

From: waseem@modiproperties.com
Sent: 03-02-2022 18:00
To: Aruna K
Subject: Fw: GV One - Design Parameters.

Sent from Yahoo Mail on Android

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

From: "waseem@modiproperties.com" <waseem@modiproperties.com>
To: "anupam@abrdarchitects.com" <anupam@abrdarchitects.com>
Cc: "Soham Modi" <sohammodi@modiproperties.com>, "milind@rxpropellant.in" <milind@rxpropellant.in>, "vishal@cerestra.ventures" <vishal@cerestra.ventures>, "shreedevi@abrdarchitects.com" <shreedevi@abrdarchitects.com>
Sent: Thu, 3 Feb 2022 at 12:46
Subject: GV One - Design Parameters.

Dear Mr. Anupam,

The design parameters for GV One are as follows:

Lab space: 1. Block should be within the building line provided for compliance with vastu.

2. Design stilt + 3 floors.
3. Stilt floor height 4 mtrs.
4. Stilt floor should accommodate generator, ETP, STP, gas bank, HT panel room and LT panel room, fire pump room.
5. MEP requirement – 2500KVA transformer, 2250KVA generator, 50KLD ETP (pre-treatment only), 50KLD STP, 15KL HSD, 800 TR chillers with option to add another 400TR.
6. Upper floor should be 5.2 mtrs – slab to slab height. Provide 2 pairs of dogleg staircase. Waffle slab to be provided in place of flat slab.
7. Atleast 2 fire towers are required on the northwest side and southeast side as per vastu. Fire towers should consist of 2 lifts each with a 1.8 x 2.4m fire door to the lift lobby and 1.2 x 2.4m fire door to the staircase from the lift lobby i.e., staircase to be isolated via lift lobby from the lab space area.
8. Toilet banks should be on the northwest side as per vastu. Alternate toilet bank can be provided on the southeast side, it cannot touch the eastern wall.
9. Parking should be 22% of the built-up area of the upper 3 floors.

Utility/services block:

1. Provide solvent store – ground floor only – 4 mtr height.
2. Provide chemical store of 5 floors – 4 mtrs height.
3. If possible accommodate a corporate office separated from the chemical store by 1 mtr wide duct. Corporate office can be 5 floors with 4mtrs height and similar in size to the chemical stores.

Regards,

Sayed Waseem Akhtar

Associate Vice President - Cluster Development

Innopolis | +91 93475 76914

www.innopolis-gv.com

Grade A Campus for Life Sciences companies @ Genome Valley.

Re: GV One Architectural Design Wednesday, 2 Mar 2022, 1:12 pm
Consultancy

To: Anupam Bansal <anupam@abrdarchitects.com>
From: Waseem Akhtar Construction
<waseem@modiproperties.com>
Cc: Milind Ravi <milind@rxpropellant.in>, Vishal Goel
<vishal@cerestra.ventures>, Soham Modi
<sohammodi@modiproperties.com>

Dear Mr. Anupam Bansal,

○ We accept your counter proposal.
We will pay a token advance of Rs. 3,00,000/-.
We will finalize your charges for the architectural design
consultancy once we finalize master plan broadly.

Please share us your bank account details.

Regards,

Sayed Waseem Akhtar
○ Associate Vice President - Cluster Development
Innopolis | +91 93475 76914
www.innopolis-gv.com
Grade A Campus for Life Sciences companies @ Genome Valley.

On Tue, 1 Mar 2022 at 18:20, Anupam Bansal
<anupam@abrdarchitects.com> wrote:

Dear Mr. Waseem,
Thanks for your mail and fee proposal. Kindly find reply to your
points below highlighted in Blue:-

Scope of work shall include all architectural services related
to the project in line with GV Biotech Park. However, for GV

One details of interior planning is minimal and limited to earmarking common areas, toilets, AHU, electrical room, etc.

1. Accordingly, we propose the following terms:

2.

- a. Consultancy charges for core lab space (on built-up area of upper floors) – Rs. 20/- per sft + GST. - **Request you to kindly reconsider Rs. 25/- for the core lab space/Office spaces. I presume the entire floor area will be payable at the same rate and not further split up into service areas and lab/office areas.**
- b. Consultancy charges for chemical store, solvent store, utilities in the stilt floor (on built-up area) – Rs. 10/- per sft + GST. - **Acceptable**
- c. Consultancy charges for parking area, open areas, terrace, etc. – Nil. - **Acceptable if the overall fee is 25/-**

3. Payment terms:

4.

- a. Advance 10%.
 - b. 20% on providing master plan and floor plans (to be used for marketing and building permit application).
 - c. 10% on providing renderings. - **We can only provide in house renderings. If professional renderings are required these will be charged as per actual or you can also appoint 3D agency directly.**
 - d. 20% on providing complete set of architectural drawings after approval of building permit.
 - e. 40% in 4 quarterly instalments after building permit /commencement of work.
5. Once master plan is approved, consultancy charges shall be fixed. They will be reviewed only in case of change in area of +/- 10%. - **Acceptable**
6. A Hyderabad based architect will be employed for making application for building permit. - **OK**
7. A Hyderabad based structural engineer will be employed for structural designs. - **OK**

8. MEP consultants shall also be employed, however preliminary basic planning of MEP requirements must be proposed/ reviewed by the architect. - **Surely**

Let me assure you that as an architectural studio we strive to do work which is not only technically sound but also sufficiently detailed so that we do not encounter any surprises during construction. Look forward to hearing back from you and starting our association with your company.

Thanking you and in anticipation.

Warmly

Anupam Bansal

Founding Partner and Design Principal

atelier for built-environment research &
design

C-22 Golf View Apartments

Saket, New Delhi - 110017

website: www.abrd.in

Mob: +91 9810137551

WO Ref No: WO/BHUB_RFP/09092021/ARCH_ADD

Date: 27/12/2021

To,	Billing Name & Address
Atelier for Built-environment Research & Design C-22 Golf View Apartments, Saket, New Delhi – 110017	Genome Valley Biotech Parks and Incubators Private Limited 6-3-569/1, 4th floor, Above BMW Show Room, Opp. RTA Office, Khairatabad, Hyderabad, Telangana 500082
GST No: 07AAXFA7170N1ZN	GST No: 36AAICG7902N1Z5

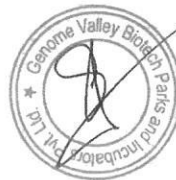
Subject: Addendum for Architectural Design Consultancy for Proposed Biopharma Hub ("B-Hub") in Ranga Reddy District, Genome Valley, Hyderabad, Telangana

With reference to the above and subsequent discussions on the captioned subject, Genome Valley Biotech Parks and Incubators Private Limited ("GVBIPL"), is issuing this Addendum on the work order with your company, Atelier for Built-environment Research & Design ("ABRD"), as per the revised design.

The revised terms of design are as follows:

Revised Design Specification for B-Hub (Main Building)			
Sr. No.	Particulars	Initial Design Terms	Revised Design Terms
1	Structure	G+2	Basement+G+3
2	Basement Area	Stilt Considered	40,000 sq. ft Basement
3	Built-up Area	1.2 Lakh sq. ft	1.6 Lakh sq. ft (Excluding basement)
4	Development Plan	Phase I: 60,000 sq. ft Phase II: 60,000 sq. ft	Development in Single Phase

As per change in design, Annexure II (Payment Terms and Schedule) has been revised as in enclosed attachment. All other terms and conditions, including Annexure I (Scope of Work), remains as is.



6-3-569/1, 4th Floor, Above BMW Show Room Opp. RTA Office, Khairatabad Hyderabad
TG 500082 IN

ANNEXURE II (REVISION) – Payment Terms & Schedule

Architectural Design for B-Hub (Main Building)			
Sr. No.	Services	Unit	Rate
1	Architectural Design	per sq. ft. of total Built-up Area	Rs. 25.00
Architectural Design for Support Spaces & Basement (Chemical Stores/Solvent Stores/Electrical Panel Room/Guard Room etc.)			
2	Architectural Design	per sq. ft. of total Built-up Area	Rs. 10.00

Payment Schedule as per Revised Design:

Sr. No	Stage	Initial Amount (BUA: 60,000 sq. ft)	Revised Amount (BUA: 1,60,000 sq. ft)	% of Total Fee	
1	Memorandum of Understanding / Agreement	1,80,000	4,00,000	10%	440,000
2	Design Development	1,80,000	4,00,000	10%	440,000
3	Detailed Design	3,60,000	8,00,000	20%	880,000
4	Tender Stage	4,50,000	10,00,000	25%	1100,000
5	Construction stage	4,50,000	10,00,000	25%	1100,000
6	Final Acceptance	1,80,000	4,00,000	10%	440,000
TOTAL		18,00,000	40,00,000	100%	44,00,000

Terms & Conditions:

- Design cost for support spaces to be computed as per actual area of said space.
- 6 Nos. Site Visits for coordination/supervision are included in the proposal from date of signing of WO. Travel/Boarding and Lodging for extra visits will be charged as per actuals.
- Goods & Services Tax (GST) as per G.O.I. regulations shall be paid extra on the above fee.
- Obtaining Statutory Sanction / Completion Certificate. All drawings and documents required for same shall be provided by ABRD.
- Project Management for day-to-day supervision and monitoring of construction work on site.

Architect will provide high resolution 3D Views/Renderings/Sketch up model of proposed design prepared in-house. Cost of Professional models or walk-through video, if required, shall be borne separately by the Client.

For Genome Valley Biotech Parks
and Incubators Private Limited


Solipuram Prabhakar Reddy
Authorized Signatory

For Atelier for Built-environment
Research & Design


Anupam Bhansal
Authorized Signatory
21.01.2022

Bansal

GENOME VALLEY BIOTECH PARKS AND INCUBATORS PRIVATE LIMITED

CIN: U24100TG2021PTC147819 Email: info@rxpropellant.in

WO Ref No: WO/BHUB_RFP/09092021/ARCH

Date: 08/10/2021

To,	Billing Name & Address
Atelier for Built-environment Research & Design C-22 Golf View Apartments, Saket, New Delhi – 110017	Genome Valley Biotech Parks and Incubators Private Limited 6-3-569/1, 4th floor, Above BMW Show Room, Opp. RTA Office, Khairatabad, Hyderabad, Telangana 500082
GST No: 07AAXFA7170N1ZN	GST No: 36AAICG7902N1Z5

Subject: Architectural Design Consultancy for Proposed Biopharma Hub ("B-Hub") in Ranga Reddy District, Genome Valley, Hyderabad, Telangana

With reference to the above and subsequent discussions on the captioned subject, Genome Valley Biotech Parks and Incubators Private Limited ("GVBPIPL"), is pleased to place the work order with your company, Atelier for Built-environment Research & Design ("ABRD"), as per following scope of work, as detailed in Annexure – I and the payment of professional fee as detailed in Annexure - II along with other terms & conditions as detailed below.

- 1. Nature & Scope of Work:** ABRD shall be required to provide Architectural Consultancy Services for the Lifesciences project, B-Hub, as detailed in Annexure I - "Scope Of work".
- 2. Professional fees & Payment Terms:** The Professional / technical service fee chargeable for all the services as detailed under the scope of work – Annexure I shall be as per the professional fee and schedule of payment – Annexure II which is exclusive of taxes. GST will be paid extra as per actual.
- 3. Completion Period:** The contract shall come into effect from the date of work order, herein after referred to as "commencement date" and shall be valid for a period of Project Completion.
- 4. Escalation Rate:** No escalation till the date of completion
- 5. Program:** M/s. ABRD shall submit a program for the scope of work as detailed in Annexure – I, immediately on receipt of work order.
- 6. Indemnification:** M/s. ABRD shall indemnify GVBPIPL from all liabilities in case of proven & willful incidents / accidents / negligent acts and consequences there to, solely due to the acts of ABRD.

M/s. ABRD also agrees to indemnify, protect, and defend at its own expense GVBPIPL and their agents from all actions, claims and liabilities arising out of acts done by ABRD or the personnel in the performance of this assignments including the use of any copy right works or literacy or intellectual property or patented invention, article of application.

Notwithstanding anything contained under this agreement the total liability of loss



6-3-569/1, 4th Floor, Above BMW Show Room Opp. RTA Office, Khairatabad, Hyderabad, Telangana 500082 IN



indemnities, liabilities or any claims to GVBPIPL or their agents by M/s ABRD will be limited to the fees paid to ABRD by GVBPIPL under this agreement.

