, the Consultant shall not engage in any activity, or accept any employment, interest or contribution that would constitute a conflict of interest or would reasonably appear to compromise the Consultants professional judgement with respect to the Project or its ability of provide the services under this agreement.
 - 7.2. The Consultant shall not take up any assignment which can be deemed to be adversely affecting the interest of the Developer related to the Project, i.e., the Consultant shall not take up assignment in the vicinity of the Project which directly or indirectly adversely affects the Developer.
 - 7.3. The Consultant shall be entitled to seek NOC from the Developer for other assignments in the vicinity of the Project and the Developer shall not unreasonably withhold the same.
 - 7.4. The Consultant cannot divulge details about the Project to the Developer's competitors, especially related to design, specifications, prospective occupants/ purchasers/ tenants and the like.
 - 7.5. The Consultant shall be impartial with respect to choice of vendors, contractors, specification, brands, etc., that may be employed for the development of the Project.



7.6. The Consultant confirms that they shall not seek any commission, remuneration, gifts, favours, royalty or similar monetary/ non-monetary benefits from the vendors and contractors that are employed or may be employed by the Developer for development of the Project.

8. Confidentiality:

8.1. Except with prior written consent of the Developer, the Consultant and its staff members shall not at any time, either during consultancy period or after expiration of the consultancy period, communicate to any person or entity any confidential information disclosed to them for the purpose of any services or discovered by them in the course of services, nor shall the Consultant, its sub consultants, and its personnel make public any information related to the consultancy or the Project in the course of or as a result of the service.

9. Ownership of Work Product:

9.1. The Work Product/Intellectual Property Rights/ Copy Rights related to all designs, drawings, plans, artwork, renderings, logos, sketches, perspective views, 3D models, videos, photographs, walkthroughs and the like which are designed/prepared by the Consultancy or its associates under this agreement of consultancy for the development of the Project shall hereinafter be referred to as Work Product and shall mean and include Intellectual Property Rights, Copy Rights and the like associated with it.

9.2. The Work Product shall entirely /solely belong to the Developer at all times.

9.3. The Work Product shall include interim/final versions of the reports submitted to the Developer, and all reports and relevant data and supported records or material compiled or prepared during the course of studies shall be confidential and shall be the absolute property of Developer.

9.4. The Consultant shall periodically submit/handover such Work to the Developer by way of hardcopy/ softcopy (Eg.: AutoCAD plans, PDF plans, Jpeg. Mpeg, etc).

9.5. In case this agreement for consultancy is terminated, the Work Product for the work done upto the point of termination shall solely belong to the Developer.

9.6. The Consultant shall not be entitled to share the use the Work Product given herein that belong to the Developer without its consent in writing on payment of all dues to Consultant for the services rendered. Consultant shall handover the Work Product to the Developer upon completion of the consultancy work. Consultant may retain a copy of the Work Product but not use the same for purposes unrelated to this assignment except for any statutory requirements, with prior written approval of the Developer.

9.7. The Consultant, if required can publish the Project details/ designs in its respective trade journals/magazine and submit for national and international level competitions/expos. However, the Consultant shall do so with written consent from Developer. Consultant will restrict such contents only to external facade and common areas without any cost information.



10. Area statement:

- 10.1. It is clarified that Built-up Area shall mean the area of the building covered by external walls on all four sides including wall thickness, balconies, ducts (Fire, PHE, HVAC, electrical, shafts, other). However, common areas and ducts on the external side of the building shall not be considered.
- 10.2. Common Areas shall mean and include passages, staircases, lifts, lobbies, common toilets on all floors including terrace and parking floors.
- 10.3. The Parking Area on the stilt and basement floors shall be distinct from the service and common areas on the said floors.
- 10.4. Service Areas shall mean and include areas provided for panel room, pump rooms, toilets, gas bank, storerooms, electrical room, cafeteria, generator room, meeting rooms, etc., in the stilt or basement floors of the building.
- 10.5. The Plinth Area of each floor shall be equal to the built-up area on that floor + common areas on that floor, however, shall exclude external ducts/ shafts.
- 10.6. The Super Built-up Area shall be the built-up area plus proportionate common areas. Super built-up area would exclude parking areas and service areas.
- 10.7. The Carpet Area shall mean built-up area less internal wall thicknesses, column thicknesses, balconies, ducts, etc.

