



3, RAMVATIKA, PRARTHANA SAMAJ ROAD, VILE PARLE (E), MUMBAI -400 057. TEL.: 022-31983143

Date: 30/04/2026

To
Lilly Apartments,
St Sebastian Colony,
Mount Mary,
Bandra West,
Mumbai- 400050

Sub: Appointment of Architect/ PMC for proposed redevelopment of your Society.

Dear Sir,

With reference to the above, we are glad to introduce our self as a consortium of Architect & Project Management Consultant. We are keenly interested in rendering our professional services to your society.

We are an Architect's firm practicing independently as Architect, Valuer and P.M.C. We have also a consortium of technical Consultants comprising other technical consultants such as Licensed Structural Engineer (R.C.C. Consultant), Consultant for Green Bldg. items such as R.W. Harvesting, Water Treatment Plants, S.T.P., Solar & Wind energy & Licensed Site-supervisor, M.E.P., Licensed Plumber. As there are separate licenses for above mentioned different consultants, we are independent licensee working also as one team of technical consultants in some projects. We have also legal consultants working jointly with various Societies for their redevelopment projects.

Your society shall insist before selection of developer about time frame for each schedule for entire redevelopment & termination of agreement & seizing of all rights and liberty to sale some reserved SALE AREA by society which shall be reflected in agreement, so as to complete the project in stipulated time. It may be noted that value of your assets is more as compared to developer's investment. MOREOVER, AS LATEST RERA ORDER EXISITING SOCIETY IS CONSIDERED AS VIRTUALLY A PARTNER ALONGWITH DEVELOPER. Thus all liabilities in form of new flats sold by developer are also on existing society members.

Regarding redevelopment of societies, we have following observations:

- a) For Step-I (Feasibility, Tender process & appointment of developer) Society will have to consult only Architect.
- b) For Step-II (balance process upto completion of project i.e. O.C.): Since society intends to develop the property through a developer, there are two options for Tech. Consultants:
 - I. In case society will require P.M.C. in only an advisory role i.e. Proof Consultant. **or**
 - II. Society wants to appoint PMC as 'Professionals on record' & pay professional fees (By recovering it from developer) to Architect on record, Licensed

S.P.SHEVADE & ASSOCIATES

Structural Engineer (R.C.C. Consultant), Licensed Site-supervisor & Licensed Plumber & MEP Consultants.

- c) The Signatory Architect, Licensed Structural Engineer & Licensed Site-supervisor are responsible for stability of entire building. However, responsibility of quality control of the material is of developer & in case society appoints a contractor along with P.M.C. then the responsibility is on both persons (the contractor & P.M.C. only) as other two consultants are not there for continuous supervision.
- d) To protect the interest of members & for successful completion of project through own protective technical team of consultants, society should recover Professional fees of all the consultants from the developer by adding such amount in corpus and asking developer to quote only for additional carpet area over existing area, with fixed amount of corpus as clarified above. Thus by recovering consultant's fees, society will have total control over the project at any time, moreover without any extra financial burden on society.
- e) We will like to inform you that we have been already appointed as Architect PMC For societies located near you like Bandra HILLTOP Soc.Shahina Society Bandra(w). Since we are legally bound by professional code of conduct, our fees with scope of work are as per our council's code of conduct Thus in larger interest of co-operative movement we request you to evaluate us on our experience, credentials, past image and select. Once a consultant is selected society should inform him his scope & fees structure. We assure you that we will give you utmost co-operation while appointing us as your consultants.

We are enclosing herewith:

- Information sheets (profile) of our organization (Annex-I)
- Scope of work (Annex-II).
- Fee Structure (Annex-III).
- Reasons for appointing signatory technical consultants (Annex-IV)

We request you to kindly enquire with our past & present clients to know our credentials. We have mentioned our clients' telephone nos. in our profile for your ready reference, so that you can directly talk with them to know our credentials.

We hope that this will full fill your present requirement. However, we are ready for any further clarification.

