

Date: 27.05.2020

To,
Mr. Manoj Mathur,
M/s. Premier Engineering Consultants,
210, Ameer Estate, Srinivasa Nagar East,
Ameerpet,
Hyderabad – 500 038.

Sub: Confirmation of consultancy charges for your services of designing
and planning Safety Systems, Waste Disposable System, and Water Distribution System for
“Innopolis” situated at Genome Valley, Hyderabad

Ref: Your offer letter through mail dated 05.05.2020

Dear Sir,

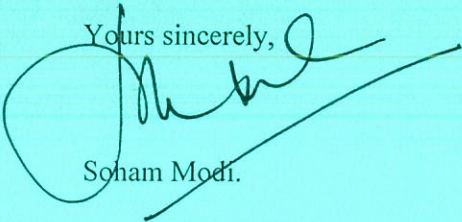
The details of the consultancy charges is attached herein as Annexure –A.

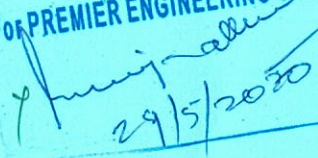
Please sign a copy of this letter as your confirmation of the terms and conditions.

As per your request we are releasing a cheque for Rs.30,000/- (Rupees Thirty Thousand only)
towards advance payment to start the work.

Thank You.

Yours sincerely,


Soham Modi.

For PREMIER ENGINEERING CONSULTANTS

29/5/2020 Proprietor

Annexure - A
Consultancy Charges – Terms And Conditions

Date: 27.05.2020.

1. Consultant: Premier Engineering Consultants

Consultant address:

M/s. Premier Engineering Consultants,
210, Ameer Estate, Srinivasa Nagar East,
Ameerpet, Hyderabad – 500 038.

Consultant email: premiersanitation@yahoo.com

2. Builder/Developer: M/s. G.V. Research Centers Pvt. Ltd. (a subsidiary M/s. Modi Properties Pvt. Ltd.,).

Builder/Developer address:

M/s. G.V. Research Centers Pvt. Ltd.,
5-4-87/3&4,
Soham Mansion, II floor,
M.G. Road,
Secunderabad – 500 003.

Builder/Developer email: plans@modiproperties.com

3. Land Area: about about 9.21 acres.

4. Location: Plot No.3, Shapurji Pallonji Bio-tech Park, Phase –II, Sy. No. 542, Kolthur Village, Shamirpet Mandal, Medchal Malkazgiri District, Telangana.

5. Proposed development:

5.1 Proposed development (phase I):

5.1.1 Industrial building for life science companies.

5.1.2 Block No. 2727 & Block No. 4545 with 2 Basements (Parking) + 4 upper floors including reception atrium area with a built up area of 96,988 + 96,988 + 4,016 sft and parking area of 48,485 + 33,291 sft.

5.1.3 Solvent Stores – Ground Floor 3,132 sft

5.1.4 Electrical Panel Room –Ground Floor + 2 upper floors – 10,947 Sft

5.1.5 Chemical Stores – Ground + 2 upper floors – 6,739 Sft

5.1.6 Common amenities – Landscape areas, security kiosk, compound wall & tot lot.

5.1.7 Utility services like water supply, electric power supply, OHTs, sumps, garbage room, drainage, septic tank, RO plant, etc.

5.1.8 Total estimated BUA – 2,18,810 sft + 81,776 sft of parking area.

Agreed and confirmed by:

Consultant:

[Signature]
FOR PREMIER ENGINEERING CONSULTANTS
Proprietor

Sign:

Date:

Developer:

[Signature]
Sign:

Date:

5.2 Future development (Phase II, III & IV) :

5.2.1 Building No. 3600 - built up area of 1,10,400 sft

5.2.2 Building No. 4500 - built up area of 97,698 Sft + Parking area of 32,506 Sft + 14,498 sft = total 1,44,702 S.ft.

5.2.3 Building No. 2700 - built up area of 1,46,406 Sft.

6. Consultancy charges:

6.1 Consultancy charges for designing and planning safety systems, waste disposable system and water distribution system services – Rs. 3,00,000/- (lumpsum).

6.2 Total constructed area is 7,02,094 sft.

6.3 TDS to be deducted as applicable.

6.4 GST shall be paid extra.

7. Payment terms:

7.1 10% of the amount i.e., Rs.30,000/- as advance.

7.2 10% of the amount i.e., Rs.30,000/- on submission of schematic drawings

7.3 10% of the amount i.e., Rs.30,000/- on submission of detailed drawings.

7.4 10% of the amount i.e., Rs.30,000/- on submission of details of BOQ & costing.

7.5 Balance 60% of the amount i.e., Rs.1,80,000/- (Rupees One Lakh and Eighty Thousand only). in 4 quarterly instalments.

7.6 Period of consultancy – 2 years.

7.7 If period is extended beyond that Rs. 25,000/- shall be paid extra per ½ year in advance.

8. Scope of work :

8.1 External water supply and sewerage for site development :

8.1.1 Budgetary costing & scheme for external water supply, sewerage systems.

8.1.2 Bill of Quantities & Tender schedules

8.1.3 Detail working drawings & specifications of:

8.1.3.1 Underground Sumps

8.1.3.2 Over head tanks

8.1.3.3 Distribution system of water for domestic & drinking purpose through centralised distribution system.

8.1.3.4 Disposal of sewerage along with manholes and gradients of the pipeline.

8.1.3.5 Storm water drains disposal scheme

8.1.3.6 Designing of sewerage treatment plant or septic tanks.

8.1.3.7 Designing of re cycled water usage and its distribution systems.

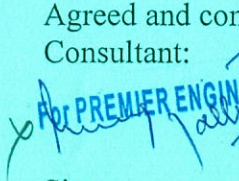
8.1.3.8 Designing of ETP

Agreed and confirmed by:

Consultant:

Sign:

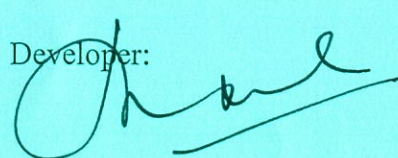
Date:


PREMIER ENGINEERING CONSULTANTS
Proprietor
 29/5/2020

Developer:

Sign:

Date:


 28/5/20

- 8.2 Designing and planning of internal water supply and drainage:
- 8.2.1 Budgetary costing & scheme for external water supply, sewerage systems.
 - 8.2.2 Bill of Quantities & Tender schedules.
 - 8.2.3 Detail working drawings & specifications of Internal Toilets areas:
 - 8.2.3.1 Layout of pipelines on the terrace and in ducts, with section drawings of drainage, waste water disposal and water distribution.
 - 8.2.3.2 Layout of toilets with fixtures and its section drawings.
 - 8.2.3.3 Rain water disposal and harvesting.
- 8.3 Designing and planning of fire & safety systems:
- 8.3.1 Budgetary costing & scheme for Internal & External Fire Fighting systems.
 - 8.3.2 Sprinkler and Detection Systems
 - 8.3.3 Bill of Quantities & Tender schedules
 - 8.3.4 Detail working drawings & specifications of Internal Toilets are

Agreed and confirmed by:
Consultant:

Sign:

Date:

PREMIER ENGINEERING CONSULTANTS

Proprietor

Developer:

Sign:

Date: