



**Mangurdekar^R
& Associates**

- Project Management
- Architects & Valuers
- Developers
- Structural Engineers
- Arbitrators

STAGEWISE FEE STRUCTURE

To,
The chairman/Hon. Secretary,
Anand Coast C.H.S.,
Near Bandra Talav,
Bandra (West),
Mumbai - 400 050.

Received on
4/5/24
Time: 8.50 PM
Received by
Ganil Parekh
4/5/24

Architects
Project Mgmt.
Arbitrators
Valuers

Mangurdekar & Associates

R.J. Mangurdekar
B.E. Civil, LL.M

Prathmesh Mangurdekar
M.E. Civil (Proj. Mgmt. USA), LL.B
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21-A, Police Officers' CHS, Fisheries Univ. Road, Versova, Mumbai - 400 061 | Tel: 2640 0681 / 84

Ref: M&A/874/967/2024

Date: 04/05/2024

To,
The Hon. Secretary/ Chairman
Anand Court Co-operative Housing Society Ltd.
Plot No-1C/3A, Dr. V. Raghunath Marg,
Bandra- West,
Mumbai-400 050.

Sub: FEE STRUCTURE for providing PMC Services stagewise.

Ref: Your letter dated 28/04/2024

Dear Sir,

With reference to your above referred letter, our stage wise professional charges are given below for your ready reference and further necessary action.

Sr. No.	Description	Amount
1.	Stage 1 – Feasibility Report a) Self- Development b) Self-Development through total Management consultant. c) Redevelopment through developer d) if 33 (12)B clubbed with 33 (7)B as a front road width of 9 meter. Giving Technical and financial comparison chart.	Rs. 15,000/- (Rupees Fifteen thousand only)
2.	a) Carrying out Plot survey and preparation of the drawings and cross checking (superimposing) with official plan	Rs. 15,000/- (Rupees Fifteen thousand only)
2.	b) Carrying our Carpet measurements of all flats and preparation of the drawings & statement showing carpet areas with and without balcony and terrace areas.	Rs. 2/- (Rupees Two only) per sft.

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2	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	Documents for Feasibility will be studied. At the time of IOD CC any cost will be borne by Developer. Society does not have bear.
2	d) D.P. Remarks and RL Remarks, Metro remark to be specified	If fresh required cost will be as per actual, government receipt will be provided
3	STAGE: 2 - DRAFTING OF TENDER DOCUMENT (including Draft Development Agreement for Tender at no additional charges) AND CALLING BIDS Please note that since routine legal services up to Occupation Certificate are provided in-house by M&A at no additional charge, the Society saves up to 1% or more on charges of senior advocates on a project such as yours.	
4	STAGE: 3 (PREPARING OF COMPARISION CHART OF BIDERS)	
5	STAGE 4: (SELECTION OF DEVELOPER)	
6	STAGE 5: SUPERVISING CONSTRUCTION TILL HANDING OR THE PROJECT BY THE DEVELOPER TO SOCIETY (O.C)	Rs. 1,15,000/- (Rupees One Lakh Fifteen thousand only) Rs. 53,00,000/- (Rupees Fifty Lakhs) considering Construction area as 57000 sft. The above charges will increase or decrease, if the construction area increases or decreases .

7. In how many meetings and which way the feasibility report will be explained: Draft report will be submitted to MC for comments/ discussion. Feasibility Report will be explained in SGM

Note: G.S.T. as applicable will be additional on all payments

Hope you find the above in order

Kindly contact us if you have any queries

Thanking you,

Yours faithfully

For MANGURDEKAR & ASSOCIATES



Partner

Nayab
5/5/24

Rousee
5/5/24

And - Pa. At. P. India
5/5/24

Ready
5/5/24

Paul
5/5/24

Hydr
5/5/24

Received

Missed out on
16/5/24

TIME = 9.05
PM

Detail
scope
of
Procedure

~~East~~
16/5/24

for 2 stage
and
5 stage

As discussed
in conference call
meeting
is given by

MKA

Sealed envelop.
Will open on 20th May 24

Meeting

Architects

Project Mgmt.

