

Date: 15.05.2020.

To,
Mr. Surya Prakash,
Managing Director,
M/s. Satyavani Projects & Consultants Pvt Ltd,
A-203, Kushal Towers,
Khairatabad,
Hyderabad – 500 004.

Dear Sir,

Sub: Confirmation of consultancy charges for your services of Structural and MEP & HVAC design drawings services for "119 and 191 Synergy Square 1" situated at Genome Valley, Shamirpet.

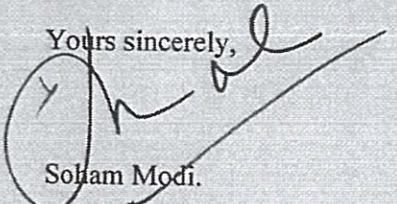
Ref: Your offer letter dated 09.05.2020.

The details of the consultancy charges is attached herein as Annexure –A. Please sign a copy of this letter as your confirmation of the terms and conditions.

We have already released an amount of Rs. 1,74,978/- (1,94,420 -19,442 TDS) (Rupees One Lakh Seventy Four Thousand Nine Hundred and Seventy Eight only) paid through RTGS on 13.05.2020 towards advance payment to start the work.

Thank You.

Yours sincerely,


Soham Modi.



Annexure - A
Consultancy Charges – Terms And Conditions

Date: 15.05.2020.

Consultant: Satya Vani Projects and Consultants Pvt. Ltd.,

Consultant address: A- 203 Kushal Towers,
Khairatabad,
Hyderabad – 500 004.

Consultant email: survapp@yahoo.com

Builder/Developer: M/s. G.V. Discovery Centres Pvt. Ltd. (a subsidiary M/s. Modi Properties Pvt. Ltd.,).

Builder/Developer address:
M/s. G.V. Discovery Centres Pvt. Ltd.,
5-4-87/3&4,
Soham Mansion, II floor,
M.G. Road,
Secunderabad – 500 003.

Builder/Developer email: plans@modiproperties.com

Proposed development :

1. Land area: about 2.25 acres
2. Location: Plot No.1A, Shapoorji Pallonji Bio-tech Park, Phase – I, Sy. Nos. 234 & 235
3. Turkapally Village, Shamirpet Mandal, Medchal Malkajgiri District, Telangana.
4. Proposed development :
 - a. Industrial building for life science companies.
 - b. Main building 119 & 191 with Stilt (Parking) + 3 upper
 - c. Solvent Stores – Ground Floor
 - d. Chemical Stores – Ground + 2 upper floors
 - e. Common amenities – Landscape areas, security kiosk, compound wall & tot lot.
 - f. Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.
 - g. Total Built up area 1,62,017 Sft including parking area.

Consultancy charges:

<u>S. No</u>	<u>Details</u>	<u>Consultancy charges per Sft in Rs</u>
1	Consultancy charges for Conceptual Structural design, details Structural design drawings, BOQ for Structural services	6/-
2	Consultancy charges for Basic Mechanical Electrical and Plumbing (MEP) designs, details MEP drawings services related to STP, ETP, water supply, electric supply and power back up outside the building blocks. MEP inside the building will be done by the prospective tenant and BOQ for MEP services	6/-



Head Office: 5-4-187/3&4, II Floor, M. G. Road, Secunderabad-500 003. ☎ +91 40 66335551, ✉ info@modiproperties.com
www.modiproperties.com

3	Total constructed area is 1,62,017 Sft
4	TDS to be deducted as applicable
5	GST shall be paid extra (if any/applicable)

Fee Calculation details:

1. Conceptual Structural design -1,62,017 Sft x 6/- = Rs. 9,72,102
2. Consultancy charges for Basic Mechanical Electrical and Plumbing (MEP) designs 1,62,017 Sft x 6/-) = Rs. 9,72,102

Total consultancy charges payable = Rs. 19,44,204

Payment terms:

Total fee payable will be **Rs. 19,44,204/-** (Rupees Nineteen Lakhs Forty Four Thousand Two Hundred and four only) and payment terms are as under:

1. 10% amount i.e., 1,94,420/- as advance which will be paid along with this confirmation letter.
2. 10% amount i.e., 1,94,420/- will be paid after submission of conceptual design.
3. 10% amount i.e., 1,94,420 will be paid after submission of drawings for footings and plinth.
4. 10% amount i.e., Rs.1,94,420/- will be paid after submission of all drawings along with BOQ.
5. Balance of Rs.11,66,524/- (Rupees Eleven Lakhs Sixty Thousand Five Hundred and Twenty Four only) payable in 4 (four) every quarters from the date of submission of all drawings.

Scope of services, Scope of exclusions, Schedule of deliverables and Inputs from our side (i.e., GVDC) are as per your offer letter dated 09.05.2020.

Agreed and confirmed by:

Consultant:

Developer:

Sign:

Sign:

Satyani Projects and Consultants Pvt. Ltd.
 Regd. Off: A203, Kushal Towers,
 Khairatabad, Hyderabad- 500 004

