LODHA

BUILDING A BETTER LIFE

Work Order : 8000000237

WORK ORDER

To,
Kapadia Associates Design LLP
112-114,Dr.S.S.Rao rd
Parel(E)
Mumbai - 400012
Contact no.66602838
Contact Person : Mugdha Vaidya
Vendor No:30006933

PAN No: AAMFK9835B
VAT TIN No:
CST No:
Service Tax No: AAMFK9835BSD001
Vendor Category :

Name of Company	:	PALAVA DWELLERS PRIVATE LIMITED
Name of the Profit Center :		INFRA PALAVA II SECTOR 4
Name of Project	:	INFRA PALAVA II SECT / PALAVA II
Work Order No	:	8000000237
Work Order date	:	01.12.2014
Work Order for	:	Architectural Consultancy Services for the proposaed development at Sector 4, Palava at Dombivlli, Thane
SAP GL Description :		CONSULTANCY CHARGES

Appointment Letter

Further to your fee proposal and subsequent negotiations, we are pleased to award of the work of Architectural Consultancy Services for the proposed development at Sec 4, Palava, Dombivli, on the scope, terms and conditions as elaborated hereunder.

For the sake of brevity, the following terms are used in this Letter of Agreement:

Palava Dwellers Pvt. Ltd. as **'Owner'** or **'Lodha'**

Kapadia Associates Design LLP as 'Consultant' or KADL

The Owner and the Consultant are also referred to herein individually as a "**Party**" and collectively as the "**Parties**"

OWNER

CONSULTANT
(Sign & Stamp)

This Agreement comprises of the following sections along with all their Annexure:

- Articles of Agreement
- Schedule 1 : Scope of Services
- Schedule 2 : Project Details
- Schedule 3 : Special Conditions of the Contract
- Schedule 4 : Schedule of Fee
- Schedule 5 : Payment Milestones
- Schedule 6 : Invoicing Guidelines
- Schedule 7: Key Statutory Requirements for Foreign Consultants
- Schedule 8: Non Disclosure Agreement
- Schedule 9: Definitions, Rules and Interpretations

ARTICLES OF AGREEMENT

1. **Certain Definitions:** Terms, words and phrases used in the Contract Documents, and in this Agreement, shall have the meanings given to them in *Schedule 9* to this Agreement entitled "Definitions, Rules and Interpretation".

2. **Scope of Services:** The Consultant shall provide Architectural design services necessary to meet the project objectives. The services are more specifically described in Schedule 1 of this Agreement entitled "Scope of Services", and other relevant data and information provided to the Consultant. The Consultant's design shall comply with applicable building codes, laws and regulations and other standards of Owner in effect at the time of the design work. To the extent Owner's standards are higher than applicable legal requirements; such standards shall be met unless Consultant obtains a variance from Owner in writing.

3. **Project:** Consultant shall provide services to fulfil the project need and goals. A detailed set of information about the project is provided in *Schedule 2.*

   The exact program for the project will evolve post various discussions between the Owner, Consultant and other Consultants appointed on the project.

4. **Standard of Care:** The Consultant will exercise all reasonable skills, care and diligence in the discharge of services under the scope of this Agreement. The Consultant shall carry out the services in conformity with generally accepted norms, sound standards of design and good industry practise observed by members of the profession practicing under similar conditions at the same time. If in the opinion of the owner, acting reasonably, the services have not been performed to the standards as described under this agreement, the owner shall have the option to require the Consultant to expeditiously correct any deficiencies in the services at no cost to the owner.

   Deficiencies in services that cannot be resolved by the parties may be resolved under the dispute resolution procedures set forth in this agreement.

5. **Schedule:** The Consultant is expected to deliver the drawings, specifications and other deliverables set forth in this agreement, in a timely manner as per the schedule specified in this document.

6. **Fee and Payment Terms:** The Owner shall pay the Consultant, Fee in the amounts and manner as specified in *Schedule 4* and Schedule 5 for performance of services as per this Agreement. Except for specific exclusions provided in this Agreement, the fee constitutes total remuneration payable by the Owner to the Consultant under this Agreement.

7. **Representation to Authorities:** The Consultant shall be responsible to represent the project in front of the Authorities unless otherwise specifically excluded from his scope. In the event that the Consultant is unable to represent the project before any authority in relation to the statutory approvals/representations related to its design area (on account of limitation of its licenses/other approvals or any other reason whatsoever) any costs incurred by the Owner in appointing another entity for such representation/submission shall be debited to the Consultant.

8. **Variations:** This Agreement can be varied, altered or modified by Owner through a formal instruction and by the Consultant through a written variation request formally accepted by the Owner.

9. Errors and Omissions:

a. Consultant agrees that they will timely review and incorporate Owner's recommendations, wherever feasible, while preparing drawings and Specifications, and promptly correct any discrepancies and deficiencies. Consultant understands that its incorporation of any of Owner's recommendation does not shift any responsibility from Consultant to the Owner for design errors or omissions, and that Consultant is hired by Owner as the expert for the design of the Project.

b. Consultant shall promptly correct, at Consultant's own expense, all deficiencies, errors or omissions in Consultant's design at its own expense.

10. Owner's Responsibilities:

a. **Information and Services Provided by Owner.** To the extent Owner has obtained the information and services identified below, Owner shall provide to the Consultant:

i. Information describing the physical characteristics of the Site, including surveys, site evaluations, legal descriptions, existing conditions, subsurface and environmental studies, reports and investigations.

ii. Inspection and testing services during construction as required by law or as mutually agreed.

iii. Unless otherwise provided in the Agreement, necessary approvals, site plan review, rezoning, easements and assessments, fees and charges required for the construction, use, occupancy or renovation of permanent structures, including legal and other required services.

b. **Design Representative.** Owner shall designate a Design Representative who (1) shall have full knowledge of the Project ; (2) shall be available to Consultant at all reasonable times for consultation; and (3) shall have the power and authority to act on behalf of the Owner on all matters in connection with or arising out of the Agreement and the Project. All such approvals or authorizations shall be provided to Consultant in writing.

c. **Access:** The Owner shall provide the Consultant access to the Project site as required by the Consultant to perform his services.

d. **Feedback:** The Owner shall provide written notice of acceptance or rejection of Consultant's deliverables during various stages within ten (10) days of submission. The Owner shall also provide written notice to the Consultant if it becomes aware of any fault or defect in the Project, including errors, omissions, and inconsistencies in the Consultant's Instruments of Service.

