



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Letter of confirmation

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,
Mrs. Usha,
Prasad Associates,
Secunderabad

Date: 30.11.2012

Subject :- Proposal for consultancy charges.

Dear Mrs. Usha,

This letter is to confirm our understanding that consultancy charges shall be standardized across all the projects which may be increased from time to time. We propose the following charges:-

- For apartment complexes including EWS / LIG units – Rs. 6/- per sft of built-up area + common areas as given in the sanction plan. Additionally 15% of the above charges shall be paid towards parking and common amenities like club house, irrespective of the actual parking area.
- For villas having a built-up area of 1500 sft to 2500 sft – Rs. 15,000/- per villa. No additional charges shall be paid for layout, common amenities, etc.
- Services shall include providing schematic drawings, sanction plans, brochure plans, working drawings, basic electrical and plumbing layout's , elevations, perspective views, site visits, revised plans, periodic reviews, etc. However, they shall exclude structural drawings.
- Payment terms. About 40% of the total consultancy charges shall be paid in installments up to the date of commencement of construction. The balance 60% shall be paid in quarterly installments over the duration of the project (3 to 4 years). However, for the time being payment shall be made as per schedule proposed in our letter dated 5th November 2012.
- These rates shall apply to Paramount Residency Phase II & III, Mayflower Heights Phase II and Nilgiri Homes Phase II.
- Applicable service tax shall be extra. Applicable TDS shall be deducted.

Please sign a copy of this letter as your acceptance of the above terms.

Thank You,

Yours sincerely,

Soham Modi.
(Managing Director)

Accepted the above terms

Mrs. Usha,
Prasad Associates.



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To,
Mr. Kaushik,
Prasad Associates,
Tirumalgiry,
Secunderabad.

Date: 30.01.2008

Ref.: Your offer letter dated 17.12.2007 for consultancy charges for our projects.

Dear Mr. Kaushik,

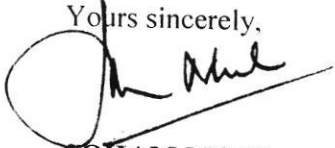
I hereby confirm our acceptance of the terms and conditions proposed by you towards consultancy charges (option -1) for our projects given below:

1. Paramount Residency –Phase II – Sy. No. 233, Nagaram, Keesara Mandal (about 2 acres – owned and developed by M/s. Paramount Estates).
2. Mayflower Phase II – Mallapur, Hyderabad (about 3 acres– owned and developed by M/s. B&C Estates).

Please find enclosed a cheque of Rs. 2,01,573/- (Rs. 2,00,000/- + service tax@12.36% - TDS @ 10.3%) from M/s. Paramouni Estates towards signing amount by cheque no. 873871 dated 23.1.08 drawn on HDFC Bank Ltd., and a cheque of Rs. 5,03,935/- (Rs. 5,00,000/- + service tax@12.36% - TDS @ 10.3%) from M/s. B&C Estates by cheque no. 661894 dated 24.1.08 drawn on HDFC Bank Ltd. towards signing amount.

Thank You

Yours sincerely,


SOHAM MODI


31/1/08