

MINUTES OF 20th MAY 24
R.C. MEETING

FINAL NEGOTIATION ON
Fee Structure

Minutes Redevelopment Committee Meeting Held On 20th MAY 24 with Two Short Listed PMCs for final Negotiation on fee structure and payment schedules.

Anand Court Co-operative housing society Ltd.
Plot No-1C/3A, Marg. Bandra West
Mumbai -4000 50

Minutes of the meeting – Redevelopment Committee meeting with PMCs

Date: 22th MAY'24

- RC meeting held on 20th MAY '24 at Anand Court CHS compound and the meeting was attended by the following members:
 - Anil Parab
 - Sunil Parab
 - Ryan Fonseca
 - Radha Jayaram
 - Nayan Bhandarkar
 - Parthik Bheda
 - Gurpreet Sethi
- Following PMC and their resp. members attended the meeting:

1) Mangurdekar & Associates at 10:30 am – 11.15 am

- Mr. Prathamesh Mangurdekar
- Mr. Taranath (Assistant)

Mangurdekar & Associates

- a) Re-confirmed the specification against given fee structure
- b) The sealed envelope received from Mangurdekar & Associate on 16th May 24 which contained (detailed specification and scope of work was not included under stage 4 & stage 5 and DP & RL remark actual cost in the fee structure) was opened and same was noted.
- c) Cost per sqft has to be given by Magurdekar & Associate if only typical flats are measured considering a total of 8 flats and 1 Garage to be measured.
- d) Negotiation on fee structure was done and it was noted on xerox copy of original fee structure and signed by PMC as well as RC Members for record and reference.
- e) During negotiation Prathamesh Mangurdekar agreed the fees under stage 2,3,4 (Rs/- 1,15,000/-) will be adjusted in the fee of Stage 5. which will be borne by the Developer as per tender condition could be draft.

f) PMC was informed to submit the negotiated final fee structure and payment schedule as noted within three to four days.

2) Architectural Associates at 11:30 am – 12.30 am

- Mr. Abhijit Sawant
- Mr. Sanjay

Architectural Associates

- a) Re-confirmed the specification against given fee structure
- b) Cost per sqft for carpet area measurement of all flats with preparation of drawing reduced to Rs 2.50/- per sqft from Rs 3.50/- per sqft.
- c) As discussed, and explained by Mr. Abhijit Sawant that online portal for obtaining metro remark is not stated yet so the fees for it be considered as 6000/- for calculation purpose only. Same will be as per actuals as charged by Government and the receipt shall be provided to the Society.
- d) Negotiation on fee structure was done and it was noted on xerox copy of original fee structure and signed by PMC as well as RC Members for record and reference.
- e) The fees under stage B (Professional fee stage 2) and stage C (tender scrutiny, shortlisting and negotiations) was not reduced and explained that this amount can be recovered from Sold Tender.
- e) The fees under stage d (project monitoring till occupation) was reduced to 1% of construction cost from 1.50%
- f) PMC was informed to submit the negotiated final fee structure and payment schedule as noted within three to four days.

RC Member's decided next action for stage: 4 as follows

- 1) After receiving of final fee structure and payment terms as noted. RC Committee should schedule a meeting to prepare a chart of final fee structure and final ranking of PMC.
- 2) After preparing final ranking statement RC Committee should draft a covering letter incorporating about their final selection of PMC who has been selected for the Project and fix a date for joint meeting to submit the report to newly elected Managing Committee. and to schedule the SGM Date and Time to update the Society Members about final selected PMC.

Meeting ended with vote of thanks to the RC Members

Thanks