

Minutes of SM MAY 24  
RC Meeting and Ranking chart -

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

Date: 7<sup>th</sup> May2024

**Minutes of the meeting – Redevelopment Committee meeting stage III held on 5<sup>th</sup> MAY 2024**

- RC meeting held on 5<sup>th</sup> MAY '24 -Time :11 am at Anand Court CHS compound and the meeting was attended by the following members:
  - Ryan Fonseca
  - Sunil Parab
  - Anil Parab
  - Nayan Bhandarker
  - Radha Jayaram
  - Gurpreet Sethi
  - Parthik Bheda

**AS PER AGENDA POINT A)** Ranking of PMC Firms as per their Credentials and INTERVIEW / FEEDBACK from their Clients -  
RC Members have individually ranked PMC's as mentioned in below table:

FIRM NAME							
MANGURDEKAR &ASSOCIATES	2	1	2	2	1	1	1
ARCHITECTURAL ASSOCIATES	1	2	1	1	2	2	2
SHILP ASSOCIATES	3	3	3	3	3	3	3

Minutes at 5th MAY 24 RC Meeting  
and primary fee structure chart

Ranking of the PMC Firms

- MANGURDEKAR & ASSOCIATES - RANKED 1 BY MEJORITY OF MEMBERS PRESENT
- ARCHITECTURAL & ASSOCIATES - RANKED 2 BY MEMBERS PRESENT
- SHILP & ASSOCIATES RANKED - 3 BY MEMBERS PRESENT

\*\*\*\*Basis the ranking by individual RC Members it was decided that the PMC (1) MANGURDEKAR & ASSOCIATES - ranked 1 and (2) ARCHITECTURAL & ASSOCIATES ranked 2 would be considered for further negotiation and process.

Since Shilp & Associates was ranked 3 by the RC committee - the main reason being Mr Nikhil Dixit Proprietor is personally not available for meetings or for guiding Members or for resolution of queries of Society Members – (as per feedback recd on calls from Societies where Shilp has spear headed as PMC) they would not be considered at our end.

**AS PER AGENDA POINT B) OPENING OF SEALED ENVELOPES OF FEE STRUCTURE RECEIVED FROM SHORT LISTED PMC FIRMS AND RC MEMBER PREPARED THE PRIMARY CHART OF THE FEE STRUCTURES AS MENTION BELOW**

	MANGURDEKAR & ASSOCIATES	ARCHITECTURAL ASSOCIATES	SHILP ASSOCIATES
<b>STAGE: I ( Feasibility report )</b>	<b>RS/- + 18% GST EXTRA</b>	<b>RS/- + 18% GST EXTRA</b>	<b>RS/- + 18% GST EXTRA</b>
<b>1) ALL FOUR TYPES OF FEASIBILITY REPORTS AND IT'S COMPARISON CHART</b>	<b>15000 /- Rs/- + 18% GST EXTRA</b>	<b>50000/- Rs/- + 18% GST EXTRA</b>	<b>On APPOINTMENT 25% of One lakh = Rs/- 25,000/-</b>

2) PLOT MEASUREMENT AND PREPARING THE DRAWING AND CROSSING CHECK BY SUPERIMPOSSING WITH APPROVED BMC PLAN	15000 /- Rs/- + 18% GST EXTRA	15000 /- Rs/- + 18% GST EXTRA	25% of One lakh = 25,000/- Rs/- + 18% GST EXTRA
3) ALL FLAT CARPET AREA MEASUREMENT AND PREPARING DRAWINGS AND PREPARING CARPET AREA CHART.	2/- Rs/- per sqft. Approx. for calculation and arriving at figure - 16000 sqft x 2 /- = 32000/- MEASUREMNT AREA TO CROSS CHECK and justified by PMC 32000 /- Rs/- + 18% GST EXTRA	3.50/- Rs/- per sqft. Approx. for calculation and arriving at figure 16000 sqft x 3.50/- = 56000/- MEASUREMNT AREA TO CROSS CHECK 56000 /- Rs/- + 18% GST EXTRA	
4) ADDITIONAL COST FOR DP/RL/METRO REMARK	Not mentioned (as per actual) 8000/- Rs/-approx. for calculation and arriving at figure CROSS CHECK WITH PMC	RL & DP = 4000/- METRO REMARK NOT MENTION (4000/) CROSSCHECK TOTAL =8000/- Rs/-approx	Not mentioned (as per actual) 8000/- Rs/-approx. for calculation and arriving at figure CROSS CHECK WITH PMC
STAGE : I TOTAL RS/-	70,000/- Rs/- + 18%GST	1,29,000/- Rs/- + 18%GST	58,000 /- Rs/- + 18%GST