11. Consultant's Responsibilities

a. The Consultant shall provide the professional services as set forth in this Agreement

b. The Consultant shall perform its services under this Agreement consistent with the level of professional skill and care exercised by Consultants of international standing providing professional services for projects of comparable size and complexity to the Project.

c. The Consultant shall identify a representative authorized to act on behalf of the Consultant with respect to the Project

d. Except with the Owner's knowledge and consent, the Consultant shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Consultant's professional judgment with respect to this Project

e. The key individuals identified below shall be primarily responsible for the performing of the Consultant's services and shall maintain their respective positions throughout the entire Project to completion except in the case of death, ill health, retirement or termination of employment. The Consultant shall not remove or replace any of these key individuals without the prior consent of the Owner, which shall not be unreasonably withheld.

f. The Consultant shall cooperate with the Owner's Cost Consultant, and as the design process progresses through completion of the Construction Documents, shall provide the Owner's

Cost Consultant with all design information required to perform its responsibilities. All available cost information shall be shared with the Consultant and as part of its Basic services, the Consultant shall review and provide comments on any budgets and cost estimates prepared by the Owner's Cost Consultant and report its findings to the Owner

12. **Suspension:** The Consultant shall, on the instruction of the owner, suspend the progress of services for such time and in such manner, as the Owner may consider necessary. Upon such instruction, the Consultant shall immediately make arrangements to stop the services and take all reasonably possible steps to mitigate and minimise if any, cost impact to the Owner.

13. **Indemnification**

a. **Indemnity by the Consultant:** Subject to the provisions of the foregoing clauses, the Consultant agrees to indemnify and hold harmless the Owner, from and against any and all liabilities, claims, obligations, costs, expenses (including, without limitation, reasonable attorney's fees), arising before or after completion of Services, to the extent caused by:

i. The Consultant's breach of the representations and warranties specified in this Agreement;
ii. Acts or omissions of wilful misconduct, negligence or wilful misconduct by the Consultant;
iii. The fault or negligence of the Consultant, its officers, employees, agents, Sub-consultants and/ or representatives
iv. Failure by the Consultant, its officers, employees, agents, Sub-consultants and/or representatives to comply with the law;
v. A claim by any of the Consultant's customers or Third Parties for any acts or omissions in connection with its duties and obligations under this Agreement.
vi. For the purpose of this Agreement, the Consultant shall include Consultant's personnel, employees, Consultant's consultants, and / or other authorized persons.

b. **Indemnity by the Owner:** The owner shall indemnify and hold harmless the Consultant from and against any and all claims, liability, damages, costs and expenses, including attorneys' fees and disbursements, arising from or in connection with, or that are caused in whole or in part by an act or omission of the Owner, its agents or employees, except for those which may be caused by negligence or willful misconduct of the Consultant.

14. **Insurance:**
The Consultant shall at all times maintain necessary insurances to cover professional liability and commercial general liability for an adequate cover and period.

15. **Term & Termination:**
a. **Term of Agreement:** This Agreement will commence on the date of issuance of work order and will remain in effect throughout the performance of the scope under this Agreement.
b. **Termination for Convenience:** Owner may terminate this Agreement for any reason whatsoever upon ten (10) days written notice to the Consultant. Upon receipt of the notice for termination, the Consultant shall cease performance immediately and shall likewise notify all Consultants, Subconsultants, Subcontractors, and temporary employees to

immediately cease performance. Consultant shall be entitled to compensation only for Services actually rendered through the tenth (10th) day after the notice is delivered.

c. **Termination for Cause:** Owner may terminate the Agreement for Default. Consultant shall be in Default upon the occurrence of any of the following events, if not cured by Consultant within seven (7) business days following delivery to Consultant of a written notice of such event from Owner, or, if not curable in seven (7) days, if Consultant has not provided a written Corrective Action Plan and initiated a cure within seven (7) days and does not thereafter diligently pursue such cure.

d. **Performance Failures:** Performance failures include but are not limited to the following :
   i. Consultant's failure to deploy qualified design Consultants to perform the design in accordance with the standards of skill and care or such performance standards which are set for the in the Agreement Documents
   ii. Consultant consistently failing to deliver the progress as per design delivery schedule
   iii. Signification errors, omissions and deficiency in services delivered
   iv. Non compliance or persistent disregard of applicable laws or the instructions of Owner
   v. Failure to comply with any other provision of the Agreement.

e. **Effect of Termination:** Upon termination due to any of the reasons specified above
   i. The Consultant shall deliver all drawings and/or documents related to the project, to the owner which shall be the property of the owner for use solely on this project.
   ii. The Owner shall pay the Consultant all fees accrued and due till the stage completed on the date of termination as stated in the Schedule 5

f. **Substitute Performance:** If Owner terminates this Agreement, in whole or in part, for cause, Owner may, without prejudice to any other rights or remedies it may have, provide or perform, or have a third party provide or perform, all or any part of the Services or Deliverables which have not been provided or performed at the time of termination or were deficient.

g. **Continued Performance:** To the extent that any portion of this Agreement is not terminated for convenience or cause, Consultant will continue performing the portion of work.