7. **Architectural Design Consultants:** M/s. ABRD shall be acknowledged as Architectural Design Consultants for Life Sciences Project B-Hub of GVBPIPL– in communications, press releases, brochure, and other relevant documentation / media. GVBPIPL will obtain approval from ABRD of such documents prior to release or printing.
8. **Standard of Performance:** M/s. ABRD shall perform the services and carry out their obligations with all due diligence, efficiency and in conformity with sound engineering and financial practices. M/s. ABRD shall execute and complete the services in all respect related to their scope of work to the satisfaction of GVBPIPL and assist GVBPIPL for such execution & completion.
9. **GVBPIPL Interest:** M/s. ABRD shall act at all times so as to protect the interest of GVBPIPL.
10. **Conflict of Interest:** M/s. ABRD shall ensure that the specifications and design and all documents relating to the project are prepared on an impartial basis and no particular produce or company or trade name is given advantage. Without prior approval of GVBPIPL, M/s. ABRD shall not enter into any work or service contract relating to the scope of work during the period of this assignment with third party on behalf of GVBPIPL. M/s. ABRD shall not have the benefit either directly or indirectly of any royalty or any gratuity or commission in respect of any patented or protected article or process used on or for the purpose providing service under this agreement unless it is mutually agreed in writing that M/s. ABRD may do so. M/s. ABRD shall promptly furnish to GVBPIPL such information relating to the services and the study as the GVBPIPL may from time-to-time reasonably request limiting to the agreed deliverables under this agreement.
11. **Confidentiality:** Except with prior written consent of GVBPIPL, M/s. ABRD and the personnel shall not, any time either during contract or after the expiration of assignments, 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 M/s. ABRD, its sub consultants, and the personnel make public any information as to their recommendation formulated in the course of or as a result of the service.
12. **Property Rights of the GVBPIPL Reports & Records:** Interim/ Final versions of the reports submitted to GVBPIPL, 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 GVBPIPL on payment of all dues to M/s ABRD for the services rendered. M/s. ABRD shall handover all these materials to GVBPIPL upon completion of studies. M/s. ABRD may retain a copy of such data but not use the same for purposes unrelated to this assignment except for any statutory requirements, without the prior written approval of GVBPIPL.

ABRD, if required to publish the project in Architecture Magazine and submit the project to the



and International level architectural competitions, shall do so with written consent from GVBPIPL. ABRD will be restricted to the contents only to external façade and common areas without any cost information.

13. **Variation:** GVBPIPL may require extra or additional work to be executed by M/s. ABRD and issue variation orders in respect thereof. Any such work shall not be commenced until the M/s. ABRD has first received a variation order in writing, unless there arises a situation of emergency endangering life or property. Fees for such work shall be as specified in the variation order/s issued by GVBPIPL in mutual consultation with the M/s. ABRD.
14. **Statutory Requirements:** All statutory rules and regulations under the contracts regulations and labour regulations shall be followed.
15. **Termination:** GVBPIPL reserves the right to terminate or cancel the work order if M/s. ABRD performance is found not to be in accordance with the scope of work as detailed in Annexure I or any other reason by giving 30 days prior notice to M/s. ABRD to rectify the deficiency.
16. **Force Majeure:** If the whole or any part of the performance by the parties of any part of their respective obligations hereunder is prevented or delayed by the Force Majeure Event or other causes of like character beyond the control of the parties, then to the extent the parties shall be prevented or delayed from performing all or any part of their / its obligations hereunder by reason, thereof despite due diligence and reasonable efforts to do so notwithstanding such causes, circumstances or events, the parties shall be excused from performance hereunder for so long as such causes, circumstances or events shall continue to prevent or delay such performance, provided the said party inform the other party of the conditions of Force majeure in writing.
17. **Amicable Settlement:** The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this assignment or the interpretation thereof. In the absence of any settlement reached between the parties, the dispute/ claim/ issue shall be referred to Arbitration to a sole arbitrator to be mutually agreed in accordance with Arbitration and Conciliation Act, 1996. Place of Arbitration shall be Hyderabad and courts of Hyderabad shall have jurisdiction over the matter.
18. **Transfer of assigned Contract:** The present contract is assigned between GVBPIPL & ABRD which may be later Assigned / Transfer to either subsidiary of GVBPIPL or joint venture of GVBPIPL with the same clauses / terms & conditions or mutually agreed clauses/ terms & conditions of existing contract/ Work Order.



GENOME VALLEY BIOTECH PARKS AND INCUBATORS PRIVATE LIMITED
CIN: U24100TG2021PTC147819 Email: info@rxpropellant.in

- Enclosures:
- A. Scope of Work & Roles & Responsibilities (ANNEXURE-I)
 - B. Payment Terms & Payment Schedule (ANNEXURE-II)

**For Genome Valley Biotech Parks
and Incubators Limited**



Solipuram Prabhaker Reddy
Authorized Signatory

**For Atelier for Built-environment
Research & Design**



Anupam Bhansai
Authorized Signatory

ANNEXURE I – Scope of Work

1.0 Scope of Work

I	Project Scope Architect's Responsibilities:
	The Architect will review the Owner's scope of work, budget, and schedule to reach an understanding of the project requirements. The Architect will field measure and document existing conditions as required. The Architect will assist the Owner in determining what, if any, consulting services are required for the project. The Architect's work is comprised of two sequential phases (Design Stage & Construction stage) which are described and detailed below.
II	Owner's Responsibilities:
	- Provide full information about the site such as Survey/Topographical Plan, Soil test Reports, Objectives, Schedule, and Constraints of the project. The Architect may rely on the accuracy and completeness of information furnished by the Owner. - Furnish consulting services not included in this contract and but required for the project such as surveying, geotechnical engineering, and environmental testing etc. if required. - Employ a Project Manager to manage and supervise the construction of the work on a day-to-day basis. - Employ Contractor/agency to perform the construction work