Arbitrators

Valuers

Mangurdekar & Associates

R.J. Mangurdekar
B.E. Civil, LL.M

Prathmesh Mangurdekar
M.E. Civil (Proj. Mgmt. USA), LL.B
email: prm@mnapmc.com
website: www.mnapmc.com

21-A, Police Officers' CHS, Fisheries Univ. Road, Versova, Mumbai - 400 061 | Tel: 2640 0681 / 84

Ref: M&A/874/975/2024

Date: 16/05/2024

To,
The Hon. Secretary/ Chairman
Anand Court Co-operative Housing Society Ltd.
Plot No-1C/3A, Dr. V. Raghunath Marg,
Bandra- West,
Mumbai-400 050.

Sub: Cost of DP remarks and Scope of Work

Dear Sir,

As requested by the Society, please find below the cost for procuring DP remarks and our Scope of work for Tendering Process upto selection of Developer and :

1. Cost for procuring DP Remarks : Rs. 3,930/- (Rupees Three thousand Nine Hundred Thirty Only) per C.T.S. No.

We are enclosing herewith the online payment receipt of the DP Remarks procured for one of other project as sample. Society to pay on actuals. We will provide you with the receipt after procuring DP Remarks for your Society.

2. Scope of Work for providing Project Management Consultancy is given below.

- a) For Tendering Process upto Selection of Developer:

Preparation of Tender Documents (including Draft Development Agreement for Tender at no additional charges), calling of Tender offers, preparation of Comparative Statements, Site visits of the Developers completed and ongoing projects, arranging presentation meetings with the Developers for Society members, negotiations of offers with the Developers, guiding Society and Society's advocate in finalizing the Development Agreement with Developer technically and legally, etc.

- b) **Scope of PMC work in Builder Redevelopment:**

PMC & legal services from selection of developer upto Occupation Certificate:

After developer is selected, we do Project Management on behalf of Society to ensure quality of construction, verification of plans for construction against area offer made by Developer, compliance with legal requirements and protecting the Society's interest therein.

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Scope of PMC work in Builder Redevelopment:

- i) Routine legal & PMC work from preparation of Feasibility Report upto Occupation Certificate of new building.
- ii) Checking of plans : Study and verify the plans submitted by the Developer for the proposed building, checking of new carpet area, technical vetting and advise Society regarding approval.
- iii) Work as per approvals: Ensure work is executed in conformity with the approved building plans and IOD and CC and without any violations
- iv) Approvals, certificates etc issued by Authorities: Inspection of all NOCs, approvals, sanctions, certificates including IOD, CC, OC issued by various authorities for the completion of the project submitted by the Developer as per Development Agreement.
- v) Arbitration: If required, to advise & assist the Society in case of Arbitration. Additional charges apply.
- vi) Work Schedule: Scrutiny of work schedule supplied by the Developer.
- vii) Scrutiny of Drawings: Developer to submit plans to Society. Scrutiny and verification of these plans and report the same to the Society. Any additional plans/amended plans will be charged additionally.
- viii) Supervision of Construction of Buildings: Undertake and complete supervision of buildings for members of the Society by conducting periodic site visits, helping Society in ensuring quality control in all stages of construction, stage approvals, viz. Approval of materials, usage thereof in proper proportion and workmanship in various items of work.
- ix) Quality Control: Co-ordination with Society for ensuring proper quality control of Rehab works and maintaining proper records thereof.
- x) Developer's Monthly Reports: Verification of Developer's monthly reports for the work done and certification of work done.
- xi) Monthly Reports and review meetings: Submission of monthly progress reports, for physical progress achieved
- xii) Area/ specifications of Flats: Verification of Carpet Area, Built up Area of the flats constructed for the members.

Hope you find the above in order

Kindly contact us if you have any queries

Thanking you,

Yours faithfully

For MANGURDEKAR & ASSOCIATES




Partner



Online Payment Details for DP Remarks Report DP 2034 (DP Department, Mumbai)

Transaction ID	2018724765
Transaction Amount	3930
Payment Date	2024-05-16 19:36:02.242
Payment Status	Success
Challn No	DP34202405111533989

Note- Your payment has been received successfully, Please refer the transaction details above and proceed to download DP Remarks.