16. Dispute Resolution:

a. The Parties shall use their best efforts to amicably settle all disputes arising out of or in connection with this Agreement in the following manner:
   a. The Party raising the dispute shall address to the other Party a notice requesting initiation of an amicable settlement process involving senior management of both the parties within ten (10) days of receipt of the notification.
   b. The matter shall then be resolved and the agreed course of action documented within a further period of thirty (30) days.

b. **Mediation**: In the event of failure of such amicable settlement and prior to the initiation of Arbitration proceedings, the parties to this Agreement agree to submit all claims, disputes or controversies arising out of or in relation to the interpretation, application or enforcement of this Agreement to a non-binding mediation. Such mediation shall be conducted under the auspices of a mediation service or mediator upon which both the parties agree. The Party seeking to initiate mediation shall do so by submitting a formal, written request to the other

party to this Agreement. This section shall survive completion or termination of this Agreement.

c. **Arbitration** The Parties agree that any dispute between the Parties, which cannot be settled by negotiation in the manner described above, shall be referred to arbitration and such dispute may be submitted by either Party to arbitration within thirty (30) days of the failure or negotiations. Arbitration shall be held in Mumbai, India and conducted in accordance with the provisions of the Rules of Arbitration of the International Chamber of Commerce in effect on the date the dispute is submitted to arbitration ("the ICC Rules"), except as modified herein. Each Party to be dispute shall appoint one (1) arbitrator each and the two (2) arbitrators shall jointly appoint the third or the presiding arbitrator. The arbitration proceedings shall be conducted in the English Language. The courts of law at Mumbai alone shall have the jurisdiction in respect of all matters connected with the arbitration. The arbitrators shall render a written decision stating their reasons therefore, and shall render an award within twelve (12) months of the request for arbitration. The arbitration award shall be final and binding upon the Parties and judgment may be entered thereon, upon the application of either Party to a court of competent jurisdiction. Each Party shall bear the cost of preparing and presenting its case and the cost of arbitration, including fees and expenses of the arbitrators, shall be shared equally by the Parties unless the award otherwise provides.

17. Miscellaneous Provisions

a. **Entire Agreement and Modifications:** This Agreement contains the entire agreement between the Parties and supersedes and replaces any prior or inconsistent agreements, negotiations, representations or promises, written or oral, between the Parties respecting the subject matter hereof. Neither Party has relied on any promises, inducements nor representations by the other, except those expressly stated in this Agreement. No modification of this Agreement will be binding on either Party unless set forth in a writing signed by an authorized representative of both Parties specifically stating it is amending this Agreement.

b. **Governing Law:** The Law governing this Agreement shall be the Law of India including all central, state, and municipal and any other applicable bye-laws, statutes or ordinances. All proceedings pertaining to this Agreement shall be in the city of Mumbai.

c. **Waiver:** The failure of either Party to enforce at any time any of the provisions of this Agreement will not be construed to be a continuing waiver of any provisions in the Agreement, nor will any such failure prejudice the right of the Party to take any action in the future to enforce any provisions in this Agreement.

d. **Severability:** If any provision of this Agreement is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remaining provisions of this Agreement continue in full force and effect in so far as it remains a workable instrument to accomplish the intents and purposes of the Parties. The Parties further agree to negotiate the severed provision to bring the same within the applicable legal requirements to the extent possible.

e. **Force Majure:** No failure or omission by either Party to carry out or observe any of the terms and conditions of this Contract shall give rise to any claim against the Party in question or be deemed a breach of this Agreement if such failure or omission arises from any of the causes beyond the control of that Party, including, without limitation, war; war like operation; insurrection, riot, explosion, accident, governmental act, material control regulations or orders, act of god, act of the public enemy, epidemic, quarantine restriction.

f. **Limitation of Liability:** The Consultant/Engineer and the Owner waive all consequential damages against each other that arise as a result any claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages as a result of either party's termination in accordance with this Agreement.

18. **Copyright and Intellectual Property**
    a. **Intellectual Property:** The Design Consultant shall keep indemnified and hold harmless the Owner from and against all claims, demands, liabilities, costs, charges, and expenses, relating in any manner to the use by the Owner or its Affiliates of the Services rendered by the Design Consultant in connection with the Works, based on the alleged infringement of any patent, trade secret, know-how or other intellectual property rights of the Third Party.
    b. Copyrights:
        i. The Consultant and the Owner warrant that in transmitting Instruments of services, or any other information, the transmitting party is the copyright owner of such information or has the permission from the copyright owner to transmit such information.
        ii. The Consultant shall be deemed the authors and owners of their respective instruments of service, including Drawings and Specifications, and shall retain all common law, statutory and other rights, including copyrights
        iii. Upon execution of this Agreement, the Consultant grants to the Owner a nonexclusive license to use the Consultant's Instrument of service solely for this project for the purposes of marketing, constructing, maintaining, altering and adding to the project provided that the owner substantially performs its obligations, including prompt payments.
19. **Confidentiality and Non Disclosure:** The Consultant agrees that they shall hold in trust any confidential information received by them under this agreement, and the strictest of confidence shall be maintained as further detailed in *schedule 8.*

20. **Conflict of Interest:** The project seeks to provide a unique and differentiated solution to client needs. Towards this goal, the Consultant shall not in any manner, directly or indirectly, provide any form of services to a competing project without prior written approval of the Owner, prior to the completion of construction of the Project or 5 years from start of concept design for the last phase, whichever is earlier. Such approval / decline of approval shall be provided within 15 days of a formal request for the same being submitted to Owner's Head of Design. For these purposes, a competing project shall be defined as having all of the following characteristics:
    a. Main product offering (> 75%) is of the same type (eg. Office, residential, retail) as the main product offering of this project.
    b. Is located within 5 kms aerial distance from this project.
    c. Is being undertaken by someone other than Lodha

    Any breach of this condition shall constitute a major breach of this Agreement and the Owner shall be entitled to terminate this Agreement and recover all fees / costs paid to the Consultant.

21. **No Poaching:** Neither party shall, directly or indirectly, employ or engage any employee of the other party("associate") who has left the services of the other party, for a period of 12

months from the end of the term of this Agreement. Further, neither party shall, in any way, until the expiry of such twelve (12) month period interact with any serving associate in relation to job options/opportunities outside the other party. Any violation of this clause shall be deemed to be a serious violation of this Agreement and shall give rise to a claim for damages and/or injunctive relief for the party affected.

