

ANAND COURT CO-OP HOUSING SOCIETY LTD.

Plot 1-C-3A Dr. V. Raghunath Marg

Bandra West, Mumbai 400050.

BOM/HSG/617/1964

August 11, 2022

To
Mr. Yeshwant Alway
Advent Consultants
A - 002, Bijal CHSL,
ESIS Road
Near Nitin Signal
Panchpakhadi.
Thane. W.
400604

Dear Mr. Yeshwant

Re: Project Management for Redevelopment of our building

We have received your Proposal; Ref.No. Prop/ AC /01/2022.

We hereby appoint you to prepare the feasibility report as per our discussion at the meeting held on 22nd July 2022. The Minutes of the meeting has been sent on your email id mentioning the work that will be covered in the feasibility report.

A cheque of Rs20,000 is being attached.

Kindly let us know as soon as the report is ready.

Thanking you
For Ananad Court Hsg.Sc.Ltd

Deena Shah

Hon. Secretary

*Encl. Chq. No. 522575 dated 11/08/2022 of
SVC Co-op Bank Ltd.*



ADVENT CONSULTANTS

A-002, Bijal CHSL, ESIS Road, Near Nitin Signal,
Panchpakhadi, Thane (W) - 400 604.
Tel. : 7304501576
E-mail : adventconsultants@gmail.com

Ref No : Prop /AC/01/2022
Date : 14th March, 2022
Revised : 28th July, 2022

To
The Hon Chairman / Secretary,
Anand Court CHSL,
Plot 1-C-3A, Dr. V. Raghunath Marg,
Bandra (W), Mumbai 400050

28/7/22
21/6/22
eh no
522575
11/8/22

Sub : Proposal for Project Management Consultancy for Redevelopment of your Building.

Dear Sir,

We are a seventeen year old company in field of Civil & Structural Consultancy (the partners have individual work experience of over 30 years) and have completed numerous projects wherein more than 90% of our projects have been successfully completed. You can also visit our website www.adventconsultants.co.in for details and photos.

As per our discussions in our joint meeting, please find our revised proposal for subject matter as follows,

A) SCOPE OF WORK

1.1 Planning Stage:

- 1.1.1 Study of documents such as Property Cards, CTS Plan, Survey Remarks, title related documents, old approved plans etc and procurement of DP Remarks (online).
- 1.1.2 However if needed to conduct fresh survey of the society's Land & Building, it shall be separate or to be directly done by society.
- 1.1.3 To check the measurement of sample flats and measurement of plot;
- 1.1.4 To finalise with society the benefits required like a) Extra Area, Parking Space, etc, b) Finishing products like Amenities, Fittings, Specifications etc, c) Financial benefits and Reimbursements.
- 1.1.5 To prepare feasibility report, financial report and commercial viability of the project as per the current scenario of D.C. Regulations.
- 1.1.6 To advise Society for deciding the appropriate development proposal.



1.2 Tender Stage:

- 1.2.1 To make the draft tender document and get it approved from Redevelopment Committee.
- 1.2.2 To prepare final tender documents as per suggestions / changes by society.
- 1.2.3 To issue Tender Documents;
- 1.2.4 To organize and conduct pre-bid meeting for the participants in tender.
- 1.2.5 To prepare comparative report of tender received and shortlist best viable offers;
- 1.2.6 To submit assessment report of the prequalified / shortlisted developers to the Redevelopment Committee.
- 1.2.7 To Assist in Issue of 'Letter of Intent (LOI)' to qualified Developer;

1.3 Pre-construction Stage:

- 1.3.1 To provide assistance to legal advisor (Advocate / Solicitor) representing "The Society" for the preparation of Development Agreement and other related documents;
- 1.3.2 To check proposed Designs and Drawings and all other details such as electrical, plumbing, fire fighting pertaining to the proposed building with the developer's Architects & RCC Consultants;
- 1.3.3 To check the FSI calculations and insist on incorporations of any changes required before submission of the same to the municipal authorities
- 1.3.4 To scrutinize the proposed plans along with the time schedule prepared by the developer;
- 1.3.5 To scrutinize and verify the I.O.D; approved plans produced by the Developer and ascertain the same in accordance with Development Agreement.

1.4 Construction Stage:

- 1.4.1 To keep supervision on overall monitoring of the Construction Activity for the Progress of Work and for Quality Control from start of work till handover of project.
- 1.4.2 To have periodical monitoring of construction activity on site in accordance with the approved plans and approvals;
- 1.4.3 To ascertain the progress of construction work in accordance with the clauses of Development Agreement & Performance Bank Guarantee and certify the same.
- 1.4.4 To check with the developer regarding all the required statutory compliances.
- 1.4.5 To conduct and attend periodic meetings / discussions about work progress and execution, future planning of works, any other important information / issues/



hindrances, on the site and off the site, and coordinates between & amongst the developer, its allied agencies, Redevelopment Committee And Society.

B) PROFESSIONAL CHARGES

The Professional Charges for the Project Management Services for the entire Project shall be,

A) For Part 1.1 : Lumpsum Charge Feasibility Rs 40,000/- (For Current Work)

Survey, **only if required**, to be paid directly to avoid multiple taxation. If not required now, the same shall be carried out by developer later.

B) For Further Works

For Part 1.2 Lumpsum Charge Tender Rs 40,000

For Part 1.3 Lumpsum Charge Rs 40,000)

C) For Quality Control

Part 1.4 : From Start of foundation work and upto completion of Handover Process

a) For Visit Based Supervision Rs 20,000/- per month

OR

b) For Full Time Quality Control by Engineer Rs 80,000/- per month

GST, as applicable, shall be extra.

The Payment Stages shall be as follows,

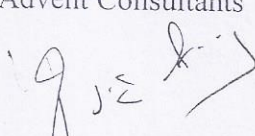
- 1 Advance : Rs 20,000/- + GST
- 2 On Submission of feasibility : Rs 20,000/- + GST

For other parts the payment stages can be discussed later

Please call or contact us for any details or information needed. Assuring our best services.

Thanking You

For Advent Consultants


Yeshwant Alway
Partner