<u>NO OF MEETINGS THAT WILL BE CONDUCTED FOR EXPLANATION OF FEASIBILITY REPORT</u>	1 WITH MC 1 WITH SGM	1 TO 2 WITH MC 1 WITH SGM	1 WITH MC 1 WITH SGM OR AS NEEDED
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	MANGURDEKAR&ASSOCIATES	ARCHITECTURAL ASSOCIATES	SHILP ASSOCIATES
<u>STAGE: II ( PREPARATION OF TENDER DOCUMENT AND PREPARATION OF DRAFT ADVERTISEMENT NOTICE TO CALL BIDERS )</u>	RS/- + 18% GST EXTRA	RS/- + 18% GST EXTRA	RS/- + 18% GST EXTRA
1) PREPARATION OF TENDER DOCUMENT AND PREPARATION OF DRAFT ADVERTISEMENT NOTICE FOR INVITING BIDERS.	1,15,000/- Rs/- + 18% GST ONE LAKH FIFTEEN THOUSAND	75,000/- Rs/- + 18% GST SEVENTY FIVE THOUSAND	25% of One lakh = 25,000/- Rs/- + 18% GST EXTRA
<u>STAGE: III &amp; IV ( TENDER SCRUTINITY ,PREPARATION BIDERS CHART ,SHORT LISTING NEGOTIATION AND SELECTION OF FINAL DEVELOPER.</u>		50,000/- Rs/- + 18% GST FIFTY THOUSAND	25% of One lakh = 25,000/- Rs/- + 18% GST EXTRA
<b>STAGE :II, III &amp; IV TOTAL RS/-</b>	<b>1,15,000/- Rs/- + 18% GST ONE LAKH FIFTEEN THOUSAND</b>	<b>1,25,000/- Rs/- + 18% GST ONE LAKH TWENTYFIVE THOUSAND</b>	<b>1,08,000/- Rs/- + 18% GST ONE LAKH EIGHT TOUSAND ONLY (includes stage I, II, III &amp; IV)</b>

	MANGURDEKAR&ASSOCIATES	ARCHITECTURAL ASSOCIATES	SHILP ASSOCIATES
<b>STAGE: V (PROJECT MONITORING TILL OCCUPATION )</b>	<b>RS/- + 18% GST EXTRA</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	1.50% OF CONSTRUCTION COST ( APPROX 30 CR. X 1.50% = 45,00,000 /- + 18% GST (FORTYFIVE LAKHS) CONSTRUCTION COST TO CROSSCHECK	35 /- PER SQ.FT. OF CONSTRUCTION AREA CONSIDERING 30% MORE AREA OF TOTAL BUILT UP AREA + 18% GST APPROX 65000 SQFT X 35/- = Rs: 22,75,000/-(TWENTY TWO LAKH SEVENTY FIVE THOUSAND) AREA TO BE CROSSCHECK) (FIFTY THREE LAKHS)
<b>STAGE: V TOTAL RS/-</b>	<b>53,00,000/- Rs/- + 18% GST (FIFTYTHREE LAKHS)</b>	<b>45,00,000/- Rs/- + 18% GST (FORTYFIVE LAKHS)</b>	<b>22,75,000/- Rs/- + 18% GST (TWENTYTWO LAKHS SEVENTYFIVE THOUSAND)</b>

**The RC members will Schedule a R.C. meeting to get following details from two short listed PMC's**

- (i) new construction sq. ft. area and construction cost per sq.ft. to arrive at final costing of fee structure
- (ii) sq.ft. area of flat measurements to crosscheck to arrive at final costing of fee structure.
- (iii) To obtain specified detail of stage IV AND V by Mangurdekar & Associates.
- (iv) Time frame for submitting feasibility report after appointment.

After above clarifications by PMC, R.C will schedule a meeting with two short listed PMC for negotiation of final fee structure as per agenda mentioned (c) in the notice of RC meeting held on 5<sup>th</sup> May 2024.

Meeting ended with vote of thanks to R.C members