22. **Design Language**: The language of design documentation shall be English.

SCHEDULE – 1

Scope of Work

KADL shall provide complete architectural services from concept design to completion including coordination with other consultants. KADL shall assist in finalizing the scope of work of the specialist consultants if required by Owner. The specialist consultants include;

- Liaison Architect
- Structural Engineer
- Electrical Consultant
- Plumbing and Services Consultant
- HVAC Consultant
- Landscape Consultant

The project will be divided into the following work stages:

- Concept Design
- Schematic Design
- Design Development
- Tender Documentation
- Construction Documentation
- Construction Stage
- Post Construction Stage

1. CONCEPT DESIGN STAGE

- Receive and review all relevant documentation and information with reference to the site.
- Receive, review, and comment on the Owner brief and assist the Owner in finalising requirements. Advice and comment as necessary on any known utility or services requirements for the project.
- Presenting concept design alternatives and arriving at the preferred option.
- Co-ordination of marketing requirements with the agencies appointed by the Owner for Views / Models / Walkthroughs.

The deliverables at this stage shall be as follows:

- Final program requirements
- Site Documentation & Analysis
- Analysis of Statutory Regulations relevant to the project.
- Environmental Analysis & issues.
- Site Plan with circulation
- All Floor Plans
- Detailed Unit Plans
- Massing Studies
- Sections and Elevations
- Conceptual Views
- Area Statement.

2. SCHEMATIC DESIGN

- Review concept design with reference to building regulatory conformance and other statutory regulations with the help of approval architects.
- Define the scope of work and responsibilities of specialist consultants to be appointed for the project.
- Co-ordination with specialist consultants on existing site services and space requirements for various utilities.
- Preparation of DBR(Design Basis Report) for the architectural component and to define the contents of the DBR from the specialist consultants.

- Incorporation of structural and services requirements for the project.

The deliverables at this stage shall be as follows:
- Statutory regulation review and summary
- Site plan with sections.
- All floor plans.
- Detail Unit Plans
- Blow up of specific areas
- Sections and Elevations
- Detail Wall Sections and Façade details
- Material Specifications
- Detail Area statement

3. DESIGN DEVELOPMENT STAGE

- Preparation of fully co-ordinated set of architectural design development drawings.
- Design development of the final design taking into account any reasonable adjustments and/or refinements required by the Owner.
- Co-ordinating various aspects of the project with the specialist consultants and incorporating all the information into a consolidated set of design development
- drawings.
- Preparation of a comprehensive list of material specification for the project.
- Preparation of a list of architectural working drawings and time schedule for delivering the working drawing set to accommodate the Owner's project programme.

The deliverables at this stage shall be as follows:
- Site plans with sections
- All floor plans
- Sections and elevations
- Detail Wall sections and façade details
- Door and window schedules
- Staircase details
- Detail area statement
- List of material specifications

4. TENDER DOCUMENTATION STAGE

- Review and comment on the general and special conditions of the contract if required by the Owner. Please note that the conditions of the contract will be prepared by the Owner / PMC appointed by the Owner.
- Review and comment the tenders and specifications suggested by the various specialist consultants.
- Preparation of specifications for the architectural component of the work.
- Preparation of architectural tender drawings for the project.
- Preparation of architectural tender drawings for the project.
- Provide assistance in selection of and negotiation with contractors and subcontractors if required by the Owner.

The deliverables at this stage are:
- Specifications for architectural work
- Bill of quantities for architectural work
- Architectural tender drawings
- Cost Estimation for the architectural component

5. DOCUMENTATION STAGE

- Preparation of all architectural working drawings for the project.
- Co-ordination and checking drawings received from structural engineering consultant.

- Co-ordination and checking relevant drawings and documents submitted by services and other specialist consultants.
- Architectural working drawings will be divided into three components
  a. Superstructure Package (WD Set)
  b. b. Finishing Drawing Set (WD Set)

The deliverables at this stage are:

- Master Plan / Site Plan
- Typical Floor Plans
- Terrace Plan
- Building Sections and elevations
- Façade Details
- Detail Wall Sections
- Staircase details
- Blow up details
- Door and Window Schedules
- All Civil Finishing Drawings
- Architectural Electrical layouts
- Material Specification sheets for plumbing fittings and fixtures

6. CONSTRUCTION STAGE

- Supply to the Owner / contractor, six copies of the working drawings, schedules, and specifications, to enable the contractor to fulfil his obligations under the Conditions of Contract.
- Provide periodical inspection and supervision at the site to ensure that the works are being executed in general accordance with the drawings and the conditions of contract.
- Issue progress certificates in relation to amount of works done and on the basis of site documentation and progress.
- Advise Owner in relation to critical decisions to be taken as they become evident and appraise the Owners on the budgetary aspects of the project if required.
- Check and approve if appropriate shop drawings submitted by the contractors /consultants.
- Check and approve mock-ups at site.

7. POST CONSTRUCTION STAGE

- Inspect and prepare a schedule of defects after the virtual completion of the project.
- Prepare architectural As-Built set of drawings for the project.
- Obtain from consultants / contractors As Built drawings for the other disciplines of the project.

8. EXCLUSIONS

- All travel and lodging expenses outside Mumbai will be paid by the Owners on actual.
- Fee payable to all specialist consultants is excluded from our fee and is payable directly by the Owners.
- Fee payable for Computer Generated View / Walk thru/ Models for marketing purpose is excluded from our fees and will be payable by the Owner directly.