1.1 Pre-Construction Stage

I	Concept Design / Sketch Design and Area Program
	- Formulation of Project Concept and an area wise program on the basis of requirements. Proposing Sketch designs based on the client's brief and applicable building bye laws. - Discussions with client and making necessary modifications in design schemes and finer resolution of the scheme.
II	Design Development
	Making modifications in the concept design / sketch design on the basis of feedback received from client. Detailing out of approved designs and coordination with engineering consultants to formulate Structural & Engineering services schemes. These drawings shall be sufficiently detailed to enable Liaison architect to prepare sanction drawings and submit to the statutory authorities for buildings permit / approvals. Budget submission for the design to be approved by the client.
III	Detail Design Stage
	- Detailing of all Architectural drawings & working drawings along with specifications. Integration of all Engineering services and co-ordination / interaction with engineering consultants directly appointed by Client: - - Structure Design - Public Health (Water Supply, Drainage, Waste Disposal) - Fire Fighting



	- Electrical Services (High side - Metering, panels, D.G. Sets etc. and Low Side – Distribution, Lighting, Fans, Data and voice etc.) - Landscape Design – Driveway, Sunken Garden, Parking, Porch, Boundary Wall etc. - HVAC
IV	Tender Stage
	- Preparation of Tender Documents and Drawings comprising of; Special Conditions of Contract (SCC), Specifications and Bill of Quantities for invitation of bids from eligible contractors. - Assistance in floating of Tenders - Assistance to PMC / Client in evaluation of bids and selection of suitable contractor.

1.2 Construction Stage

I	G.F.C. Drawings / Working Drawings
	- Preparation of good for construction drawings for enabling; setting out of the building. The drawings shall be sufficiently detailed so that the Project Management Team and Contractor can carry out construction activities on site. The drawings shall include comprehensive Architectural working drawings. - Preparation of additional drawings and details as and when required as per progress of work on site. Scrutiny and Approval of shop drawings prepared by contractors. - GFC drawings of interiors (hard finishing only) will be provided for toilets, entrance lobby and breakout areas. - Approve Shop drawings where necessary.
II	Co-ordination & Assistance to Project Manager
	Co-ordination of Construction work with Project Manager, consultants, and contractors; Structural, Plumbing, Fire Fighting, Electrical, HVAC, landscape and external development. HVAC
III	Project review meeting and site visits
	Architects shall visit the site attend project review meetings for interpretation of designs and co-ordination of project with Clerk of Works / Project Manager. The Architect or his representative shall attend project review meeting during the construction stage.
IV	Hand Over & Completion
	Assist Owner in seeking completion certificate from the concerned authorities. Final checking of all executed works prior to handover and assisting Project Manager in preparation of snag lists.



ANNEXURE II – Payment Terms & Schedule

Architectural Design for B-Hub (Main Building)			
S.No.	Services	Unit	Rate
1	Architectural Design (Phase – I)	Per Sq. ft. of Total Built-up area	Rs. 30.00
2	Architectural Design (Phase – II)	Per Sq. ft. of Total Built-up area	Rs. 20.00

Architectural Design for Support Spaces (Chemical Stores/Solvent Stores/Electrical Panel Room/Guard Room etc.)			
S.No.	Services	Unit	Rate
1	Architectural Design	Per Sq. ft. of Total Built-up area	Rs. 10.00
	Total		Rs. 10.00

Payment Schedule PHASE-I

S. No.	Stage	Scope of Work	Payment Schedule
1	Memorandum of Understanding / Agreement	Agreement between architect and client.	10% of the Total Fee as Sign-up advance.
2	Design Development	On completion of Design Development Stage	10% of Total Fee payable at end of stage
3	Detailed Design	On completion of Detailed Design Stage	20% of Total Fee payable at end of stage
4	Tender Stage	On completion of Tender Stage	25 % of Total Fee payable at end of stage
5	Construction stage	During Construction Stage	25 % of the Total Fee paid bi-monthly
6	Final Acceptance	On hand over of Building	Remaining 10% of the Total Fee at completion.
	Total		100%



Payment Schedule PHASE-II

S. No.	Stage	Scope of Work	Payment Schedule
1	Design Development	On completion of Design Development Stage	10% of Total Fee payable at end of stage
2	Detailed Design	On completion of Detailed Design Stage	20% of Total Fee payable at end of stage
3	Tender Stage	On completion of Tender Stage	25% of Total Fee payable at end of stage
4	Construction stage	During Construction Stage	25% of the Total Fee paid bi-monthly
5	Final Acceptance	On hand over of Building	Remaining 20% of the Total Fee at completion.
	Total		100%

Note:

- This proposal is valid for a period of Project Completion of Phase 1 or 20 months (whichever is longer) from the issue of LOI/Signup advance. In the event of the project extending beyond the stipulated time, Man-hour rates / mutually agreeable retainer shall be chargeable.

EXCLUSIONS: -

- 6 Nos. Site Visits for coordination/supervision are included in the proposal. Travel/Boarding and Lodging for extra visits will be charged as per actuals.
- Goods & Services Tax (GST) as per G.O.I. regulations shall be paid extra on the above fee.
- Obtaining Statutory Sanction / Completion Certificate. All drawings and documents required for same shall be provided by ABRD.
- Project Management for day-to-day supervision and monitoring of construction work on site.
- Architect will provide high resolution 3D Views/Renderings/Sketch up model of proposed design prepared in-house. Cost of Professional models or walk-through video, if required, shall be borne separately by the Client.

**For Genome Valley Biotech Parks
and Incubators Limited**



Solapuram Prabhaker Reddy
Authorized Signatory

**For Atelier for Built-environment
Research & Design**



Anupam Bhansal
Authorized Signatory

sohammodi@modiproperties.com

From: Anupam Bansal <anupam@abrdarchitects.com>
Sent: 31 January 2022 13:32
To: sohammodi@modiproperties.com
Cc: Milind Ravi; Vishal Goel; Shreedevi VK
Subject: Re: Introducing ABRD Architects for our Lifesciences Projects in Genome Valley

Dear Sohamji,

Thanks for your mail and sharing the preliminary plans of your facility. I'm available to meet around 10;15/10:30 AM tomorrow. Hope this suits you. Let me know.

Thanks and Looking forward to meeting you

Anupam BANSAL

On Mon, Jan 31, 2022 at 8:22 AM <sohammodi@modiproperties.com> wrote:

Mr. Bansal,

Can we connect tomorrow morning?

I will be at site tomorrow afternoon. You can see the site virtually.

In the mean time I will forward you details of the permit plans obtained and requirement for revised permit.

