

~~Final
Negotiated
fee structure
received on 23/5/24
in sealed envelope
23/5/24
23/6/24~~

To

HON SECRETARY / CHAIRMAN,

B-5 ANAND COURT CHS LTD.

Plot NO - 1C/3A, opp. lane of Siddharth hotel,

Dr. V.Rghunath Marg,

Bandra West, Mumbai - 400050.



Architectural Associates



ARCHITECTURAL ASSOCIATES

REDEVELOPMENT PROFILE

Architecture to be meaningful it must tell a story: the story of its functional birth, the occupants and purpose, the on-lookers, the place, its people, their faiths and beliefs

Architectural Associates was originally founded by a British Architect in 1942.

ARCHITECTURAL ASSOCIATES

13B, Hindustan Kohinoor Premises Co-op Soc. Ltd., LBS Marg, Vikhroli [W], Mumbai 400083. t : 022 25772478 info @artdesk.in



ARCHITECTURAL CONSULTANCY [PMC] FOR REDEVELOPMENT OF SOCIETY.

Date :: 20 MAY 2024

To,
HON SECRETARY / CHAIRMAN,
B-5, ANAND COURT CHS LTD,
Plot No-1C/3A,
Dr. V. Raghunath Marg
Bandra West
MUMBAI 400050

Sub : Architectural Consultancy [PMC] for Societies Redevelopment .

PROFESSIONAL FEES:

STAGE A :

FEASIBILITY/PROJECT REPORT

1. Explaining and guiding the Society on the process mentioned in the GR for redevelopment dated 04TH July 2019 under Section 79[A] of the Maharashtra Co-operative Societies Act, 1960.
2. Assisting the Society in procuring all Statutory Documents
3. Preparing the Technical Feasibility Report based on Society provided Documents :
Conveyance Deed
Development Plan Remarks [DCPR 2034]
Property Card and City Survey [CS] Plan
Old Approved Plans
Digital Survey of Land
List of Members buildingwise + Carpet Areas

Preparing the Commercial / Financial Feasibility Report along with the FSI Potential of the Plot ::

The Feasibility Report shall include for all the Policies

- Project Cost + Valuation
- Additional carpet to existing members
- Corpus
- Rent + Deposit for alternate accommodation in case of Transit.
- Transportation allowance in case of transit.

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11/12
28/5/24

28/5/24

DIFFERENT TYPES OF FEASIBILITY REPORT AND ITS COMPARISON

- a) Self- Development
- b) Self-Development through total Management consultant.
- c) Redevelopment through developer
- d) 33 (12)B clubbed with 33 (7)B as a front road width of 9meter.

SUBMITTING THE FINAL FEASIBILITY REPORT [TECHNICAL + COMMERCIAL] TO THE SOCIETY.

Professional Fees :: Rs. 25000 /- + 18% GST as applicable

2) LIST OF MEASUREMENT TO BE TAKEN AND ITS REMARK AND CONCLUSION WITH BMC APPROVED LAYOUT.

- a) Plot measurement checking and to Prepare the drawing and cross checking (super imposing) with official plan and If any discrepancy noted to be informed :: **Rs 15000 + 18% GST**
- b) All flat internal measurement to be taken and to preparing its drawing with mentioning carpet area and its chart to be given :: **Rs 2.50 per Sft + 18% GST**
 - a. Excluding balcony & terraces and 2) including balcony 3) Terrace area 4) Garage Area
 - c) Verifying plot number and property card number do society have do go through any official process, if yes then will the cost will be borne by developer. this point has to be clarified :: **YES**
- d) All remarks of DP, RL & Metro should be specified
 - DCPR 2034 REMARKS :: RS 4000 + 18% GST**
 - METRO MMRDA REMARKS :: RS 6000 + 18% GST**
- e) 9meter & 6meter road adjoining the plot will the government policies affect the Society development plan & its feasibility it's should be consider and mentioned

MEETINGS FOR PROJECT FEASIBILITY ::
1-2 with MANAGING COMMITTEE
1 with MEMBERS in SGM

ADVANCE FOR FEASIBILITY + DIGITAL SURVEY OF LAND+ REMARKS :: RS 25000 + 18% GST

Handwritten signatures and dates:
 10/8
 28/5/24
 28/5/24

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**STAGE B:
TENDERING**

a. Preparation of Tender document with
i] **Technical Document**
ii] **Commercial Offer Document.**

b. Technical Document shall cover all related
Appointment of Consultants
Statutory Compliances,
Material Specifications,
Insurances,
Project Completion Time clauses,
Safety clauses,
Arbitration
Termination along-with code of conduct of the Developer on site and manner of execution
and several other clauses.

c. Commercial Document shall cover all the preconditions which the Society requires the
Developer to consider including Bank Guarantees and an Offer Chart with manner of
distribution during the course of the project of the below mentioned benefits :

- i] Additional carpet area,
- ii] Hardship and Inconvenience Allowance [Corpus]
- iii] Rent in case of transit
- iv] Transportation and Packaging allowances in case of transit.
- v] Additional carpet area Purchase rate.

d. Preparation of Draft Advertisement Notice.