Schedule 2

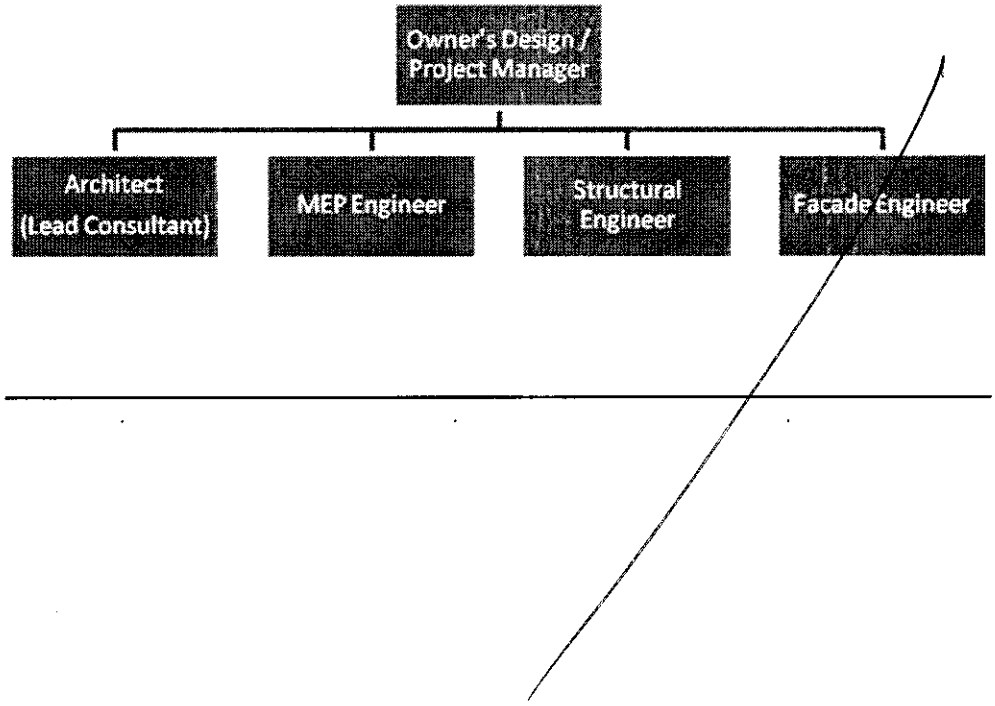
Project Details

a. Project Information/ Design Brief / Intent:

Sector 4 is a part of the larger Palava city development which is eventually planed to be spread across 4000 acres. The plot under this contract is located at Khoni, near Dombivli. The basic details of the projects are as follows;

Plot Area : 93 acres.
Built up Area : 416164 sqm
No. of towers : 52 nos.
No. of floors : G+17 floors

Owner's Design Team Structure



Schedule 3

Special Conditions of Contract

1. Key Personnel: The following people are identified as Consultant's Key Personnel for performance of this Agreement and the Consultant will not reduce their involvement or remove them from the project without prior written consent of the Owner. If a person named as Key Personnel decides to quit, the Consultant shall make all reasonable endeavours to ensure an overlap period of one month with a suitable replacement candidate acceptable to the Owner.

Name of the associate	Role
Riyaz Vasowala	Director
Ebrahim Sitabkhan	Project Architect

Schedule 4

SCHEDULE OF FEE

A. **BUA Details**

Typology wise details

Typology	A1	A2	B1	B2	B3	B2A
BUA per Tower in sqm	7109	6023	9504	7785	8991	8217

Plot wise BUA details

Plot Area: 94.69 Acres								Total BUA in sqm	Total BUA in sft
Sr. No.	**Description**	**A1**	**A2**	**B1**	**B2**	**B3**	**B2A**		
1	4.01A	6	4						
	CASA EVIVA	42654	24092					66746	718454
2	4.02B	6	4						
	CASA EVIVA	42654	24092					66746	718454
3	4.03B			4	2	2			
	CASA URBANO			38016	15570	17982		71568	770358
4	4.04B			6	2	2	2		
	CASA URBANO			57024	15570	17982	16434	107010	1151856
5	4.05A			2	4	6			
	CASA FRESCO			19008	31140	53946		104094	1120468
	Total BUA	**85308**	**48184**	**114048**	**62280**	**89910**	**16434**	**416164**	**4479590**
	No. of Towers	**12**	**8**	**12**	**8**	**10**	**2**	**52**	

B. **Fee:** The Architectural Consultant shall be paid the following rates, based on the Built-up area for the following types of structures:

Sr. No.	.Item	Area in sft	Rate in ₹ per sft.	Amount in ₹
A	Design Services for the Superstructure of Towers			
1	4.01A - CASA EVIVA	7,18,454.00	13.50	96,99,129.00
2	4.02B - CASA EVIVA	7,18,454.00	13.50	96,99,129.00
3	4.03B - CASA URBANO	7,70,358.00	13.50	1,03,99,833.00
4	4.04B - CASA URBANO	11,51,856.00	13.50	1,55,50,056.00
5	4.05B - CASA FRESCO	11,20,468.00	13.50	1,51,26,318.00
		44,79,590.00		**6,04,74,465.00**
B	Design Services for MLCP		5.40	

Amount in Words: Rupees Six Crore Four Lacs Seventy Four Thousand Four Hundred Sixty Five Only

A. **General Inclusions:**

The fee includes but is not limited to the following costs and expenses:

a. all labor fees, times charges, overheads, profits etc for performance of Consultant's basic services set forth in Schedule 1
b. all labor fees, times charges, overheads, profits etc for incorporating revisions/ changes in the project
c. all time charges for a specified number of visits against, as described in this agreement

d. all charges for preparation of any number of drawings required to explain the Consultant's design intent
e. the cost of printing and plotting for a specified number of drawings as described in this agreement
f. all charges for all telephone, postage, delivery, communication and any other overheads except for those mentioned explicitly as reimbursable expenses
g. 6 renderings during concept stage, required to explain the design intent to the Owner, and a maximum of 8 renderings (including 3D images) for marketing package
h. Award of Part II scope shall be determined based on concept design presentation by the Consultant. If we decide not to go ahead with Part II, the Part II fees shall not be applicable.
i. All travel to, fro and within Mumbai is deemed to be included in the fee.