Regards,

Soham Modi

Mobile 98493 49373

From: Anupam Bansal <anupam@abrdarchitects.com>
Sent: 28 January 2022 14:17
To: Milind Ravi <milind@rxpropellant.in>
Cc: sohammodi@modiproperties.com; Vishal Goel <vishal@cerestra.ventures>
Subject: Re: Introducing ABRD Architects for our Lifesciences Projects in Genome Valley

Dear Milind,

Thanks for introducing me to Sohamji.

Dear Soham,

Please find the attached profile of ABRD architects for a more detailed overview of our completed and ongoing Life Sciences Projects. Please feel free to reach me for any clarifications.

Thanks and have a great day.

Regards

Anupam Bansal

Founding Partner & Design Principal

On Fri, Jan 28, 2022 at 11:24 AM Milind Ravi <milind@rxpropellant.in> wrote:

Dear Soham,

Introducing Mr. Anupam Bansal (Founding Partner) of ABRD Architects who specialise in Lifesciences Campuses/Buildings. Presently, we are working with them for our BHub Facility (attached project document which is WIP). Have also attached their website link below.

<https://www.abrd.in/>

Dear Anupam,

Introducing you to Mr. Soham Modi (MD of Modi Properties). Soham is one of the most prominent developers of Hyderabad and is doing Lifesciences Projects like Innopolis/Genopolis/Nextopolis in Genome Valley, just to name a few. We are in the process of starting couple of more within the same cluster and would like to see if we can partner together. Request if you could please share your profile and then we can set-up a call together to take this discussion forward.

Thanks & regards,

Milind Ravi | CEO

JVRx Asset Management Private Limited



Suite 403, Niharika Jubilee One,

Jubilee Hills, Road No. 1,

Hyderabad 500033, Telangana

M: +91 9100592850 | www.rxpropellant.in

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About Us – Rx Propellant is a Lifesciences platform designed to create a self-sustaining ecosystem encompassing real estate, start-ups incubation, R&D services and talent nurturing. Our leadership team has a combined experience of 30+ years in real estate services ranging from Construction and Development, Financing, Acquisition, Leasing, Asset Management to Advisory. We build state-of-the-art infrastructure tailored to address the needs of Pharma/Biotech, Contract Research Organizations (CROs), Contract Development and Manufacturing Organizations (CDMOs), Agri and Med-Tech companies.

Hyderabad | Bengaluru

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atelier for built-environment research & design
C-22 Golf View Apartments
Saket, New Delhi - 110017

website: www.abrd.in

Mob: +91 9810137551

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atelier for **b**uilt-environment **r**esearch & **d**esign

C-22 Golf View Apartments

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Mob: +91 9810137551

GV 1 - Area Calculation

10.05.2022

MAIN BLOCK								CHEMICAL STORE & SOLVENT STORE			
Floor	Lab + Service Areas	Toilets	Services & Service Shaft	Staircase & Lifts	Circulation, Lobby, Reception & waiting	Parking & Circulation	Total (Sft)	Floor	Services	Staircase & Lifts & Vestibule	Total (Sft)
Basement	0	0	3077	2432	0	24501	30010	Basement	0	0	0
	0%	0.0%	10.3%	8.1%	0.0%	81.6%					
Stilt/ Ground	0	723	4578	2130	5646	18593	31671	Ground	3110	1147	4257
	0.0%	2.3%	14.5%	6.7%	17.8%	58.7%			73.1%	26.9%	
First	23833	1388	70	2130	1446		28868	First	1275	430	1705
	82.6%	4.8%	0.2%	7.4%	5.0%				74.8%	25.2%	
Second	23833	1388	70	2130	1143		28565	Second	1275	430	1705
	83.4%	4.9%	0.2%	7.5%	4.0%				74.8%	25.2%	
Third	23833	1388	70	2130	839		28261	Third	1275	430	1705
	84.3%	4.9%	0.2%	7.5%	3.0%				74.8%	25.2%	
Fourth	23833	1388	70	2130	839		28261	Fourth	1275	430	1705
	84.3%	4.9%	0.2%	7.5%	3.0%				74.8%	25.2%	
TOTAL SUPERSTRUCTURE (1st, 2nd, 3rd & 4th)							113955	TOTAL SUPERSTRUCTURE			11078
BASEMENT & STILT							61681	BASEMENT & STILT			0
TOTAL BUILT-UP AREA							175635	TOTAL BUILT-UP AREA			11078

115000
114000



From: studio abrd <studio@abrdarchitects.com>
Sent: 04-03-2022 18:03
To: aruna@modiproperties.com
Cc: sohammodi@modiproperties.com; Milind Ravi; gk rao@modiproperties.com; plans@modiproperties.com; Anupam Bansal
Subject: Re: Architectural and Interior Design Services for Proposed Crescentia Labs Pvt. Ltd
Attachments: Tax Invoice # 46_2021-22_ABRD.pdf

Dear Sir,

Please ignore the previous mail

Please find and attach the **Tax Invoice No: 46/2021-22/ABRD & Date: 04/03/2022** for Architectural and Interior Design Services for Proposed Crescentia Labs Pvt. Ltd.

Regards,

Mukesh Lakhera

Thanks & Warm Regards

Atelier for Built-environment Research & Design

C-22, Golf View Apartments, Saket,
New Delhi - 110017

Tel.: 011- 46542974

Website: www.abrd.in

On Fri, Mar 4, 2022 at 5:02 PM studio abrd <studio@abrdarchitects.com> wrote:

Dear Sir,

Please find and attach the **Tax Invoice No: 46/2021-22/ABRD & Date: 04/03/2022** for Architectural and Interior Design Services for Proposed Crescentia Labs Pvt. Ltd

Regards,

Mukesh Lakhera

8826615532

Manager - Admin & Accounts

Thanks & Warm Regards

Atelier for Built-environment Research & Design

C-22, Golf View Apartments, Saket,
New Delhi - 110017

Tel.: 011- 46542974

Website: www.abrd.in

abrdarchitects

Original

TAX INVOICE

Invoice No: 46/2021-22/ABRD

Date: 04/03/2022

PAN : AAXFA7170N

GSTIN No. : 07AAXFA7170N1ZN

Name & Address Recipient

Crescentia Labs Pvt. Ltd

Plot no. 15-B, MN Park Phase -I,
Sy no. 230 to 243, Turkapally
Village, Shamirpet Mandal,
Medchal-Malkajgiri District.
Telangana