Thanking You,

Yours Faithfully,

FOR S.P. Shevade & Associates

S.P. Shevade (Architect)

Encl : As Above Annex-I, II, III,IV

ANNEXURE I

Name of the Firm	S.P. Shevade and Associates						
Type of Firm	Partnership						
Date of Establishment	04-10-1988						
Contact Nos.	022 31983143/ 9833770675/ 9820291303						
Postal Address	3, Ramvatika, Prarthana Samaj Road, Vile Parle East, Mumbai- 400057						
Email Id	ar.spshevade@gmail.com /spshevade@yahoo.co.in						
Experience as Architect / PMC	37 yrs						
Name, Qualifications & Experience of MD/ CEO/ Sr. Partner/ Proprietor	Sr. No.	Name	Qualification	Designation	Fields of Expertise	Experience in the field (Years)	
	1	Mr. Shrikrishna Shevade	G.D.ARCH.,AIIA, FIV	Partner	Architecture, PMC, Liasoning	43 yrs	
	2	Mr. Soumil Shevade	B.Arch, M.Arch PM	Partner	Architecture, PMC, Liasoning	5 yrs	
Details of Project Coordinators/ Employees With the Firm	Sr. No.	Name	Qualification	Designation	Fields of Expertise	Experience in the field (Years)	Date of Joining the Firm
	1	Mrs. Kirti Shah	B.Arch, M.Arch- PMC	Architect	Architecture, PMC	10	2015
	2	Ms. Vaibhavi Trivedi	B.Arch, M.Arch- PMC	Architect	Architecture, PMC	3	2022
	3	Ms. Shravani Kulkarni	B.Arch	Architect	Architecture	1	2025
	4	Ms. Siddhi Pashte	B.Arch	Architect	Architecture	1	2025
	5	Mr. Ashutosh Tripathi	B.Arch	Architect	Architecture	1	2025
	6	Ms. Shivangi Talwalkar	B.Arch	Architect	Architecture	1	2025
	7	Mr. Rajnikant Gala	Civil engineer	Engineer	Liasoning, Boq, Site monitoring	40	2008
	8	Mr.Ramesh Khopade	Draftsman	Draftsman	Liasoning, Boq, Site monitoring	14	2008
	9	Mr.Rohit Kini	Draftsman	Draftsman	Liasoning, Boq, Site monitoring	2	2024
	10	Ms.Mayuri Parthe	B.Com.	Accountant	Accountancy	15	2008

Details of Associates with the Firm	Sr. No.	Name	Qualification	Fields of Expertise	Experience in the field (Years)	Telephone Number
	1	MCPL (Milind Kulkarni structural consultants)	Structural engineer	Structural design	25	9322280782
	2	EPICON Consultants Pvt Ltd	Structural engineer	Structural design	30	9820402221
	3	Shrikhande Constructions Ltd.	Civil engineer	Construction Supervision	47	9820538890
	4	JH Consultants	Civil engineer	Construction management	15	9320325537
	5	M/s Chitnis Vaithy & Co	Advocate	Legal advisor	47	9920093868
	6	M/s Law Origin	Advocate	Legal advisor	10	7208055591
	7	M/s Solomon & Co	Advocate	Legal advisor	110	9920867551
	8	M/s S.N. Katdare and Asso.	CA	Financial Consultant (CA)	30	9820002936
Empanelment/ Accreditations awarded to the Firm	Sr. No.	Details		Date of Issue		
	1	Empanelled with MHADA		2009		
	2	IT department, Gov of India- Valuer for immovable property		2001		
List of professional Licenses/ Memberships awarded to the Firm	Sr. No.	Details		Date of Issue		
	1	Council of Architecture Reg.No. C.A./81/6421		1981		
	2	Council of Architecture Reg.No. C.A./2019/109879		2019		
	3	Indian institute of Architects No.A 6042		1985		
	4	Practising Engineers Architects town planners association No. S-445/2650		2007		
	5	Institute of valuers No. F-3886		1991		
Strengths of the firm	<ul style="list-style-type: none"> •We are a well-established organization functioning for more than 35 years. •We are on various government panels like MHADA, Income tax, etc. •We are the only non-Parsi architect appointed by Bombay Parsi Punchayet (BPP) and various other Parsi trusts. •We were the only architect invited by the Urban Development Ministry as a special invitee for Airport Funnel Zone. •We have worked for various co-operative housing societies as well as charitable trust, developers and Slum Rehabilitation Scheme Society etc. •We have well trained and qualified staff along with consortium team of well experienced technically qualified persons who have jointly implemented many projects from designing up to Occupation Certificate & not acted as only PMC. •We have thorough knowledge of D.C. Rules and have implemented redevelopments for co-operative societies with large number of members. • We have completed projects in PWR scheme such as Dinanath CHS • We are implementing projects under 33(9) i.e. Cluster Scheme like Mahapalika Laghuvetan Karmachari CHS, Ekatmata Nagar. 					