B. Specific Inclusions (if any)

- BUA given above are tentative and approximate and actual final payment will be based on the calculated built up area and this Agreement will be amended suitably to reflect the same.
- Timelines for fee validity: It is assumed that 100% services including Concept, Scheme, Design Development, Tender Documentation Stage and Construction Administration/VFC Services will be rendered within 5 years (60 months) from the date of the contract. The remaining unspent fees beyond 60 months , is to be escalated based on mutual agreement

C. Document Deliverables

Project Stage	**No. of Hard Copy reproduction of drawings**
Phase I: Concept Design	6
Phase II: Schematics Design	6
Phase III: Design Development	6
Phase IV: Tender documentation Stage	6
PhaseV: Construction/ VFC	6

Any additional reproduction of documents will be compensated at the following rate:

Paper Size	**Printing & Plotting charges per copy INR**
A0	45
A1	35
A2	25
A3	15
A4	10

D. Exclusions

a. Taxes: Service Tax is not included in the fee, and shall be paid extra as per the prevailing rates. As a clarification, withholding tax will be deducted from invoices of the consultant entities based outside of India. The Owner shall deduct the withholding tax at statutory rates, deposit with the tax authorities and issue certificates equivalent

to the withheld amount to the consultant. The consultants shall use these certificates to avail an equivalent tax credit while filing tax returns in their country of tax residency.

b. Reimbursable Expenses: Reimbursable Expenses are expenses incurred by the Consultant directly related to the Project, as follows:
   i. pre-authorized out-of-town travel and subsistence; (Domestic travel - Economy class for all associates, International travel – Business class for Directors and Partners and economy class for all others associates)
   ii. renderings (including 3D images) beyond the numbers specified in this document, models, mock ups, Consultant photography, and presentation materials requested by the Owner;
   iii. prints beyond the number of copies specified in this document;
   iv. costs relating to surveys and technical proofs;

All these expenses shall be reimbursed at cost, on presentation of expense proof

E. Payment Terms

Owner shall make payment in 30 days from the receipt of a valid invoice and wherever applicable, on fulfillment of statutory requirement pertaining to transfer of payment as described in Schedule 7.

Schedule 5

Payment Milestones

Payment for the Consultant's fee, defined in Schedule 4, shall be made as follows:

The Schedule of payment is directly related to the Consultant's Office work as per SCHEDULE OF SERVICES. The fees as said shall be payable as per the respective stages as defined under SCHEDULE OF SERVICES referred to below as Payment Stages.

Project Stage	**Percentage Fee Release (%)**
On appointment	5
Completion of Concept Design	10
Completion of Schematic Design	5
Completion of Design Development	10
Tender stage	5
Documentation Stage	
Working Drawings (Basic)	10
Working Drawings (Finishing)	10
Construction Stage (Pro-rata)	40
Completion & As built	5

Schedule 6

Invoicing Guidelines

A. **Invoicing Requirements:**

Invoices must be submitted in **hard copy** with original signatures and stamp to the concerned Design Manager at the following address:

Attention: [Lodha Design Manager's Name and Designation]
[Owner Entity Name – as mentioned in the Work Order]
7th Floor, Lodha Excelus, N.M. Joshi Marg,
Mhalaxmi, Mumbai, PIN 400 011

The Consultant shall provide the following documents to the owner in order to enable the owner to process payments

a. **Original Invoice**. The invoice shall clearly reflect:
   i. Stage against which the invoice has been raised
   ii. Work order Number (mentioned of the first page of this agreement)
   iii. Project Name
   iv. Name, designation of person signing the invoice
   v. Stamp
b. **Statutory documents** (as applicable - details provided in Schedule 7):
   i. Certificate of 'No Permanent Establishment in India' (sample attached in Schedule 7)
   ii. Incorporation Certificate of Consultant's firm
   iii. Tax Residency Certificate of the consultant (sample attached)
   iv. Permanent Account Number (PAN) issued by the Income tax Department, India

B. Supporting documents for reimbursable expenses:

For expenses classified as reimbursable expenses like travel tickets, hotel etc, it will normally be the duty of the Owner to make arrangements for the same. In case the owner instructs the consultant to make the arrangements, the Owner will reimburse the expenses to the Consultant subject to the Consultant producing all the required supporting documents as per the relevant clause. Owner will be informed and concurrence will be taken from the Owner before incurring any such reimbursable expense. All reimbursable expense invoices should be accompanied with a statement of expenses which details the date, type of expense & person for whom the expense was incurred.

The following supporting documents will be required for reimbursable expenses:

i. Original Boarding Pass/Notarized Copy of Boarding pass for air travel
ii. Notarized copy of in case of e ticket for air travel
iii. Original supporting bills/Notarized copies for all other expenses
iv. In case of local transportation, original bills/notarized copies of bills

For expenses incurred in currencies other than INR, the conversion rate as on date of expense will be taken into account from the Wall Street Journal published rates for that day. An allowance of 3% will be made in the conversion rate to account for bank charges/conversion charges. In case the above documentation requirements are not met, withholding taxes will be deducted from the invoice amount as applicable.

Schedule 7

Key Statutory Requirements for payments to foreign consultants

Not Applicable

Schedule 8

NON DISCLOSURE AND CONFIDENTIALITY TERMS

1. The Owner possesses Confidential Information and Materials regarding its current projects, future projects, research and development, and general business operations. Consultant may need to review or use the Owner's Confidential Information and Materials or to carry out services under this Agreement or create new Confidential Information and Materials for the Owner.

2. The following terms and conditions regarding disclosure of Confidential Information and Materials from the Owner to the Consultant.

2.1. The Consultant shall use the Confidential Information and/or Confidential Materials only for business purposes and not disclose any Confidential Information and Materials to third parties without the prior written authorization of the Owner. Notwithstanding the foregoing, Consultant shall not at any time disclose to any third party any Confidential Information comprising a trade secret of the Owner or any Confidential Information of any other party to whom the Owner owes an obligation. However, the Consultant may disclose Confidential Information in accordance with judicial or other governmental orders, provided the Consultant shall give the Owner reasonable notice prior to such disclosure.