GSTIN: 36AADCB2608M1ZO

State : Telangana Code : 36

Place of Supply: Telangana

Architectural and Interior Design Services for Proposed Crescentia Labs Pvt. Ltd

Description of Product/Service	Total Value of Work	HSN / SAC Codes	Taxable Value	IGST		Total Amount Paid
				Rate	Amount	
Architectural and Interior Design Services for Proposed Crescentia Labs Pvt. Ltd	300000					
Fee payable at this stage - Advance	300000	998323	300000	18%	54000	354000
Total						354000

Total Amount before tax	300,000
Add: IGST	54,000
Total Amount After Tax	354,000

Total Amount paid (In words)

Rupees Three Lakh Fifty Four thousand Only

Bank Details

Beneficiary Name : ABRD Architects
Beneficiary Address: C-22, Golf View Apartments, Saket, New Delhi- 110017
Account No. : 1911335809
Bank Address : E-25, Ground Floor, Saket, New Delhi
Bank : Kotak Mahindra Bank Limited
RTGS/ IFSC Code : KKBK0000187



for ABRD ARCHITECTS

[Signature]

Anupam Bansal
Founding Partner

aruna@modiproperties.com

From: aruna@modiproperties.com
Sent: 04-03-2022 15:44
To: 'Anupam Bansal'
Cc: 'Soham Modi'; 'Milind Ravi'; 'Vishal Goel'; 'plans@modiproperties.com'; 'Kanaka Rao G.'
Subject: RE: GV One Architectural Design Consultancy

Kind Attn.: Mr. Anupam Bansal

Sir,

I am sharing the address and GST no. as per your request for raising tax invoice.

Crescentia Labs Pvt. Ltd.,
Plot no. 15-B,
MN Park Phase -I,
Sy no. 230 to 243,
Turkapally Village,
Shamirpet Mandal,
Medchal-Malkajgiri District.

GST No. 36AADCB2608M1ZO.

Regards,
Aruna

From: Anupam Bansal <anupam@abrdarchitects.com>
Sent: 03-03-2022 11:09
To: aruna@modiproperties.com
Cc: Soham Modi <sohammodi@modiproperties.com>; Milind Ravi <milind@rxpropellant.in>; Vishal Goel <vishal@cerestra.ventures>; plans@modiproperties.com; Kanaka Rao G. <gk Rao@modiproperties.com>
Subject: Re: GV One Architectural Design Consultancy

Dear Sohamji,

Ok, Noted. We will raise the tax invoice accordingly. Kindly let us know who to address the invoice and the GST number of the entity.

Thanks and Regards

Anupam Bansal

T

Tha

On Thu, Mar 3, 2022 at 10:53 AM <aruna@modiproperties.com> wrote:

Mr. Bansal,

We will issue a work order in a couple of weeks time after basic layout is finalised. In the meantime we will send a token advance of Rs. 3 lakhs. Please send your bank account details.

In your preliminary planning presentation you have shown 2 options. The layout of chemical stores, solvent stores and HSD yard can be chosen from option 2. However, the main block can be chosen from option 1. We request you to focus on maximising the built-up area of the main block.

Regards,

Soham Modi

From: anupam@abrdarchitects.com

Sent: 2 March 2022 3:02 pm

To: waseem@modiproperties.com

Cc: milind@rxpropellant.in; vishal@cerestra.ventures; sohammodi@modiproperties.com

Subject: Re: GV One Architectural Design Consultancy

Thanks a lot Waseem. You can issue us a work order/ agreement accordingly.

Look forward to being associated with you.

Regards

Anupam Bansal

On Wed, Mar 2, 2022 at 1:12 PM waseem@modiproperties.com <waseem@modiproperties.com> wrote:

Dear Mr. Anupam Bansal,

We accept your counter proposal.

We will pay a token advance of Rs. 3,00,000/-.

We will finalize your charges for the architectural design consultancy once we finalize master plan broadly.

Please share us your bank account details.

Regards,

Sayed Waseem Akhtar
Associate Vice President - Cluster Development
Innopolis | [+91 93475 76914](tel:+919347576914)
www.innopolis-gv.com
Grade A Campus for Life Sciences companies @ Genome Valley.

On Tue, 1 Mar 2022 at 18:20, Anupam Bansal

<anupam@abrdarchitects.com> wrote:

Dear Mr. Waseem,

Thanks for your mail and fee proposal. Kindly find reply to your points below highlighted in Blue:-

Scope of work shall include all architectural services related to the project in line with GV Biotech Park. However, for GV One details of interior planning is minimal and limited to earmarking common areas, toilets, AHU, electrical room, etc.

1. Accordingly, we propose the following terms:

2.

- a. Consultancy charges for core lab space (on built-up area of upper floors) – Rs. 20/- per sft + GST. - **Request you to kindly reconsider Rs. 25/- for the core lab space/Office spaces. I presume the entire floor area will be payable at the same rate and not further split up into service areas and lab/office areas.**
- b. Consultancy charges for chemical store, solvent store, utilities in the stilt floor (on built-up area) – Rs. 10/- per sft + GST. - **Acceptable**
- c. Consultancy charges for parking area, open areas, terrace, etc. – Nil. - **Acceptable if the overall fee is 25/-**

3. Payment terms:

4.

- a. Advance 10%.
- b. 20% on providing master plan and floor plans (to be used for marketing and building permit application).
- c. 10% on providing renderings. - **We can only provide in house renderings. If professional renderings are required these will be charged as per actual or you can also appoint 3D agency directly.**

- d. 20% on providing complete set of architectural drawings after approval of building permit.
 - e. 40% in 4 quarterly instalments after building permit /commencement of work.
- 5. Once master plan is approved, consultancy charges shall be fixed. They will be reviewed only in case of change in area of +/- 10%. - **Acceptable**
 - 6. A Hyderabad based architect will be employed for making application for building permit. - **OK**
 - 7. A Hyderabad based structural engineer will be employed for structural designs. - **OK**
 - 8. MEP consultants shall also be employed, however preliminary basic planning of MEP requirements must be proposed/ reviewed by the architect. - **Surely**

Let me assure you that as an architectural studio we strive to do work which is not only technically sound but also sufficiently detailed so that we do not encounter any surprises during construction. Look forward to hearing back from you and starting our association with your company.

