

FINAL CHART OF  
Fee Structure

**Redevelopment Committee** - Anand Court Co-operative housing society Ltd. Plot No-1C/3A, Dr.V.Raghunath Marg. Bandra West  
Mumbai -4000 50

Date: 28<sup>th</sup> May2024

AS PER FINAL NEGOTIATION OF FEE STRUCTURE WITH TWO TOP MOST SHORT LISTED PMC FIRMS ON 20<sup>th</sup> MAY 24.THE SAME NOTED FEE STRUCTURE REVISED COPY WAS RECEIVED AND OPENED ON 28<sup>th</sup> MAY 24 IN THE PRESENCE OF NAYAN BHANDARKER AND SUNIL PARAB. WHICH WAS CROSSCHECK WITH NOTED FEE STRUCTURE AND FOLLOWING CHART WAS PREPARED

THE FINAL CHART OF THE FEE STRUCTURES AND PAYMENT SCHEDULE AS MENTION BELOW

	MANGURDEKAR &ASSOCIATES	M &A	ARCHITECTURAL ASSOCIATES	Architectural associates
<b>STAGE: I ( Feasibility report )</b>	<b>RS/- + 18% GST EXTRA</b>	<b>PAYMENT SCHEDULE</b>	<b>RS/- + 18% GST EXTRA</b>	<b>PAYMENT SCHEDULE</b>
<b>1) ALL FOUR TYPES OF FEASIBILITY REPORTS AND IT'S COMPARISON CHART</b>	<b>15000 /- Rs/- + 18% GST EXTRA</b>	<b>5000/- ADV. 10000/-ON SUBMISSIONOF FEASIBILITY REPORT</b>	<b>25000/- Rs/- + 18% GST EXTRA</b>	
<b>2) PLOT MEASUREMENT AND PREPARING THE DRAWING AND CROSSING CHECK BY SUPERIMPOSSING WITH APPROVED BMC PLAN</b>	<b>15000 /- Rs/- + 18% GST EXTRA</b>	<b>7500/- ADV. 7500/-ON SUBMISSION OF PLOT SURVRY DRAWING.</b>	<b>15000 /- Rs/- + 18% GST EXTRA</b>	

<b><u>NO OF MEETINGS THAT WILL BE CONDUCTED FOR EXPLANATION OF FEASIBILITY REPORT</u></b>	1 WITH MC 1 WITH SGM		1 TO 2 WITH MC 1 WITH SGM	
<b>3) ALL FLAT CARPET AREA MEASUREMENT AND PREPARING DRAWINGS AND PREPARING CARPET AREA CHART.</b>	2/- Rs/- per sqft. Approx. for calculation and arriving at figure – 16000 sqft x 2/- = 32000/- <b>MEASUREMENT AREA TO CROSS CHECK and justified by PMC</b> 32000 /- Rs/- + 18% GST EXTRA	50% ADV. 50% ON SUBMISSION OF CARPET AREA SURVRY DRAWING.	2.50/- Rs/- per sqft. Approx. for calculation and arriving at figure 16000 sqft x 2.50/- = 40000/- <b>MEASUREMENT AREA TO CROSS CHECK</b> 40000 /- Rs/- + 18% GST EXTRA	
<b>4) ADDITIONAL COST FOR DP/RL/METRO REMARK</b>	Not mentioned (as per actual) 8000/- Rs/-approx. for calculation and arriving at figure <b>CROSS CHECK WITH PMC</b>	SUBMISSION OF DP/RL/METRO REMARK AS PER	RL &DP = 4000/- METRO REMARK NOT MENTION (6000/) TOTAL =10000/- Rs/-approx	
<b>STAGE : I TOTAL RS/-</b>	70,000/- Rs/- + 18%GST	Advance 28000/-+18%GST	90,000/- Rs/- + 18%GST	Advance 25000/-+ 18% GST

	MANGURDEKAR&ASSOCIATES		ARCHITECTURAL ASSOCIATES	
<b>STAGE: II ( PREPARATION OF TENDER DOCUMENT AND PREPARATION OF DRAFT ADVERTISEMENT NOTICE TO CALL BIDERS )</b>	<b>RS/- + 18% GST EXTRA</b>	1)SUBMITTING DRAFT TENDER 35000/- 2)FINALIZATION OF TENDER 30000/-	<b>RS/- + 18% GST EXTRA</b>	
1) PREPARATION OF TENDER DOCUMENT AND PREPARATION OF DRAFT ADVERTISEMENT NOTICE FOR INVITING BIDERS.	<b>1,15,000/- Rs/- + 18% GST</b> ONE LAKH FIFTEEN THOUSAND	3) ON INVITING OFFERS OF TENDER 25000/- 4) SCRUTINIZING AND PREPARING 15000/-	<b>75,000/- Rs/- + 18% GST</b> SEVENTYFIVE THOUSAND	<b>Advance</b> <b>30000/-+ 18% GST</b>
		5)SELECTION OF DEVELOPER IN SGM AS PER 79(A) 10000/-		<b>BALANCE PAYMENT NOT MENTIONED</b>
<b>STAGE: III &amp; IV ( TENDER SCRUTINITY ,PREPARATION BIDERS CHART ,SHORT LISTING NEGOTIATION AND SELECTION OF FINAL DEVELOPER.</b>			<b>50,000/- Rs/- + 18% GST</b> FIFTY THOUSAND	<b>Advance</b> <b>25000/-+ 18% GST</b>
				<b>BALANCE PAYMENT NOT MENTIONED</b>
<b>STAGE :II, III &amp; IV TOTAL RS/-</b>	<b>1,15,000/- Rs/- + 18% GST</b> ONE LAKH FIFTEEN THOUSAND		<b>1,25,000/- Rs/- + 18% GST</b> ONE LAKH TWENTYFIVE THOUSAND	<b>As per Arch.ABHIJIT THE 1.25 LAKH CAN BE GAINED BACK ON SALE OF TENDER BIDS</b>

	MANGURDEKAR&ASSOCIATES		ARCHITECTURAL ASSOCIATES	
<b>STAGE: V (PROJECT MONITORING TILL OCCUPATION )</b>	<b>RS/- + 18% GST EXTRA</b>		<b>RS/- + 18% GST EXTRA</b>	
	LUMSUM CONSIDERING CONSTRUCTION AREA 57000 SQFT.THEN RS/- 53,00,000 /- + 18% GST (FIFTY-THREE LAKHS) THE ABOVE CHARGES WILL BE INCREASE OR DECREASE AS PER CONSTRUCTION AREA VARIES	STAGE II, III, VI WILL BE ADJUSTED IN STAGE V WHICH WILL PAID BY DEVELOPER TO SOCIETY AND THE SAME WILL BE PAID BY SOCIETY TO PMC	1% OF CONSTRUCTION COST (AS EXPLAINED BY ARCH. ABHIJIT SAWANT PERMITTED CONSTRUCTED AREA X 1.8 X CONSTRUCTION COST PER SQFT= CONSTRUCTION TOTAL COST) 15683X2.7 fsi X 1.8 X3500/-= 26.67CR. X 1% = 26,67,000 /- + 18% GST Twenty-six lakhs sixty-seven thousand)	STAGE V WHICH WILL PAID BY DEVELOPER TO SOCIETY AND THE SAME WILL BE PAID BY SOCIETY TO PMC.
<b>STAGE: V TOTAL RS/-</b>	<b>53,00,000/- Rs/- + 18% GST (FIFTYTHREE LAKHS)</b>		<b>26,67,000/- Rs/- + 18% GST (TWENTY-SIX LAKHS SIXTY-SEVEN THOUSND)</b>	