11. Termination:

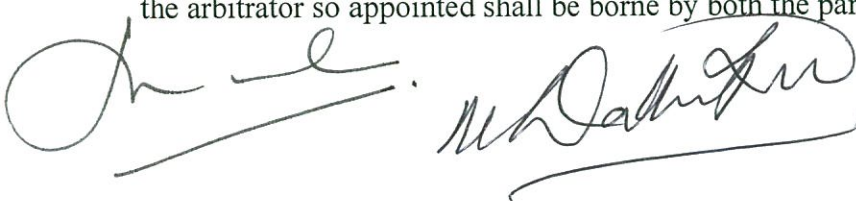
- 11.1. The Developer reserves the right to terminate or cancel this agreement of consultancy, if:
 - 11.1.1. The Consultant's performance is found not to be in accordance with the scope of work as detailed in Annexure C.
 - 11.1.2. The Consultant's work is not to the satisfaction of the Developer.
 - 11.1.3. In case of breach of terms given herein by the Consultant.
- 11.2. However, the Developer shall be liable to pay the Consultant its consultancy charges for the work done by the Consultant up to the date of termination.

12. Force Majeure:

- 12.1. In case either party is unable to perform its obligation under this agreement due to reasons beyond their control like war, civil unrest, pandemic, lockdown, government orders/legislation/notifications, natural calamity, court/tribunal orders, etc., they shall not be held responsible for non-performance under this agreement. Under such circumstances the parties shall not have a right to claim compensation, interest, loss, damage, etc., from each other.
- 12.2. Force Majeure shall include stoppage of work by any statutory authority or due to natural calamity preventing the Developer from continuing the development work of the Project for a period not less than 6 months.

13. Dispute Resolution:

- 13.1. That any and all disputes or differences between the Parties, in connection with this agreement, its validity or any of the terms thereof shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Hyderabad / Secunderabad and the proceedings shall be in English. The parties shall appoint a single / sole mutually acceptable arbitrator, who is preferably a retired judge or any eminent consultant in a related field, to resolve the disputes and differences between the Parties. It is agreed that the fees /charges of the arbitrator so appointed shall be borne by both the parties equally.



14. Transfer of consultancy:

- 14.1. The consultancy cannot be transferred to any third party without prior approval of the Developer.
- 14.2. The consultancy shall be deemed to be a transfer to a third party, if the key consultants of the Consultant leave the organisation. In such a case the Developer at its discretion shall be entitled to terminate this agreement.

15. Details of communication:

- 15.1. The details of communication of both the parties are given in Annexure A.
- 15.2. Both the parties shall be required to send their communication, reports, plans, etc., to the details given therein.
- 15.3. Any change in communication details shall be intimated to the other party.
- 15.4. Any notice/communication between the parties shall be in writing and affective upon confirm receipt.
- 15.5. Any waiver of obligations by either party under this agreement shall not be affective unless it is in writing and confirmed by both parties.

16. Site visit:

- 16.1. The Consultant shall be required to make regular site visits free of charge as per details given in Annexure E.
- 16.2. The charges for extra site visits are given in Annexure E.
- 16.3. During the site visit the Consultant shall check /monitor / correlate the progress and quality of the work and to determine in general if the work is proceeding in accordance with the plans.
- 16.4. The Consultant shall document its site visits and meetings in the format available at site for Consultant's comments.
- 16.5. For Consultant appointed locally from Hyderabad / Secunderabad there will not be any reimbursement for site visits, for such sites falling within 50 kms limits from the Consultant's office.
- 16.6. For non-local consultant i.e., other than Hyderabad / Secunderabad, Developer shall reimburse the Consultant for all reasonable travel, lodging in a star hotel as per Consultant's stature and out of pocket expenses incurred by the Consultant for such a visit. All reimbursable expenses shall be supported by invoices, and if approved, shall be paid to the Consultant at cost with no markup.