Thanking you and in anticipation.

Warmly

Anupam Bansal

Founding Partner and Design Principal

atelier for built-environment research & design
C-22 Golf View Apartments
Saket, New Delhi - 110017

website: www.abrd.in

Mob: [+91 9810137551](tel:+919810137551)

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website: www.abrd.in
Mob: +91 9810137551

From: aruna@modiproperties.com
Sent: 03-03-2022 10:54
To: 'anupam@abrdarchitects.com'
Cc: 'Soham Modi'; 'milind@rxpropellant.in'; 'vishal@cerestra.ventures'; 'plans@modiproperties.com'; 'Kanaka Rao G.'
Subject: RE: GV One Architectural Design Consultancy

Mr. Bansal,

We will issue a work order in a couple of weeks time after basic layout is finalised. In the meantime we will send a token advance of Rs. 3 lakhs. Please send your bank account details.

In your preliminary planning presentation you have shown 2 options. The layout of chemical stores, solvent stores and HSD yard can be chosen from option 2. However, the main block can be chosen from option 1. We request you to focus on maximising the built-up area of the main block.

Regards,
Soham Modi

From: anupam@abrdarchitects.com
Sent: 2 March 2022 3:02 pm
To: waseem@modiproperties.com
Cc: milind@rxpropellant.in; vishal@cerestra.ventures; sohammodi@modiproperties.com
Subject: Re: GV One Architectural Design Consultancy

Thanks a lot Waseem. You can issue us a work order/ agreement accordingly.

Look forward to being associated with you.

Regards

Anupam Bansal

On Wed, Mar 2, 2022 at 1:12 PM waseem@modiproperties.com <waseem@modiproperties.com> wrote:

Dear Mr. Anupam Bansal,

We accept your counter proposal.

We will pay a token advance of Rs. 3,00,000/-.

We will finalize your charges for the architectural design consultancy once we finalize master plan broadly.

Please share us your bank account details.

Regards,

Sayed Waseem Akhtar
Associate Vice President - Cluster Development
Innopolis | [+91 93475 76914](tel:+919347576914)

On Tue, 1 Mar 2022 at 18:20, Anupam Bansal
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Thanking you and in anticipation.

Warmly

Anupam Bansal

Founding Partner and Design Principal

atelier for **b**uilt-environment **r**esearch & **d**esign
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website: www.abrd.in
Mob: +91 9810137551

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website: www.abrd.in
Mob: +91 9810137551

aruna@modiproperties.com

From: aruna@modiproperties.com
Sent: 03-03-2022 10:54
To: 'anupam@abrdarchitects.com'
Cc: 'Soham Modi'; 'milind@rxpropellant.in'; 'vishal@cerestra.ventures'; 'plans@modiproperties.com'; 'Kanaka Rao G.'
Subject: RE: GV One Architectural Design Consultancy

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From: anupam@abrdarchitects.com
Sent: 2 March 2022 3:02 pm
To: waseem@modiproperties.com
Cc: milind@rxpropellant.in; vishal@cerestra.ventures; sohammodi@modiproperties.com
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Innopolis | [+91 93475 76914](tel:+919347576914)

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- d. 20% on providing complete set of architectural drawings after approval of building permit.
- e. 40% in 4 quarterly instalments after building permit /commencement of work.

5. Once master plan is approved, consultancy charges shall be fixed. They will be reviewed only in case of change in area of +/- 10%. - **Acceptable**

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Thanking you and in anticipation.

Warmly

Anupam Bansal

Founding Partner and Design Principal

atelier for **b**uilt-environment **r**esearch & **d**esign
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atelier for **b**uilt-environment **r**esearch & **d**esign
C-22 Golf View Apartments
Saket, New Delhi - 110017
website: www.abrd.in
Mob: +91 9810137551

From: Milind Ravi <milind@rxpropellant.in>
Sent: 01-03-2022 09:08
To: aruna@modiproperties.com
Cc: Vishal Goel; Soham Modi; waseem@modiproperties.com
Subject: Re: Proposal for consultancy charges - Crescentia - GV One.

Sir. I'm ok with the proposal.

Regards,
Milind.

On 28-Feb-2022, at 1:19 PM, aruna@modiproperties.com wrote:

Milind,

Please review the email which I propose to send to Mr. Bansal.

Regards,
Soham Modi.

Mr. Anupam Bansal,

Milind has shared the details of your consultancy charges for GV Biotech Park. We have standardized our terms for payment of consultancy charges across several projects. Keeping both in mind, I request you to consider the following proposal for consultancy charges for GV One.

1. Scope of work shall include all architectural services related to the project in line with GV Biotech Park. However, for GV One details of interior planning is minimal and limited to earmarking common areas, toilets, AHU, electrical room, etc.
2. Accordingly, we propose the following terms:
 - a. Consultancy charges for core lab space (on built-up area of upper floors) – Rs. 20/- per sft + GST.
 - b. Consultancy charges for chemical store, solvent store, utilities in the stilt floor (on built-up area) – Rs. 10/- per sft + GST.
 - c. Consultancy charges for parking area, open areas, terrace, etc. – Nil.
3. Payment terms:
 - a. Advance 10%.
 - b. 20% on providing master plan and floor plans (to be used for marketing and building permit application).
 - c. 10% on providing renderings.
 - d. 20% on providing complete set of architectural drawings after approval of building permit.
 - e. 40% in 4 quarterly instalments after building permit /commencement of work.
4. Once master plan is approved, consultancy charges shall be fixed. They will be reviewed only in case of change in area of +/- 10%.
5. A Hyderabad based architect will be employed for making application for building permit.
6. A Hyderabad based structural engineer will be employed for structural designs.

7. MEP consultants shall also be employed, however preliminary basic planning of MEP requirements must be proposed/ reviewed by the architect.

I hope you will find the above in order. If required, we can discuss this proposal over a zoom call.

Regards,

Soham Modi.

Soham Modi.

5. Sites to send one excel sheet, for each type of flat/villa, with a tab for each category of item with above details by 19.3.22.

- a. CP & Sanitary for each type of flat and villa.
- b. Wires, switches, MCBs, DBs, isolators for each type of flat & villa.
- c. Grills, windows, doors, beading, hardware & door frame for each type of flat & villa.
- d. Floor tiles, bathroom tiles, staircase granite for each type of flat & villa.
- e. SS railing for each type of villa.