Details of Redevelopment Projects Completed till date	Sr. No.	Name of the Society & Location	Name of the Developer	Location	Type of Project (i.e., Independent Private Housing Society/ SRA/ MHADA)	Plot Area (Sq. Mt)	Year of completion	No. of Members	Stage of project	Contact No.
	1	Serenity Co-op. Hsg. Society	Self Development	Gorai, Borivali(w)	MHADA	1509.15 sq.m.	1998	38	Completed	Mr. Noel D'mello-9920273451
	2	BMC Employees Kaveri co-op.Hsg. Society	Self Development	Vile Parle (E)	Private Housing Society	925.9 sq.m.	2002	20	Completed	Dr. Bole-9869039713
	3	Paresh mahal co-op.hsg. Society	Shreeji Associates	Santacruz	Private Housing Society	795.91 sq.m.	2004	32	Completed	Mr. Sanjay Jain- 986734243
	4	Silvernest CHS	Self Development	Versova	MHADA	1280 sq.m.	2000	41	Completed	Capt. Paresh Nerulkar-9820180224
	5	Anant CHS	Acme Group	Vile Parle East	Private Housing Society	1124 sq.m.	1989	14	Completed	-
	6	Ganesh Smriti CHS	Om Enterprises	Vile Parle East	Private Housing Society	786 sq.m.	2008	28	Completed	Mr. Satish Phalke-9821110712
	7	Sukhsagar mahal	R.V.Shah and Associates	Malad East	Private Housing Society	990 sq.m.	2013	26	Completed	Mr. Dhaval Shah-9820893390
	8	Dinanath Society	KT Group	Andheri West	Housing Society - Collector Land	3114 sq.m.	2016	120	Completed	Mr. Parag Kadam - 9821069809
	9	Atlantis	Acme Group	Andheri East	Private Housing Society	2134 sq.m.	1989	28	Completed	-
	10	Vinayak CHS	Om Enterprises	Vile Parle East	Private Housing Society	326 sq.m.	2008	28	Completed	Mr. Satish Phalke-9821110712
	11	Lekha CHS	Aakar Group	Andheri West	Private Housing Society	1053 sq.m.	2006	24	Completed	-
	12	Aaradhana CHS	Acme Group	Andheri East	Private Housing Society	1160 sq.m.	1988	15	Completed	-
	13	Jaisingh Landmark	Jaysingh Constructons	Vile Parle (E)	Private Housing Society	409.50 sq.m.	2012	18	Completed	Mr. Jaisingh - 9892457182
	14	Manohar CHS	Om Enterprises	Vile Parle East	Private Housing Society	913 sq.m.	2008	28	Completed	Mr. Satish Phalke-9821110712
	15	Ashish CHS	Acme Group	Vile Parle East	Private Housing Society	1019 sq.m.	1991	21	Completed	-
	16	Jeevan Kanchan CHS	Chaitanya Group	Andheri West	Private Housing Society	1616.49 sq.m.	2017	60	Completed	Mr. Hrishikesh Kale - 9867709228
	17	Aanandham 1	Acme Group	Andheri East	Private Housing Society	3049 sq.m.	1990	60	Completed	-
	18	Aanandham 2	Acme Group	Andheri East	Private Housing Society	3117 sq.m.	1992	60	Completed	-
19	Vishwaprem Chs	Dipti builders	Jogeshwari East	Private Housing Society	650 sq.m.	2018	28	Completed	Mr. Khan- 9820741439	