17. Statutory permits – attestation by consultant:

- 17.1. The Consultant shall be obliged to sign all plans, deeds, documents, affidavits, undertakings that are required under the rules of the statutory authorities for obtaining approvals like building permit, OC, PESO license, CFE, CFO, Environment clearance, Fire permit, Airports Authority, etc. The Consultant shall sign such documents from time to time, free of charge for a period of 6 years from obtaining building permit. Thereafter, the Developer shall pay suitable charges to the Consultant for such a purpose, decided on mutual agreement.
- 17.2. For such purposes the Consultants shall maintain a valid license or such approvals or certification that are required from time to time. The Consultant shall provide copies of such licenses/certificates from time to time.



17.3. The Consultant shall cooperate with other consultants / vendors appointed by the Developer for obtaining statutory permits.

17.4. Statutory permits shall mean and include permits that are required for development of the Project before commencement of the project, during the development of the Project and after completion of the Project. They may include applications for permits/sanctions, NOCs, intimation, compliance reports, certification of proposed/ completed development, undertakings, etc.

18. Other terms:

18.1. This agreement represents the entire and integrated agreement between the parties with respect to the obligations of the parties contained herein and supersedes all prior negotiations, representations, communications and/or agreements.

IN WITNESS WHEREOF the Developer and Consultant have affixed their signatures on this Agreement on the day, the month and year first above mentioned hereto in presence of the witnesses mentioned below.



Signature of the Developer:



Signature of the Consultant:

Witness no.1

Address:

Witness no.2:

Address:

Annexure A - Communications details

S.No.	Description	Details
Details of Consultant		
1.	Name of Company / Firm	M/s. Kulkarni Consultant
2.	Address for communication	# 2 nd Floor, Kubera Towers, Narayanaguda, Hyderabad.
3.	Office email	kulku_kcons@yahoo.com
4.	Office mobile / landline	040-23223891,
5.	Principal Consultant - Name	Dattatreya Rao
6.	Designation/ Specialization	Structural Engineers & Project Consultants
7.	Mobile No.	+91 9246343720
8.	Email id	mdattatreyarao@yahoo.com
9.	Assistant Consultant1 - Name	Sainish
10.	Designation/ Specialization	Architect
11.	Mobile No.	7207070708
12.	Email id	kulku_kcons@yahoo.com
13.	Assistant Consultant 2 - Name	NA
14.	Designation/ Specialization	NA
15.	Mobile No.	NA
16.	Email id	NA
17.	Accountant – Name	Chirangeevi
18.	Designation/ Specialization	Accountant
19.	Mobile No.	+91 9246345666
20.	Email id	chiranjeevichaluka@gmail.com
21.	PAN No.	ADOPR1855P
22.	GST No.	36ADOPR1855P1ZN
23.	Company/firm registration no.	Proprietary concern (NA)
24.	Bank Account No.	3077856880
25.	Bank Name	Central Bank Of India
26.	Bank Branch	Narayanguda, Hyderabad
27.	Bank IFSC	CBIN0281442
Details of Developer:		
1.	Name of Company / Firm	M/s. Mehta & Modi Realty (Timmapur) LLP
2.	Address for communication	5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, Telangana
3.	Office email	btr-const@modiproperties.com
4.	Office mobile / landline	040 66335551.
5.	Managing Director - Name	Soham Modi
6.	Mobile No.	040 66335556.
7.	Engineering & Design Team:	Imran
8.	Mobile no.	+91 89196 54750
9.	Email id:	plans@modiproperties.com
10.	Engineering - Name	Sai Kumar
11.	Designation/ Specialization	Senior Engineer
12.	Mobile No.	+91 90590 04126.
13.	Email id	sai@modiproperties.com
14.	Accounts – Name	Vinay Raja