Professional Fees Stage 2:

Rs. 75,000/- + 18% GST as applicable

ADVANCE FOR TENDER DOCUMENT :: RS 30000 + 18% GST

- All Tender Sale Amounts shall be for the Society
- Tender Printing Costs shall be by the Society
- Cost of Newspaper Advertisement in TOI + Maharashtra Times to be borne by Society.

Handwritten signatures and dates:
 28/5/24
 28/5/24

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**STAGE C :
TENDER SCRUTINY, SHORTLISTING AND NEGOTIATIONS**

- a. Opening the Tenders in the Special meeting of the Managing Committee in front of all the members of the Society and announcing the bids.
- b. Receipt and comparison of received bids and preparing a shortlist of information and commercial bids from Developers.
- c. Shortlisting Developers for site visit of works , quality checks, time of project executions and Planning and preparing comparatives for the information of the General Body.
- d. Assisting the Society in negotiations with the Short-listed Developers under Technical and Commercial Negotiations.
- e. Preparing final comparative charts of Developers with information on negotiations, site visits and after negotiations for the General Body and to assist the Society in the selection process of a Developer.
- f. Finalising one Developer in General Body in presence of representative from the Registrar of Societies with 66% member attendance and 51% of members giving consent to Developer with highest nos. of votes in the General Body.**
- g. Preparing draft of Letter of Appointment for issuing to the selected Developer

Professional Fees Stage 3: Rs. 50,000+ 18% GST

ADVANCE FOR DEVELOPER SCRUTINY :: RS 25000 + 18% GST

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STAGE D :
PROJECT MONITORING TILL OCCUPATION:

The scope and fees to be finalised after detail discussions with the Managing Committee and the Society.

The Developer appoints Design Architect and Municipal Liasoning Consultant, we shall scrutinise the designs, drawings and documents to safeguard the Interests of the members of the Society as under :

1. Development Agreement Stage:

- a. Scrutiny of preliminary design from Developer.
- b. Revision of preliminary design from Developer.
- c. Receipt and Approval of Final draft scheme including design of typologies of all existing members. Tower Plans, Masterplan for scheme with or without transit, Project Management Schedule from Developer.
- d. Scrutiny of (draft) Development Agreement from Developer including incorporation of finalised design and details.
- e. Receipt, Scrutiny and Approval of Final drawing set for MCGM approval from Developer.
- f. Approval and Finalization of Development Agreement vide SGM including drafts of :
 - Development Agreement
 - Tripartite Agreement
 - Individual member Consent
 - Power of Attorney
 - Drafts of finalised drawings and details.
- g. Signing development agreement involves the client formally entering into legally binding agreement with the said Developer.

2. Statutory Approvals

- a. Approval of plans to be submitted to Statutory bodies by Managing Committee after comparing it to the copy of approved plans in the DA and due approvals by the PMC .
- b. Receipt of IOD and CC from MCGM.
- c. Scrutinising approved plans with the copy of approved plans by the Society.

3. Allotment of flats to existing members :

- a. Receipt of MCGM approved plans (copy) from Developer.
- b. Allotment of flats to existing members.

4. Commencement of works :

- a. Receipt of Final Working [Construction] drawings from Developer.
- b. Scrutiny of all Final Working [Construction] drawings, preparing an Audit Report certifying the drawings from Architectural and Structural standards.
- c. Commencement of actual construction on site
- d. Periodic site visits by our Consultants along with Developers consultants.
- e. Completion of Construction works

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 27/1/24
 28/1/24

5. Occupation + Handover :

- a] Scrutiny of flats as per Development Agreement, Quality check.
- b] Occupation Certificate.
- c] Handover of flats to existing + new members
- d] Receipt and scrutiny of handover documents from Developer after Occupation Certificate.
- e] Release of Developers Bank Guarantee.
- f] Fresh Bank Guarantee from Developer for Defects Liability.

Professional fees :

Rs. 1.00 % of Construction Cost + Tax

[The entire fees for Stage 4 shall be paid by the appointed Developer to the Society on receipt of Letter of Intent from Society and the Society shall pay Us as per the terms and conditions of appointment during the entire tenure of the Project.]

Fees include fees of :

- 1. Architectural Associates [Principal Consultant]
- 2. Municipal Liasoning,
- 3. Structural Consultant
- 4. Legal Advisor

Yours truly,
For Architectural Associates,

Abhijit Sawant

ABHIJIT SAWANT
PARTNER
CA / 99 / 25443
9820198294



The cover has been opened and details matched & cross checked as per the final negotiated in the RC meeting held on 20/5/24.

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