	20	Gilbird Society	Sunteck Realty	Andheri West	Private Housing Society	2756 sq.m.	2021	88	Completed	Mr. Sutar- 9967049208/9820741439
	21	Ameya	Sangeeta Construction	Vile Parle (E)	SRA	1732.6 sq.m.	2014	84	Completed	Mr. Vilas Tawde - 9819730990
	22	Om Sai Ganga	Om Trinetri Builders	Andheri East	SRA	2344.1 sq.m.	2010	170	Completed	Mr. Sailesh Bedarkar- 9930896956
	23	Om Gurukrupa	Numecc group	Vile Parle (E)	SRA	2286 sq.m.	2022	122	Completed	Mr. Panchal- 9920940266
	24	Jaisingh Commospace	Jaisingh Constructons	Vile Parle (E)	Private Housing+ Commercial Society	423 sq.m.	2011	7	Completed	Mr. Harish Jaisingh- 9892457182
	25	RBI Bhagyadarshini CHS	Mittal Developers	Andheri (West)	Private Housing Society	1605 sq.m.	2023	60	Completed	Mr. V. Kadrekar – 8879987268
	26	Govind Vishram CHS	Konark group	Andheri (East)	Private Housing Society	730 sq.m.	2024	28	Completed	Mrs. Neena Khedekar- 9702319108
	27	Airbus CHS	Kamla Group	Andheri (East)	Private Housing Society	636.93 sq.m.	2024	35	Completed	Mr. Shridhar Kamat - 9869065685
	28	Nav Vileparle CHS (Anand Bhavan)	Jet Realty	Vile Parle (West)	Private Housing Society	2586 sq.m.	2025	48	Completed	Mr. Sandeep Parikh- 9820122648

Details of Ongoing Redevelopment Projects at Construction Stage	Sr. No.	Name of the Society	Name of the Developer	Location	Type of Project (i.e., Independent Private Housing Society/ SRA/ MHADA)	Plot Area (Sq. Mt)	No of members	Construction area	Stage of project	Contact No.
	1	MHADA Commercial and Hostel	MHADA	Kalachowky	MHADA	1527 sq.m.	0	88,833.79 sq.ft	IOD & CC received. Finishing ongoing	-
	3	Chandrashekhar CHS	Atharv Realty	Andheri (East)	Private housing society	6,526 sq.m.	229	3,01,322 sq.ft	IOD & CC received. 7th slab construction ongoing	Mr. Anand Bapat-9769908719
	4	Juhu Sneha Sagar CHS	Rishabraj Developers	Juhu, Vile Parle (West)	MHADA	964 sq.m.	79	1,02,552 sq.ft	IOD & CC received. 6th slab construction ongoing	Mr. Nilesh Bhatia-9820718287
	5	Harish Building	Fatechand M Jaisingh	Vile Parle (East)	Private housing society	1250 sq.m.	42	33,153 sq.ft	IOD & CC received. Excavation ongoing	Mr. Dhiraj Jaisingh-9920316172
	6	Mahapalika laghuvetan Karmchari CHS, Ekatmata nagar	Chandak Group	J.B.Nagar, Andheri (East)	Private housing society	14,200 sq.m.	340	10,68,852 sq.ft	IOA received. Demolition ongoing	Mr. Sunit Sawant-9820231426
	7	Sagar Tarang CHS	Rustomjee Group	Versova, Andheri (West)	Private housing society	2,357 sq.m.	48	3,25,944 sq.ft	IOA & CC received. Basement ongoing	Mr. Sanjay Achrekar-9820324057
	8	Narayan Nagar CHS	Vira Realty	Vile Parle (East)	Private housing society	1,536 sq.m	53	80,789 sq.ft	IOA & CC received. Basement ongoing	Mr. Amar Karandikar - 9820096299
	9	Indrajeet Niketan CHS	Trishika Realtors	Vikhroli (East)	MHADA	1,968 sq.m	53	2,88,000 sq.ft	IOA & CC received. Basement ongoing	Mr. Vishal Parab - 9769339993