15.	Designation/ Specialization	Accountant
16.	Mobile No.	+91 92907 17387
17.	Email ID	vinayraja@modiproperties.com
18.	Admin – Name	Kanaka Rao
19.	Designation/ Specialization	CGM- Admin (for coordination related to statutory approvals and liaisioning).
20.	Mobile No.	+91 89781 44447
21.	Email ID	gk rao@modiproperties.com
22.	PAN No.	ABBFM5494N
23.	GST No.	36ABBFM5494N1ZN
24.	Company/firm registration no.	AAE-8509
25.	PAN No.	ABPFA0002Q
26.	GST No.	36ABPFA0002Q1ZD
27.	Company/firm registration no.	AAP-1177
28.	Bank Account No.	009763700003021



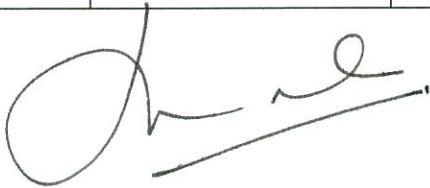

Annexure B - Project details and Area Statement

S No	Description		Details	
1.	Name of Developer		M/s. Mehta & Modi Realty (Timmapur) LLP	
2.	Developer's office address		5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, Telangana	
3.	Project Name		Bloomdale Residency at Timmapur	
4.	Site address		Sy. No. 199, in Timmapur Village, Kothur Mandal & Grampanchayat, Ranga Reddy District	
5.	Land area		about 17,424 sq yds	
6.	Location		Timmapur, Hyderabad	
7.	Proposed development & Area Statement			
8.	Nature of development		Land is to be developed into a high rise building of. Structural design to be provided. Project must be designed to meet all fire norms.	
9.	Building type	No. of floors	Approximate saleable area in sft.	Total area in sft.
10.	Residential	Basement + 7 upper floors	Slab area of A block – 99,193 sft Slab area of B block – 89,594 sft Saleable area of C block – 88,127 sft Saleable area of D block – 89,642 sft Clubhouse – 24,706 sft Parking area – 1,35,619 sft	5,26,881 sft.

