

**FROM: Management committee & Redevelopment committee**

Anand Court Co-operative Housing Society Ltd.  
Plot No-1C/3A, Dr. V. Raghunath Marg Bandra- West  
Mumbai-4000 50

**Date: 17<sup>th</sup> April, 2025**

**TO,**

**HON. SECRETARY**

Anand Court Co-operative Housing Society Ltd.  
Plot No-1C/3A, Dr. V. Raghunath Marg Bandra- West  
Mumbai-4000 50

**SUB: (Flow chart of stage: 5 – after explanation of feasibility report by PMC (mangurdekar & associates) on 6<sup>th</sup> April 2025 S.G.M and further discussion in S.G.M dated :13<sup>th</sup> April 2025)**

**And as per Majority consent received from members - opted for the process to follow for redevelopment of the above said Society is – Complete Redevelopment 33(7)(B) through Builder (Developer).**

**After Completing of Stage4 up to Feasibility report –and as required for the above opted processes ie. Stage5 consist of:**

**Stage: II – Preparation of tender document and preparation of draft advertisement notice to call bidders.**

**Stage III & IV – Tender scrutiny: Preparation bidder comparison chart, short listing(recommendation) 3 best developers, process to guide by PMC up to final selection of developer in SGM as per 79(A).**

**Following is the flow chart for stage 5**

- 1) Before starting of stage -5 Prepare a consent – summery mentioning flat numbers for what process they opted for – upload on society group as well as on webpage .**

- 2) Inform PMC (MANGURDEKAR & ASSOCIATES) about majority of consent received and which type of process society wants to proceed.
- 3) Call for joint meeting RC, MC & Mangurdekar & Associates to discuss their schedule and process of stage II, III, IV and also mentioning about needs a 2 nos copy of sample tender or if possible soft copy. before handing over appointment letter for above stages.
- 4) Draft appointment letter, after cross checked by MC, RC members the appointment letter and advance of payment can be made as per terms and conditions mentioned and agreed upon.
- 5) As upon receiving of sample tender document it can be circulated or forwarded to all members so to understand basic nature and details of tender document.
- 6) MC should schedule a SGM calling Mangurdekar & Associates For explanation of Tender document drafting and its details. (How it is drafted and what, why any topics are incorporated)
- 7) MC should give a dead line date to members after understanding the nature and details of tender document to submit their views and what they want to incorporate in the tender in writing and all these written points can be discussed in the SGM FOR MEMBERS and can be noted a society's view.
- 8) After receiving all points to incorporate in the tender it can be handed over to PMC on a society's letter head
- 9) PMC will draft a - first draft of Tender
- 10) The received of first draft of tender should be circulated to all members for suggestions, corrections or any points to be added by the members should be given in writing within the dead line date given by MC.
- 11) All above given written suggestions, corrections should be handed over to PMC. On society's letter head.
- 12) After receiving of final draft of tender document and approval given by all majority of members will be advertised in the newspapers.

Stage III & IV it's a job of PMC.      Thanks.