Details of Projects under consultation	Sr. No.	Name of the Society	Name of the Developer	Location	Type of Project (i.e., Private Independent Housing Society/ SRA/ MHADA)	Plot Area (Sq. Mt)	No of members	Construction area	Stage of project	Contact No.
	1	Jai Versova CHS	Platinum Corp	Versova, Andheri (West)	Private housing society	2,125 sq.m.	59	2,59,025 sq.ft	DA and Planning completed. Approval ongoing	Mr. Arunava Mukherjee- 9757213850
	2	Bombay Parsi Panchayat- Panthaky Baug	Self funded	Andheri (East)	Trust- Self redevelopment	30,720 sq.m.	0	7,07,200 sq.ft	Feasibility completed. Planning ongoing	Mr. Khushru Bharucha- 9819618782
	3	Bombay Parsi Panchayat- N Contractor Baug	-	Mahim (West)	Trust redevelopment	10,965 sq.m.	0	7,38,384 sq.ft	Feasibility completed. Tender ongoing	Mr. Khushru Bharucha- 9819618782
	4	Bombay Parsi Panchayat- Nirlon Compound	Wadia Group	Goregaon (East)	Trust- Self redevelopment	10,084 sq.m.	110	5,43,029 sq.ft	Feasibility completed. Tender ongoing	Mr. Khushru Bharucha- 9819618782
	5	Shri Ramakrishna CHS	Rustomjee Group	Juhu, Vile Parle (West)	MHADA	13,325 sq.m	199	17,41,830 sq.ft	Developer Selection completed. DA and Planning ongoing	Mr.Mahesh Mulrajani- 9820139735
	6	Laxmi Estate CHS (Verma Nagar)	Sobha Group	Andheri (East)	Private housing society	21,397 sq.m.	279	19,97,973 sq.ft	Developer Selection completed. DA and Planning ongoing	Mr.Vijay Thakkar- 9324636655
	7	Majas MHADA Colony	-	Jogeshwari (East)	MHADA	30,412 sq.m.	2700	33,64,378 sq.ft	Feasibility & Tender completed. Developer Selection ongoing.	Mr. Sandeep Sawant- 9820750669
	9	Shahina CHS	-	Bandra (West)	Private housing society	661.00 sq.m.	15	52,738 sq.ft.	Feasibility & Tender completed. Developer Selection ongoing.	Mr. Viraj- 7977559434
	10	Bima Nagar CHS	Sunteck Realty	Andheri (East)	Private housing society	10,074 sq.m.	192	7,12,440 sq.ft.	Developer Selection completed. DA and Planning ongoing	Mr. Chidambar Rege 9987267425
	11	Vinayak CHS	DGS Group	Bandra (East)	Housing Society - Collector Land	2,535 sq.m	26	2,65,224 sq.ft	DA and Planning completed. Approval ongoing	Mr. Makrand Ingle- 9869795310
	12	Juhu Shangrila	-	Juhu, Vile Parle (West)	MHADA	1,102 sq. m	28	1,76,929 sq.ft	Feasibility, Tender completed. Awaiting Civil Aviation change in policy	Mr. Hasit Shah- 9820036795
	13	Juhu Shalimar	-	Juhu, Vile Parle (West)	MHADA	1,358 sq.m	28	1,62,425 sq.ft	Feasibility completed. Tender ongoing. Awaiting Civil Aviation change in policy	Mr. Pradeep Naik - 9920797345
	14	Juhu Rajnigandha & Juhu Gaurav	-	Juhu, Vile Parle (West)	MHADA	2,807 sq.m	56	3,75,504 sq.ft	Feasibility completed. Tender ongoing. Awaiting Civil Aviation change in policy	Mr. Bhaskar Paratey - 9892477410
	15	Avillion Green Field CHS & Greenfield B CHS (CLUSTER)	-	Jogeshwari (East)	Private housing society	13,328 sq.m	773	20,27,935 sq.ft	Feasibility completed. Tender ongoing	Mr.Bipin Makwana - 9821210114
16	Kenwood, Acropolis, Seashell, Denzil, Little Master & Pearl Joint Redevelopment (CLUSTER)	Kolte Patil Developers	Lokhandwala, Andheri (West)	Private housing society	11,057 sq.m	359	13,16,574 sq.ft	Developer Selection completed. DA and Planning ongoing	Mr. Ashish Mishra - 9819497766	