2.2. The Consultant shall not use any Confidential Information or Confidential Materials of the Owner for any purposes except those expressly contemplated hereby or as authorized by the Owner.

2.3. The Consultant shall take reasonable security precautions to keep confidential the Confidential Information. The Consultant may disclose Confidential Information or Confidential Materials only to Consultant's employees and/or consultants on a need-to-know basis. The Consultant shall instruct all employees and/or consultants given access to the Confidential Information and Materials to maintain confidentiality and not make any unauthorized copies.

2.4. Confidential Information and Confidential Materials may be disclosed, reproduced, summarized or distributed only in pursuance of Consultant's business relationship with the Owner, and only as otherwise provided hereunder.

2.5. Upon the Owner's request, and or at the time documents and other materials are no longer required in connection with the business purpose, the Consultant shall either (as specified by the Owner) return to the Owner all Confidential Information and/or Materials or shall certify to the Owner that all Confidential Information and/or Materials have been destroyed.

2.6 The Consultant shall not make any public announcement or press release of the arrangement and/or discussions between the parties or existence or content of this Agreement.

2.7. The Consultant warrants that it has full power and authority to enter into and perform its obligations under this Agreement. This Agreement is a legal, valid, and binding obligation of the Consultant and is enforceable against it in accordance with its terms.

3. RIGHTS AND REMEDIES

3.1. The Consultant shall notify the Owner immediately upon discovery of any unauthorized use or disclosure of Confidential Information and/or Confidential Materials, or if it lost or unaccounted for or any other breach of this Agreement. The Consultant will extend cooperation to the Owner to help the Owner regain possession of the Confidential Information and/or Confidential Materials and prevent further unauthorized use, disclosure or loss or against any investigation or action to be taken against any such defaulting person or entity/ies.

3.2. The Consultant shall return all originals, copies, reproductions and summaries of Confidential Information and/or Confidential Materials then in the Consultant's possession or control at the Owner's request and/or at the Owner's option, certifying destruction of the same.

3.3. The Consultant acknowledges that monetary damages may not be a sufficient remedy for damages resulting from the unauthorized disclosure of Confidential Information and/or Materials and that the Owner shall be entitled, without waiving any other rights or remedies, to seek such injunctive or equitable relief as may be deemed proper by a court of competent jurisdiction.

3.4. The Owner may require the Consultant, from to time, to provide evidence of sufficient and reasonable measures being taken and implemented by the Consultant to ensure that there is no unauthorized use or disclosure of the Confidential Information or Materials.

4. MISCELLANEOUS

4.1. All Confidential Information and Confidential Materials are and shall remain the sole and exclusive property of the Owner and/or affiliated or related companies. By disclosing Confidential Information and/or Materials or executing this Agreement, the Owner does not grant any license, explicitly or implicitly, under any trademark, patent, copyright, trade secret or any other intellectual property right.

4.2. All Confidential Information and Materials are provided "AS IS" and the Owner makes no warranty regarding the accuracy or reliability of such information or materials. The Owner will not be liable for any expenses or losses incurred or any action undertaken by the Consultant as a result of the receipt of Confidential Information or Confidential Materials. The entire risk arising out of the use of the Confidential Information and Confidential Materials remains with the Consultant.

4.4. All obligations created by this Agreement shall survive for a period of 2 years from the date of change or termination of the Parties' business relationship.

Schedule 9
Definitions, Rules, Interpretations

Definitions:

Where defined terms are used in this agreement, they are distinguished by an intial capital letter. The following definition applies to all documents comprising this Agreement and is in addition to those set out elsewhere in this Agreement.

Brief means latest statements of requirements for the Project issues or approved by the Owner:

- At inception any initial statement by the Owner
- After clarification of objectives, the Owner's Brief
- Any subsequent development in the Project Brief

Coordinate means to cooperate and to provide and receive from other persons, as and when requested, information necessary for performing work or services and to comment on such information

Confidential Information shall mean any non-public information, either orally or in writing, or which, under the circumstances surrounding the disclosure, ought to be treated as confidential or which the Consultant creates or produces in the course of performing services for the Owner. "Confidential Information" includes, but is not limited to, information about the Owner, information of the current or future projects of the Owner, plans and/or or drawings, descriptive material, specifications, sales and customer information, the Owner's business policies or practices, information received from others that the Owner is obligated to treat as confidential, and other materials and information of a confidential nature.

FSI means Floor Space Index

Project is defined in the Schedule 2

Services means services to be performed by the Consultant defined in Schedule 1, which may be varied by written consent of both the parties

Site is the parcel of land which is being developed by the Owner, for which the Owner has appointed the Consultant

Agreement means this agreement including the Articles of Agreement, all Schedules along with all Annexure

Program means various habitable and inhabitable areas, parking areas, facilities and amenities etc that will be a part of the Project

Confidential Information shall mean any non-public information, either orally or in writing, or which, under the circumstances surrounding the disclosure, ought to be treated as confidential or which the Consultant creates or produces in the course of performing services for the Owner. "Confidential Information" includes, but is not limited to, information about the Owner, information of the current or future projects of the Owner, plans and/or or drawings, descriptive material, specifications, sales and customer information, the Owner's

business policies or practices, information received from others that the Owner is obligated to treat as confidential, and other materials and information of a confidential nature.

(a) Confidential Information may be in any form or medium, tangible or intangible, and may be communicated / disclosed in writing, orally, or through visual observation or learnt or accessed by the Consultant or by any other means.

(c) "Confidential Information" shall not include any materials or information which the Consultant shows: (i) is at the time of disclosure generally known by or available to the public or became so known or available thereafter through no fault of the Consultant; or (ii) is legally known to the Consultant at the time of disclosure by the Owner; or (iii) is furnished by the Owner to third parties without restriction; or (iv) is furnished to the Consultant by a third party who legally obtained said information and the right to disclose it; or (v) is developed independently by the Consultant either before or after the term of the Consultant's engagement as a consultant or independent contractor to the Owner where the Consultant can document such independent development.

