



To,
The Chairman / Secretary,
Lily Apartments, St. SebasAan colony,
St. John The BapAst Road, Bandra west,
Mumbai - 400050

Dated: 30/04/2026

SUB: FEES FOR PMC SERVICES OF M/S. REZA KABUL PMC LLP

Greetings from Reza Kabul Project Management!

Fees:

The Fee Structure for the above said scope of work is given. The same shall be divided in stages as mentioned below.

STAGE 1: -

1. Review all mentioned and provided documents as per our scope of work
2. Preparation of Feasibility Report along with financials for the same.
(Plot survey and internal flat surveys and documents if any will be charged as per actuals which will be charged separately. Also, any documents, which are not available with the society will have to be procured from the relevant authorities, the charges of which will be paid by the society.)
Rs. 50,000/- + GST as applicable.

MODE OF PAYMENT (For Stage 1)

Sr. No.	Item	Amount (Rs.)
1	Appointment of PMC for stage 1	30,000
2	On submission of Feasibility Report	20,000

FEES FOR STAGE 2

The fees for the stage 2 scope of work will be a lump sum of **Rs.2,00,000/- (Rupees TWO Lakh Only). Plus, GST as applicable.**

MODE OF PAYMENT (For Stage 2)

Sr. No.	Item	Amount (Rs.)
1	On preparation of tender document & submission of final tender to society.	Rs. 50,000
2	On Comparative analysis of filled tenders by developers	Rs. 75,000
3	On Selection of developer after 79(A) meeting.	Rs. 75,000

FEES FOR STAGE 3 and 4

The professional fee for stages 3 and 4 shall be **1.50%** of the Complete Construction Cost (Excluding the taxes) for a conventional type of redevelopment project. The same shall be payable every month / monthly basis as per the slab schedule and the progress of the work on site. GST shall be applicable along with any other taxes as applicable.

(Fees calculated = Construction rate/sqft. × Total Final Construction built up area x Fee of 1.50%)

**MODE OF PAYMENT (For Stages 3 and 4)**

Sr. No.	Item	Percentage
1	On selection and Appointment of Developer. Under 79(A) or on Issuance LOI.	10%
2	On finalization of the Development Agreement (DA) and signing of the same.	05%
3	On approval of all drawings like layouts, building unit design, and all other related works to the level of requirement submitted by the developer.	05%
4	On Obtaining of I.O.D. and concessions.	5%
5	Slab wise payments divided into no of slabs starting from the foundation. Complete supervisions of construction of the building, approvals, materials monitoring, usages and proper proportioning and workmanship. Maintaining proper quality control and records.	40%
6	Completion of all Civil finishing works as below	25%
7	On O.C.	5%
8	Submission to the society all completion plans and details of the project with certificates.	5%
	TOTAL	100%

NOTE: The Charges for procuring any missing documents such as CTS Plan, D.P. plan & remarks, old BMC plans, Documents from Estate, MHADA, and advertisements in the newspaper will be paid by the society as per actuals.

A Legal consultant shall be appointed by the Society the charges of which will be borne by the society.

We will execute an agreement with society for detailed PMC scope of work and professional fee.

All the charges paid by the society towards the PMC services shall be reimbursed by the selected developer and the same will be paid by the developer to the society account as per the above-mentioned milestones.

The society shall pay the PMC on receipt from the developer as per the milestone of stages of work.

The required Certificates for project progress after verification and confirmation if insisted for submission of RERA, Financial Agencies or any concerned authorities shall be charged an extra of Rs.5,000/- for each of the said certificates.

Yours Sincerely,



For, Reza Kabul PMC LLP

+91 8828010053 / +91 8828010056 / +91 226439415

Email Id: rkpmc@rezakabul.in