	17	Manish Garden CHS & Manish Tower CHS (CLUSTER)	-	Manish Nagar, Andheri (West)	Private housing society	7,403.45 sq.m	238	9.43.934 sq.ft	Feasibility completed. Tender ongoing	Mr. Kenil Sheth - 9820055001
	18	SBI Staff Shivsagar CHS	H & D Projects	Andheri (West)	Private housing society	1,997 sq.m.	40	1,29,652 sq.ft	DA and Planning completed. Approval ongoing	Mr.Pradeep Shrotri - 9930550669
	19	Manu CHS & Marine Vue CHS	-	Andheri (West)	Private housing society	3,148 sq.m.	39	3,82,201 sq.ft	Tender completed. Developer Selection ongoing.	Mr.Rajiv Jhangiani - 9820033603
	20	Gee Jumbo Darshan CHS	Silver Group	Andheri (East)	Private housing society	3,625 sq.m	106	4,19,163 sq.ft	Developer Selection completed. DA and Planning ongoing	Mr.Nitin Nerurkar - 9821259840

FOR S.P. SHEVADE & ASSOCIATES



S.P. SHEVADE (Architect)

ANNEXURE-II

SCOPE OF WORK:

STEP 1:

a) Preparing Feasibility Report:

Prerequisites: D.P. Remarks, Total Station survey & co-ordinates of plot, Existing approved plans, P.R. Card, CTS plan.

Our Feasibility report will be prepared containing Evaluation Statement, Approval Expenditure Statement. These will be based on documents provided by society mentioned above in Prerequisites. To make this feasibility report more towards accuracy we will be also preparing schematic plans containing details like staircase & lift area, society office, fitness centre, electrical substation, meter room, S.T.P., SWM Area, car parking area open space deficiency diagrams which requires lots of technical efforts & provides most realistic project cost. Otherwise without such detail efforts society will not know realistic project resulting in misdirecting society to negotiate with Developer.

b) Preparing Tender Document/Terms & Conditions for developer:

Prerequisites; confirmation of all documents mentioned in prerequisites of Feasibility Report & feasibility report.

We shall be preparing a tender document consisting of Technical Document which shall include all the terms and conditions, security clauses and list of amenities and Commercial Document which shall include the financial clauses and offer by the developer.

c) Comparative documents in case offers received from various developers:

Prerequisites: Tenders received, society requirements.

We shall be preparing a Comparative Document consisting of Commercial Statement, Credential Statement, Basic Financial Statement and Site Visit Report.

STEP 2:

Option 1: Professionals on Record i.e. Technical Signatory

Consultants:

A) Architectural Signatory Consultancy Scope:

Scope of the work will be as follows:

- i) Technically guide society in finalizing development agreement.
- ii) Scrutinizing of Final Plans considering society's and developer's requirements & giving suggestions in the interest of society, for utilizing 1 plot Area + 1 or more TDR & premium + fungi. FSI as per D.C. Rules before approval of plans.
- iii) Preparing Municipal Drawings, all letters, documents and signing the same for obtaining approval from M.C.G.M. up to Occupation Certificate.
- iv) Checking whether the same tallies with the plans after approval & check the carpet area of members flats in the said approved plan, whether it is tallies with the area mentioned in agreement.

- v) Checking that the IOD conditions which are necessary to be complied before member are required to vacate the flats, so that developer will not prolong the demolition which may result in delay to complete the project.
- vi) Checking working drawings Prepared by developer's Architect, if necessary giving suggestions, Periodic site visits as & when we feel it is necessary. Please note that our scope do not include daily supervision. However, we will issue necessary instructions to the site-engineer (site supervisor) appointed by the society for day to day supervision from our Consortium team of Professionals on records.
- vii) On completion of plinth checking on site dimension and to inform society, whether it tallies with the approved plan & certifying the same. On completion of project checking the carpet area of existing member's flats by taking measurements in the said flats only & inform society, whether it is tallies with the area mentioned in agreement.
- viii) To provide closure document to society for all future record, which includes as built -drawings of all floor plans, concealed plumbing & electrical layouts, RCC drawings serving as a future reference for society.