Confidential Materials shall mean all tangible materials containing Confidential Information, including without limitation drawings, schematics, written or printed documents, computer disks, tapes, and compact disks (CD), whether machine or user readable.

BILL OF QUANTITIES

SR. No.	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	**Ext. Architectural Consultancy for Sec 4**				
1.01	**CASA EVIVA - 4.01A**				
1.01.1	On appointment-5%	AU	1.000	484,956.45	484,956.45
1.01.2	Completion of Concept Design-10%	AU	1.000	969,912.90	969,912.90
1.01.3	Completion of Schematic Design-5%	AU	1.000	484,956.45	484,956.45
1.01.4	Completion of Design Development-10%	AU	1.000	969,912.90	969,912.90
1.01.5	Tender stage-5%	AU	1.000	484,956.45	484,956.45
1.01.6	Working Drawings (Basic)-10%	AU	1.000	969,912.90	969,912.90
1.01.7	Working Drawings (Finishing)-10%	AU	1.000	969,912.90	969,912.90
1.01.8	Construction Stage (Pro-rata)-40%	AU	1.000	3,879,651.60	3,879,651.60
1.01.9	Completion & As built-5%	AU	1.000	484,956.45	484,956.45
1.02	**CASA EVIVA - 4.02B**				
1.02.1	On appointment-5%	AU	1.000	484,956.45	484,956.45
1.02.2	Completion of Concept Design-10%	AU	1.000	969,912.90	969,912.90
1.02.3	Completion of Schematic Design-5%	AU	1.000	484,956.45	484,956.45
1.02.4	Completion of Design Development-10%	AU	1.000	969,912.90	969,912.90
1.02.5	Tender stage-5%	AU	1.000	484,956.45	484,956.45
1.02.6	Working Drawings (Basic)-10%	AU	1.000	969,912.90	969,912.90
1.02.7	Working Drawings (Finishing)-10%	AU	1.000	969,912.90	969,912.90
1.02.8	Construction Stage (Pro-rata)-40%	AU	1.000	3,879,651.60	3,879,651.60
1.02.9	Completion & As built-5%	AU	1.000	484,956.45	484,956.45
1.03	**CASA URBANO - 4.03B**				
1.03.1	On appointment-5%	AU	1.000	519,991.65	519,991.65
1.03.2	Completion of Concept Design-10%	AU	1.000	1,039,983.30	1,039,983.30
1.03.3	Completion of Schematic Design-5%	AU	1.000	519,991.65	519,991.65
1.03.4	Completion of Design Development-10%	AU	1.000	1,039,983.30	1,039,983.30
1.03.5	Tender stage-5%	AU	1.000	519,991.65	519,991.65
1.03.6	Working Drawings (Basic)-10%	AU	1.000	1,039,983.30	1,039,983.30
1.03.7	Working Drawings (Finishing)-10%	AU	1.000	1,039,983.30	1,039,983.30
1.03.8	Construction Stage (Pro-rata)-40%	AU	1.000	4,159,933.20	4,159,933.20
1.03.9	Completion & As built-5%	AU	1.000	519,991.65	519,991.65
1.04	**CASA URBANO - 4.04B**				
1.04.1	On appointment-5%	AU	1.000	777,502.80	777,502.80

SR. No.	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1.04.2	Completion of Concept Design-10%	AU	1.000	1,555,005.60	1,555,005.60
1.04.3	Completion of Schematic Design-5%	AU	1.000	777,502.80	777,502.80
1.04.4	Completion of Design Development-10%	AU	1.000	1,555,005.60	1,555,005.60
1.04.5	Tender stage-5%	AU	1.000	777,502.80	777,502.80
1.04.6	Working Drawings (Basic)-10%	AU	1.000	1,555,005.60	1,555,005.60
1.04.7	Working Drawings (Finishing)-10%	AU	1.000	1,555,005.60	1,555,005.60
1.04.8	Construction Stage (Pro-rata)-40%	AU	1.000	6,220,022.40	6,220,022.40
1.04.9	Completion & As built-5%	AU	1.000	777,502.80	777,502.80
1.05	**CASA FRESCO - 4.05B**				
1.05.1	On appointment-5%	AU	1.000	756,315.90	756,315.90
1.05.2	Completion of Concept Design-10%	AU	1.000	1,512,631.80	1,512,631.80
1.05.3	Completion of Schematic Design-5%	AU	1.000	756,315.90	756,315.90
1.05.4	Completion of Design Development-10%	AU	1.000	1,512,631.80	1,512,631.80
1.05.5	Tender stage-5%	AU	1.000	756,315.90	756,315.90
1.05.6	Working Drawings (Basic)-10%	AU	1.000	1,512,631.80	1,512,631.80
1.05.7	Working Drawings (Finishing)-10%	AU	1.000	1,512,631.80	1,512,631.80
1.05.8	Construction Stage (Pro-rata)-40%	AU	1.000	6,050,527.20	6,050,527.20
1.05.9	Completion & As built-5%	AU	1.000	756,315.90	756,315.90
	TOTAL OF AMOUNT				60,474,465.00
	12.36% Service Tax on 100% Non Inventorised				7,474,643.88
	CONTRACT AMOUNT				67,949,108.88

(Rupees Six Crore Seventy Nine Lakh Forty Nine Thousand One Hundred and Eight and Eighty Eight only)

You are requested to sign and return one copy of this work order in token of your acceptance.

Thanking you,
Yours faithfully,

Accepted:-

For M/s PALAVA DWELLERS PRIVATE LIMITED

(TIKAM JAIN)
AUTHORISED SIGNATORY

For Kapadia Associates Design LLP

AUTHORISED SIGNATORY
(Sign & Stamp)