

# SAPPHIRE ENTERPRISES

Shardha Vihar Co-op. Hsg. Ltd., 'N' Wing, First Floor, Flat No. 103, Jankalyan Nagar,  
Opp. Billabong International School, Charkop, Kandivali (W), Mumbai-400 067.

Date : 15/6/2021

To,

M/s. Vivek Bhole Architect Pvt. Ltd.,

1<sup>st</sup> Floor, Pinnacle Business Park,

Mahakali Caves Road, Near Ahura Centre,

MIDC, Andheri (E), Mumbai – 400 093.

**Sub : Appointment of Architect for the proposed SRA Scheme C.T.S No. 674 B,  
674/B 1 to 14, Village Marol, Saki Vihar Road, Saki Naka, Andheri (E),  
Mumbai-400 072. known as Uday Nagar CHS (Prop.)**

Dear Sir,

I/We hereby engage/appoint you as my/our Architect for the above mentioned work on following terms and conditions:-

1. **Scope of work** : Preparation of preliminary/architectural designs and Municipal Drawings, to obtain Municipal approval on my/our behalf by liaisoning with authorities for approval, to recommend appointment of structural consultants, plumber and site supervisor/clerk of work in consultation with us at our separate cost, periodical inspection and report of the progress of work periodically at your discretion as per exigencies, issuing the completion certificate based on the certificates of site supervisor, structural consultants and plumber and submitting the same to the authorities, and to obtain Occupation Permission/Building Completion Certificate from authorities. Your services do not include constant supervision.
2. For day to day Supervision I/We appoint qualified licensed site supervisor during execution of entire work.
3. I/We agree to abide by all the conditions subject to which the approval is granted. You will not be responsible for any infringement of the same. On noticing any infringement of conditions or regulation you shall have right to stop the work to which we shall abide forthwith.

2..



4. If I/we do any work departmentally by our supply and purchase of the materials, I/we shall be solely responsible for use of proper materials and workmanship and you shall have all the rights given to an architect the building contract, on the work.
5. A separate letter is issued to you stating the Professional fees payable, mode of payment shall be in accordance with the norms of PEATA/C Council of Architecture.
6. The fees do not include obtaining any N.O.C./s from other departments or authorities, preparing perspective, models etc.
7. You will not have right to alter/amend the design/drawings without our approval in writing which entails any financial implications, save and except those required for statutory compliance.
8. A thirty days clear notice in writing is required by either of the parties to terminate the agreement, during the pendency of which your services shall be continued to be rendered. However, on termination of the agreement the fees shall be paid to the extent of service rendered as per of work/payment.
9. I/we may terminate this agreement by giving one month's notice in writing and further, I/we can appoint any other Architect only on obtaining your N.O.C. We will not carry out any further work till the new Architect is appointed and is accepted by the Authorities. In this event, your N.O.C. Will not be withheld unreasonably and will be deemed to be issued on our paying your dues, or in the event of dispute, on the matter being referred the arbitration.

10. **MODE OF PAYMENT:**

- For Architectural Design Services as per Annexure 'B' rendered Residential Building fees for the Building Planning & Design Service shall be calculated @ Rs. 30/- sq. ft. of the Construction Built up area (BUA).
- For Municipal Liaisoning Services as per Annexure 'C' rendered Residential Building fees for the Building Planning & Design service shall be calculated @ Rs. 12/- sq. ft. of the Construction Built up area (BUA).TDS can be deducted as applicable.





We hope, you will find the above in order and request you to confirm the same at your earliest and request you to start the work immediately.

Thanking You,

Approved and confirmed.



(Milind J. Bhole)

B/233/LS

Yours faithfully,

For M/s. Sapphire Enterprises



(Mr. Rajesh V. Mishra)

**C.C. to : The Executive Engineer (III)**  
Slum Rehabilitation Authority,  
Bandra (East), Mumbai-51.

**For information and Record Please.**