



DEODHAR ASSOCIATES

ARCHITECTS AND PROJECT MANAGEMENT CONSULTANTS
ISO 9001: 2008 Certified Organization

HDIL 'Kaledonia', 504/B, 5th Floor, Sahar Road, Opp. Vijay Nagar Society, Andheri (E), Mumbai - 400 069.
Tel : 2684 6904/2684 6905 email : office@deodharassociates.com

03.02.2016

To,
The Chairman / Secretary
C1/ C2, Type Apartment Owner's Association.
Opp. Nav Ratna Restaurant,
Beside Abbot Hotel,
Sector 2, Vashi,
Navi Mumbai - 400 703.

**Sub: Express our Interest as Project Management Consultancy (PMC) & as
Architect for the Re-development of your existing Society Building.**

Respected Sir/Madam,

We would like to thank your Society for giving us an opportunity to express our interest to provide our unique & expertise professional services of Project Management Consultancy, Architect & Interior Designer.

As we all know that project Management consultancy (PMC) is crucial to success of any project. We are glad to provide our services in all the stages from start to completion of the project in time assuring the best quality of work. Progress of the project will be monitored continuously to ensure that our client's requirements are fully met as per contract.

(A) As PMC our scope of work will be in Three Phases:

Scope of Work for Phase: I

1. Advise the society on completion of documents required for the proposed redevelopment.
2. Society will have to furnish us the following documents.
 - (a) P. R. Cards & City Survey plans, D. P. Remarks, Traffic Remarks, A. E. Survey Remarks & any other required Remarks from Govt. authority.
 - (b) Plane Table Survey plan
 - (c) List of existing members of society
 - (d) Carpet area occupied by every member
 - (e) Expected No. of rooms & additional Carpet area for every member, to be provided free of cost by Developer.
 - (f) List of specifications / amenities if decided by Society.
 - (g) Corporation approved building plan of layout.

We will procure the documents on behalf of society if required with the extra cost as per actual expenses.

3. Work out the feasibility for the proposed re-development considering the requirements of the society which are in co-ordination with new

regulations of increase FSI, open space regulation & other municipal bye-laws. Work out financial viability of the project. This will help society to obtain maximum benefits from the developer.

4. Provide sketch of your proposed flat to examine the physical feasibility of the proposed building.

Payment Schedule: Phase I

Fees & mode of payment for the above scope of assignment will be as under:

Sr. No.	Particulars	Amount (Rs.)
1.	Along with Appointment Letter for Preparation of Project Feasibility Report	40075.00 (35,000.00 + 14.5 % Service Tax)
2.	Submission of Project Feasibility Report	40075.00 (35,000.00 + 14.5 % Service Tax)

- NB:**
- (a) Charges to procure documents [Item No. 2(a, b)] from various Govt. /Pvt. Authorities will be extra.
 - (b) Charges for Plot Survey, Preparation of Tenement Carpet area summary will be extra.

1. Architectural bldg composite plan to final flexibility without displacement.
2. Technical area calculation FSI consumption.
3. Financial
4. Conduct a total station survey of all land parcels/ plots and confirm with NMMC/CIDCO. Also look into the surveys already available with the society/ Association. (With extra cost).
5. Compute consumed carpet and built up area of each member separately, Calculate consume common area (Passage etc.) and total area of each building. (With extra cost).
6. Prepare and hand over a questionnaire in consultation with MC for issuing all members to understand their specific preferences and requirements for redevelopment.
7. Analyze the feedback received from the questionnaire.

Scope of Work for Phase: II

1. Prepare tender documents in consultation with the Society for proposed re-development
2. To prepare a draft for advertisement in the news papers to get bids from developers
3. To print adequate No. of copies of tender. The tenders will be issued by PMC by charging cost of printing from bidder.

4. On receipt of all the bids from various Developers, which will be open in presence of society members by the PMC at the PMC's premises. PMC shall scrutinize all the tenders and prepare comparative charts, Technical & financial offers bided by the developer.
5. To advice on the proposals of the short listed developers, whenever required by society.
6. To recommend suitable Developer to the Society based on the maximum benefits to the society.

Payment terms: Phase II

Sr. No.	Particulars	Amount (Rs.)
1.	Before Floating Tenders	40075.00 (35,000.00 + 14.5 % Service Tax)
2.	15 Days of opening of the Bids	22,900.00 (20,000.00 + 14.5% Service Tax)

NB: Publication of Tender Notice in local news paper will be extra

(A) As PMC for Phase III

Our scope of work

1. To attend the meeting with the developers and any other agency arranged by the society with prior appointment.
2. On receipt of plans /designs etc. from the finalized developer by the society, check whether they are approvable as per the prevailing bye-laws/regulations and also confirm and certify that they are as per the agreed terms & conditions.
3. Advice & Co-ordinate with society's legal advisor if necessary.
4. Observe and ensure that, the construction work done is as per the approved plan.
5. During construction ensure quality of work, material used and amenities provided and that same is as per the development agreement and industry standards. Advice on the quality of material to be used adhering to ISI certification.
6. Periodical supervision.
7. Scrutinizing and certifying bills of contractors for payments

Consultancy Fees: Phase III (only PMC services)

- Fees & mode of payment for the above scope of assignment will be **2.0 %** (two percent) of the total construction cost. Service Tax @ **14.50%** shall be extra.
- Mobilization advance **10%**
- Monthly payment on pro-rata basis.

(B) As an Architect

Scope of work

Architectural Liaisoning and Designing, Structural Designing, Mechanical Electrical and Plumbing Consultancy, Environmental Consultancy, Rain Water harvesting, Solar consultancy, Green building consultancy, Landscaping Consultancy and Traffic Consultancy.

For Architectural Consultancy only **(B)** our fees will be **6%** on total construction cost + 14.50% service Tax. Mode of payment will be discussed at the time of appointment.

(C) For Architectural work and PMC services,

For Architectural and PMC Services mentioned above **(A+B)** our fees will be **7%** on total construction cost + 14.50% service Tax. Mode of payment will be discussed at the time of appointment.

- If project gets delayed due to any other reasons, which are beyond the control of PMC, then PMC/Architectural fees should be compensated proportionately. Additional expenses for going out of town for coordination with Consultants, if required.
- **This offer is valid for 60 days only after date of issue.**
After this period, a revised offer shall be considered.

Thanking you.

For **DEODHAR ASSOCIATES**



Authorized Signatory

Name of Team and associates

Ar. Saloni Deodhar	: Project head
Mr. Sanjay Avhad	: Project Manager
Dr. Sushma Deodhar / Mr. Avinash Salvi	: Liasoning Architect
Ar. Arun Deodhar	: Design Architect
Ar. Anirban Banerjee	: Master planner and Landscape consultant
Mr. Nandan Mungekar	: Environmental consultant / Rainwater harvesting consultant
Mr. Vivek Garg	: Structural and MEP consultant
Adv. Amit Mehta	: Advocate and solicitors
Mr. Shivnandan Katdare	: Financial consultant
Mr. Siddhav Sakhalkar	: Solar consultant
Mr. Harshad Jamsandekar	: Civil Engineer / Chief Engineer
Mr. Parshuram Matkar	: Site supervisor

Green building consultant to be finalised.

Recd on 04/02/2016
P.T. Jangam
(President)