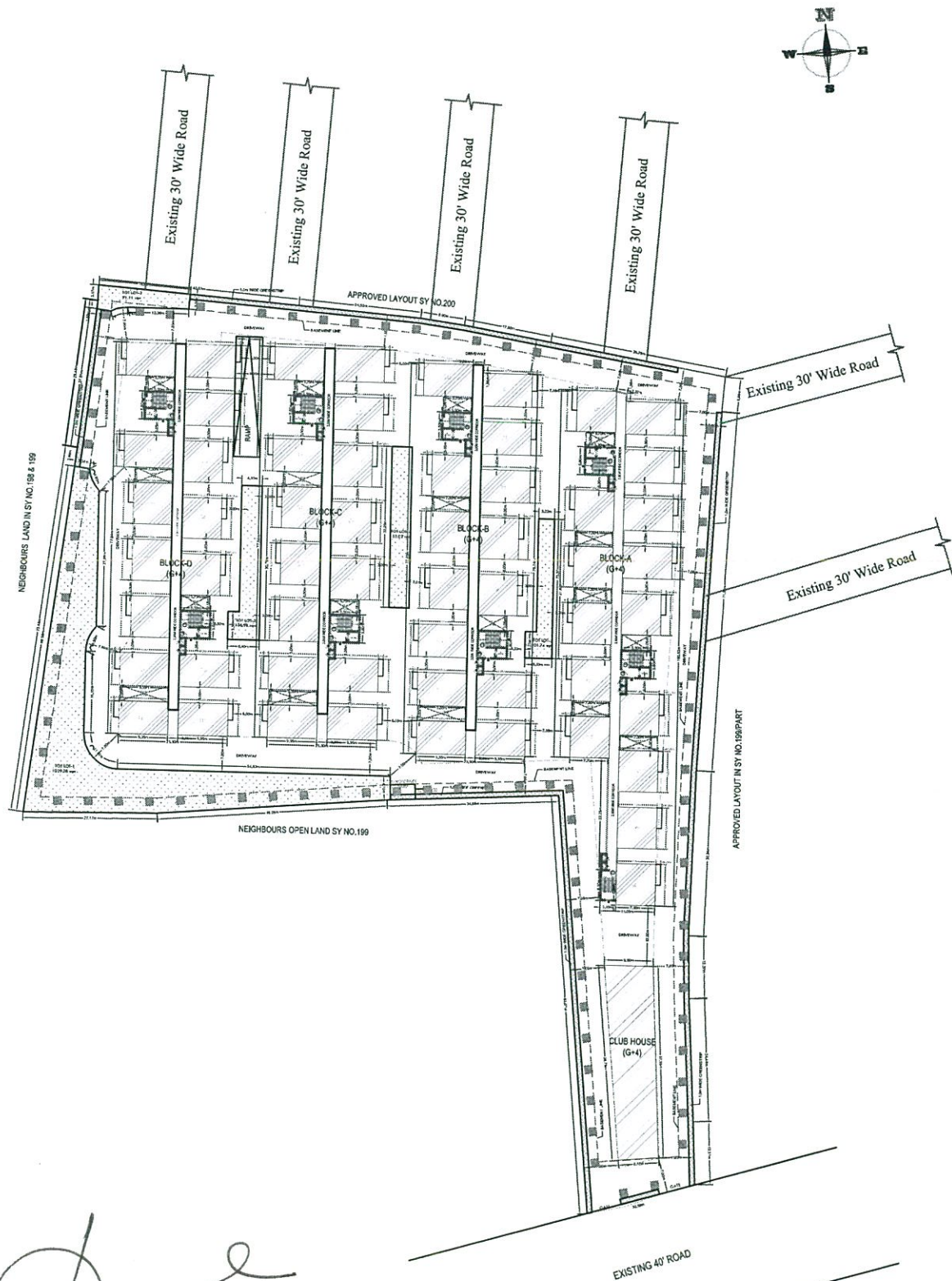



Annexure C - Scope of Consultancy

Sl. No.	Item	Details
1.	Expertise of Consultant	The Consultant is a prominent structural/architect based at Hyderabad. The Consultant has several decades experience in the field of structural/ architecture and specialises in design of residential buildings.
2.	Scope of work	Details of scope of work are given in the offer letter given to consultant.
3.	Summary of scope of work	Structural: Preparation of all structural drawings related to blocks of flats, elevation details, parking area, clubhouse, compound wall, main gate, common amenities, utility services, etc. Regular site visits by structural engineer or their representative. Provide drawings in ACAD format. Drawings must be prepared for A3 size printing wherever possible. Hard copies of drawings signed by architect/structural engineer, marked as good for construction must be provided in A3 size. Minor additions and alterations to design of flats based on customer feedback during course of project. Services to be provided for 4 years (with 6 months grace period) from date of permit.



Annexure D - Site Plan



SITE PLAN

Annexure E - Details of consultancy charges

Sl. No.	Item	Details
1.	Consultancy charges	Consultancy charges for structural services – Rs. 7/- per sft. Consultancy charges shall be based on slab areas that shall include areas contained within 4 walls + stilt floor parking area, but shall exclude projections, OHT, head room and architectural elements. Approximate consultancy charges Rs. 36.88 lakhs TDS to be deducted as applicable. GST shall be paid extra.
2.	No. of free site visits	NA
3.	Consultancy period	36 months from building permit + 6 months grace
4.	Charges for extra site visits.	NA
	Charges of extension of beyond 36 months	Rs. 1,00,000/- per quarter payable in advance.

Payment Schedule:

S. No.	Details of Payment	Payment in Percentage
1	Instalment 1 - advance	5%
2	Instalment 2 – on completion of drawings for building permit for submission	10%
3	Instalment 3 - on completion of structural drawings after obtaining building permit.	25%
5	Balance 12 quarterly instalments, beginning 3 months from instalment no. 3.	5% x 12 quarterly instalments.

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