

SCHEDULE - 1

PROJECT DETAILS:

Project Name	-	Group Housing Complex at Mallapur, Hyderabad.
Type of Development	-	Residential Apartments in multiple blocks of Stilt (+) Five Upper Floors.
Total Built Up Area	-	36,650.89 Sq.M
Client	-	Mr.Soham Modi. Managing Director, M/s Modi Properties & Investments Private Limited.
Overall Site Area	-	4 acrs
Validity Period	-	36 Months from the date of this Agreement (or) till Completion of the Project, which ever is earlier.



SCHEDULE - 2

Scope of Services for:

ARCHITECTURAL, CIVIL, STRUCTURAL AND LANDSCAPING.

1.1 Schematic Design Stage

- (a) Collection of investigating data necessary for development of architectural designs and information relevant to the Works.
- (b) Rendering of assistance in formation of material for Marketing presentations and Design of Brochure. Cost of development and printing shall be borne by the Client.

1.2 Design Development Stage

- (a) Preparation of architectural drawings initially for the approval of the Client. Thereafter, detailed working drawings shall be generated from the approved drawings and the same shall be supplied to contractors for tendering purpose.
- (b) Execution of the quantity survey on the approved Architectural and working drawings for preparation of the cost estimates and conducting cost saving study, value engineering and similar proposals made by the Client or advising the Client on appropriate proposals and shall, with the Client's approval, implement such proposals.
- (c) Incorporation of changes made, if any in the working drawings and issuing of revised drawings for execution.



- (d) Schematic designs of M&E services including layout of fittings and equipment related to systems such as electrical installations, plumbing and sanitary system, water circulation system, telecommunication system, security systems Etc.
- (e) Maintain the standard codes, ordinances and regulations concerning the project and design the project in compliance with all laws, rules, codes, regulations, orders and ordinances of any kind whatsoever issued or enacted by any governmental entity applicable to or affecting the project.
- (f) To comply with the queries, if any, raised by the Government or its bodies and the Client upon the receipt of such queries.
- (g) Preparation and adherence to the project design schedule (detailing the design tasks, start and completion times, responsibilities, mile stone dates etc.) and to suitably adjust deviations, if any.
- (h) Rendering assistance to the Client in preparation of a probable construction schedule for the Project.
- (i) Preparation/Drafting of such conditions of contract, specifications and schedule as may be necessary to enable the Client / PMC to obtain tenders (if required) for carrying out the Works.
- (j) Assist the client / PMC in obtaining all necessary approvals and clearances from the relevant authorities and for this purpose, to provide the client with soft and hard copies (including revised drawings) as may be required by the Government organisations for securing the statutory approvals. Any fee payable to Government shall be paid by the Client.

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- (k) Assist the client / PMC in answering Bidder's queries, contractor evaluation and subsequent award of work.
- (l) Once in a month or at such periodic intervals, architects shall visit the site and shall also coordinate with client/owner/project manager, contractors and all other consultants to resolve design related problems.
- (m) Review and approve the shop drawings submitted by contractors with or/without corrections expeditiously.
- (n) Architects shall check and certify for correctness "as built" drawings submitted by contractors on completion of work.

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SCHEDULE - 3

CONSULTANT'S FEES

ARCHITECTURAL, CIVIL, STRUCTURAL and
LANDSCAPING

- Lump sum fee of INR 32,00,000/-
(RUPEES THIRTY TWO LAKHS ONLY)

The professional Consultancy fees shall include the following:

- (a) Printing, Telephone, fax and mailing charges related to this project
- (b) Six sets of all plans and reports shall be submitted.
- (c) Tax deducted at source.

The professional fees shall exclude the following costs and expenses which shall be borne by the Client :

- (a) Additional Prints, reports and documents
- (b) Service tax applicable;
- (c) Submission fees to authorities, if any;
- (d) Model making costs
- (e) Preparation & Printing of Brochure
- (f) Any out of town travel other than Project site.

SCHEDULE OF PAYMENT

On signing of agreement

10% of total fee

Paid 31/1/07

Upon Approval of Schematic Plan

15% of total fee

paid 7/4/07

Upon Receipt of sanction from HUDA
& Local Authority.

15% of total fee

paid 30/6/07

Balance 60% of the fee in twelve equal quarterly installments.

John Muel
29/1/07

Usha

5/1/07
1/7/06
2006/07/01