B) Site Supervisory Consultancy:

Scope of the work will be as follows:

- i) Supervising site every day with the help of assistant of a supervisor cadre.
- ii) Licensed site supervisor cadre (Engineer) will visit the site every alternate day and work as per instructions given by the Architect as well as RCC consultant.
- iii) Checking of quality of material as specified in the Tender.
- iv) To attend fortnightly joint meetings with society & developer.
- v) To analyze bar chart prepared by developer for completion schedule getting Detail schedule of entire construction activity from developer before start of construction with detail week wise break-up of each activity of entire Construction.
- vi) Coordination with developers or builders and with the society on matters regarding technical issues may be required by different engineering disciplines.
- vii) Liasoning with the society regarding matters related to technical issues and coordinating with sub-contractors whenever we feel it may be necessary and also coordinating with different engineering disciplines.
- viii) Preparing and issuing change notices showing any change in the project which affects costs, planning, etc.
- ix) To check materials used on site based on specifications laid down in tender, for which the developer will have to submit various periodic test reports to us/ society.
- x) To give necessary orders to rectify any defective work.
- xi) To check constructed layout drawings of electrical & plumbing work submitted by developer.
- xii) To check reinforcement in slabs & beam.
- xiii) To provide monthly status report in hard copy

- xiv) To check quality of material as specified in the Tender and whether work is being carried out as per schedule. Recording various test reports, like concrete, steel, soil, waterproofing, plumbing, electrical & handing over the same to society on completion in CD form.
- xv) To issue necessary certificates required for approval up to Occupation Certificate(O.C.)

Option 2: PMC Consultancy Advisory nature (proof PMC)

A) Architectural consultancy scope:

1. To analyses the layout prepared by developer for society with pros & cons and helps finalizing plan.
2. To technically guide society in finalizing development agreement.
3. To analyze the layout prepared by developer for submission to MCGM for its correctness as per earlier agreed plan.
4. To interpret IOD/CC conditions for society.
5. To certify area of existing members before/ at plinth level.
6. To certify the carpet area provided by developer after completion of the same (all flats of one typical floor will be measured & certified).

B) Site supervisory consultancy scope:

- 1) To attend fortnightly joint meetings with society & developer.
- 2) To analyze bar chart prepared by developer for completion schedule.
- 3) The development will be visited one time per week.
- 4) To check reinforcement in slabs & beam.
- 5) To provide monthly status report in hard copy.

FOR S.P.SHEVADE & ASSOCIATES

S.P. SHEVADE (ARCHITECT)

ANNEXURE-III
FEE STRUCTURE

Our fees for scope as mentioned earlier are as follows:

STEP1:

- a) Feasibility Report- Rs.50,000/- (excluding GST as same to be paid separately above said amount)
- b) Tender Document- Rs.75,000/- (excluding GST as same to be paid separately above said amount) for preparation of tender document. Any income from the sale of tenders will belong to the society.
- c) Comparative Document- Rs.75,000/- (excluding GST as same to be paid separately above said amount) for preparation of comparative document.

Documents (If Necessary)-

- Cost of preparing total station survey will be Rs.5/- per sq.m. of plot area subject to min.Rs.8000/- excluding GST as same to be paid separately above said amount)
- Cost of obtaining PR card will be Rs.200/- per CTS no.
- Cost of obtaining existing approved plans will be approx. Rs.10,000/- but may vary and will be charged at actuals.
- Cost of obtaining CTS plan will be Rs.1500/- for each CTS No.
- Cost of obtaining DP remark will be Rs.4000/-

STEP2: **OPTION 1: Professionals on Record i.e. Full-fledged Technical Signatory Consultants:**

Professional fees of all Technical Consultants (Architect on records, site supervisor) will be **Rs. 100 per sq.ft.** on entire construction area i.e. as per CFO Certification area. However in case of increase in FSI or parking area resulting rise in total construction area, technical consultant's fees will increase in proportion with such additional const. area. Developer will appoint separate liasoning agent for BMC approval at our own cost and if this scope has to be carried out by society's appointed Architect then in such case **Rs. 30 per sq.ft.** on construction area will be added to the professional fees of the society's architect. Developer will appoint separate design architect for preparation of all required plans, sections, elevations and working drawings at our own cost and if this scope has to be carried out by societies' appointed Architect then in such case **Rs. 40 per sq.ft.** on construction area will be added to the professional fees of the society's architect.