4. Items for which BOQ to be approved by MD are:

Sl. No.	Item category	Item sub-category	Description/specification	brand/item code,	Size	Unit per rate	Rate in Rs.,	Amount in Rs.
---------	---------------	-------------------	---------------------------	------------------	------	---------------	--------------	---------------

3. BOQ to be prepared in excel with the following format.

1. It has been found that most engineers are ordering the materials mentioned below without estimating the requirement of quantity. The bill of quantities (BOQ) of some items can be made accurately by physical count or by monitoring actual use at site.
2. Accordingly, pre-approved BOQs will be required for the following items in order to make requisitions. Requisition will be based on the approved BOQ. Purchase has been advised not to process the requisition without the BOQ being approved in advance.
3. BOQ to be prepared in excel with the following format.

Subject: Pre-approved BOQs.
Keyword: BOQ for CP, Sanitary, Switches, wires, RMC.

Date: 12-03-2022

Internal memo no.: 912/140 - construction division

From: aruna@modiproperties.com
Sent: 28-02-2022 13:20
To: 'Milind Ravi'
Cc: 'Vishal Goel'; 'Soham Modi'; 'waseem@modiproperties.com'
Subject: Proposal for consultancy charges – Crescentia – GV One.

Milind,

Please review the email which I propose to send to Mr. Bansal.

Regards,
Soham Modi.

Mr. Anupam Bansal,

Milind has shared the details of your consultancy charges for GV Biotech Park. We have standardized our terms for payment of consultancy charges across several projects. Keeping both in mind, I request you to consider the following proposal for consultancy charges for GV One.

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 - b. Consultancy charges for chemical store, solvent store, utilities in the stilt floor (on built-up area) – Rs. 10/- per sft + GST.
 - c. Consultancy charges for parking area, open areas, terrace, etc. – Nil.
3. Payment terms:
 - a. Advance 10%.
 - b. 20% on providing master plan and floor plans (to be used for marketing and building permit application).
 - c. 10% on providing renderings.
 - d. 20% on providing complete set of architectural drawings after approval of building permit.
 - e. 40% in 4 quarterly instalments after building permit /commencement of work.
4. Once master plan is approved, consultancy charges shall be fixed. They will be reviewed only in case of change in area of +/- 10%.
5. A Hyderabad based architect will be employed for making application for building permit.
6. A Hyderabad based structural engineer will be employed for structural designs.
7. MEP consultants shall also be employed, however preliminary basic planning of MEP requirements must be proposed/ reviewed by the architect.

I hope you will find the above in order. If required, we can discuss this proposal over a zoom call.

Regards,

Soham Modi.

aruna@modiproperties.com

From: aruna@modiproperties.com
Sent: 03-02-2022 12:27
To: 'waseem@modiproperties.com'
Subject: FW: Introducing ABRD Architects for our Lifesciences Projects in Genome Valley

From: sohammodi@modiproperties.com <sohammodi@modiproperties.com>
Sent: 02-02-2022 09:53
To: aruna@modiproperties.com
Subject: FW: Introducing ABRD Architects for our Lifesciences Projects in Genome Valley

Regards,

Soham Modi

From: Anupam Bansal <anupam@abrdarchitects.com>
Sent: 31 January 2022 13:32
To: sohammodi@modiproperties.com
Cc: Milind Ravi <milind@rxpropellant.in>; Vishal Goel <vishal@cerestra.ventures>; Shreedevi VK <shreedevi@abrdarchitects.com>
Subject: Re: Introducing ABRD Architects for our Lifesciences Projects in Genome Valley

Dear Sohamji,

Thanks for your mail and sharing the preliminary plans of your facility. I'm available to meet around 10:15/10:30 AM tomorrow. Hope this suits you. Let me know.

Thanks and Looking forward to meeting you

Anupam BANSAL

On Mon, Jan 31, 2022 at 8:22 AM <sohammodi@modiproperties.com> wrote:

Mr. Bansal,

Can we connect tomorrow morning?

I will be at site tomorrow afternoon. You can see the site virtually.

In the mean time I will forward you details of the permit plans obtained and requirement for revised permit.

Regards,

Soham Modi

Mobile 98493 49373

From: Anupam Bansal <anupam@abrdarchitects.com>

Sent: 28 January 2022 14:17

To: Milind Ravi <milind@rxpropellant.in>

Cc: sohammodi@modiproperties.com; Vishal Goel <vishal@cerestra.ventures>

Subject: Re: Introducing ABRD Architects for our Lifesciences Projects in Genome Valley

Dear Milind,

Thanks for introducing me to Sohamji.

Dear Soham,

Please find the attached profile of ABRD architects for a more detailed overview of our completed and ongoing Life Sciences Projects. Please feel free to reach me for any clarifications.

Thanks and have a great day.

Regards

Anupam Bansal

Founding Partner & Design Principal

On Fri, Jan 28, 2022 at 11:24 AM Milind Ravi <milind@rxpropellant.in> wrote:

Dear Soham,

Introducing Mr. Anupam Bansal (Founding Partner) of ABRD Architects who specialise in Lifesciences Campuses/Buildings. Presently, we are working with them for our BHub Facility (attached project document which is WIP). Have also attached their website link below.

<https://www.abrd.in/>

Dear Anupam,

Introducing you to Mr. Soham Modi (MD of Modi Properties). Soham is one of the most prominent developers of Hyderabad and is doing Lifesciences Projects like Innopolis/Genopolis/Nextopolis in Genome Valley, just to name a few. We are in the process of starting couple of more within the same cluster and would like to see if we can partner together. Request if you could please share your profile and then we can set-up a call together to take this discussion forward.

Thanks & regards,

Milind Ravi | CEO

JVRx Asset Management Private Limited



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About Us – Rx Propellant is a Lifesciences platform designed to create a self-sustaining ecosystem encompassing real estate, start-ups incubation, R&D services and talent nurturing. Our leadership team has a combined experience of 30+ years in real estate services ranging from Construction and Development, Financing, Acquisition, Leasing, Asset Management to Advisory. We build state-of-the-art infrastructure tailored to address the needs of Pharma/Biotech, Contract Research Organizations (CROs), Contract Development and Manufacturing Organizations (CDMOs), Agri and Med-Tech companies.

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