Society can also opt for appointing Licensed Structural Engineer, Licensed MEP Consultant who will consultants on record. Their fees will be Rs.25/- per sq.ft. on Entire construction area i.e. as per CFO Certification area

Please note that all the above mentioned fees are excluding GST tax, which is normally separately paid to us by issuing necessary cheque over & above our fees

This value is calculated considering construction cost @ Rs. 3,500 per sq.ft. on construction area i.e. as per CFO Certification area. So All the fees quoted above are valid for three & half years & should be increased by 10 % for beyond 3.5 years from day of appointment of developer.

STEP2: OPTION 2: PMC Consultancy

Professional fees of all consultants for this scope will be **Rs. 60 per sq.ft.** on construction area i.e. as per CFO Certification area.

This value is calculated considering construction cost @ Rs. 3,500 per sq.ft. on construction area i.e. as per CFO Certification area. So All the fees quoted above are valid for three & half years & should be increased by 10 % for beyond 3.5 years from day of appointment of developer.

Please note that all the above mentioned fees are excluding GST tax, which is normally separately paid to us by issuing necessary cheque over & above our fees. All the fees quoted above are valid for three & half years & should be increased by 10% for beyond 3.5 years from day of appointment of developer.

Legal Advisor, Tax consultant:

Since these services are beyond scope of Technical Consultants & as per normal practice we are of the opinion that society should appoint them as per member's choice. We assure you to give at most co-operation & we are ready to co-ordinate with such appointed consultants. However, we suggest M/s Chitnis Vaithy & Co, M/s Law Origin, M/s Solomon & Co as Legal Advisor as they are already a legal advisor for some redevelopment project along with our Consortium of Tech. Consultants.

FOR S.P.SHEVADE & ASSOCIATES

S.P. SHEVADE (ARCHITECT)

ANNEXURE-IV

Reasons for necessity of all signatory technical consultants (full fledge scope) to be appointed by society for redevelopment through a developer

- 1) Major construction area is to be constructed for existing members. Even new buyers will also be society's members. Thus finally entire construction is perpetually to be maintained by society. So for quality control society should have their own tech. Team of consultants
- 2) Existing members will have total control over redevelopment project, as the developer has to obtain cost certificate of work completed from Signatory Architect & Engineer as per RERA for disbursement of payment even from his account.
- 3) If only consultants are appointed without licensed signatory power, they have less power & legally less responsibility. This results in much less commitment, as consultant is not liable for major legal action.
- 4) In worst case if developer is unable to complete the project as per stipulated schedule, society can get the project easily implemented through this team of consultants, as the same are appointed & paid by society. Otherwise consultants appointed & paid by developer will not be so much co- operative with society.
- 5) The developer cannot carry out any ill-legal construction or approval beyond agreement limit, as entire process will have to be done through society's team of licensed signatory consultant. Otherwise in absence of society members developer can make change in plans or carryout work not as per materials, specifications mentioned in agreement.
- 6) Society's consultants will always be totally protecting interest of society only, right from bldg. planning, approval process (in such way that members asset is secured to the max. extent.)
- 7) Since there is every chance like some cases due to reasons such as change in law, financial problem, ill-health, developer either knowingly or unknowingly stops/delays works. If society has own appointed licensed signatory consultants such situations can be easily avoided or can be tackled correctly as each & every step is known to society's licensed signatory consultants.
- 8) Since all such licensed signatory consultants are mandatory for the project. Society can recover fees of all consultants from developer along with corpus, as developer will not have to spend on fees of such consultants. Thus there is no duplicity of expenses on consultant's fees.