

TEEARCH P-M-C

To,
Hon'ble Secretary / Chairman,
Lily Apartments CHSL,
St Sebastian Colony,
Mount Mary,
Bandra West,
Mumbai-400 050.

Date: 30th April 2026

Sub – TEEARCH PMC Company Introduction & Professional Fees to act as a "Project Management Consultant" for Redevelopment of existing Society known as "Lily Apartments CHSL " Mumbai- 400 050.

Ref. : TEEARCH PMC Offer Letter for the above-mentioned project.

Respected Sir / Madam,

I/We, "TEEARCH PMC", would like to introduce ourselves as an empanelled & approved Project Management Consultant (PMC) at BMC, MHADA, SRA, and MMRDA for Mumbai Metropolitan Region, Life Insurance Corporation of India (LICI) and Rashtriya Chemicals & Fertilisers (RCF).

At "TEEARCH", our Partner, Er. Tarun H. Motta has experience of more than 45 years in Real Estate and Construction Industry. He is registered Licensed Surveyor with BMC since 1980. He was President of PEATA (Practising Engineers, Architects, Town Planners Association) in 2016 – 2018. Currently he is the Member of Council of Arbitration. He played a major role in formation of D.P. and DCPR 2034. He has a key role in introduction and formation of TDR policy for 1st time. He has successfully completed more than 25.00 CR Sqft. of work (850+ Projects of including Residential, Commercial, Industrial, Entertainment, Hotels, Hospitals, Clubs, Malls, Shopping Centre & Education) & more than 3.00 CR Sqft. of work is under process of approvals & execution.

The Partner, Arch. Hiten T. Motta has experience of more than 16 years in Real Estate and Construction Industry. He is registered Architect with COA (Council of Architecture) empanelled of BMC since 2006. Currently he is the member of PEATA (Practising Engineers, Architects, and Town Planners Association), Chairman of TDR Policy of BMC, And Co- Chairman II at Zonal Sub-Committee WS II of BMC and Grade 1 License holder of MHADA.

"M/s TEEARCH PMC" is sister concern LLP of "M/s TEEARCH" dedicatedly setup for handling Redevelopment Projects headed by Partner Er. Devesh T. Motta & Shri. Suman H. Motta and a Team of Senior Architects and Engineers.



Our Senior Architects, Arch. Anup Chalkaran & Arch. Collin D'Souza has experience of more than 40 years in Planning, Designing and Liasoning in Real Estate and Construction Industry who also is in charge of a team of expert Architects, Planners and Liasoning Architects / Executives.

Our Senior Engineer, Er. Sachin S. Satwik has experience of more than 29 years in Construction, Execution and Tendering in Real Estate and Construction Industry who also is in charge of a team of expert Engineers, Surveyors for Tendering, Execution & Construction monitoring.

We have excellent tie ups with almost all the government authorities that grants necessary approvals to Real Estate projects, not limited to BMC but also SRA, MHADA etc. Our values make us different and stand out from what's currently being provided in the market. Through a collaborative and integrated approach, our highly motivated team aims to being transparent throughout the process, while adequately knowing the client needs, being trustworthy and getting work done at the required speed.

Attached herewith is:

- Details of Professional Fees.
- Detailed Scope of Work.

Contact Person: Mr. Manoj Ranadive

Mobile No: +91 83569 01324

Email Id : pmc@teearch.in

Thanking You,
Yours faithfully,
For, M/s. TEEARCHPMC



Mr. Devesh Motta,
(Partner)

+91 83569 01314

pmc@teearch.in

Details of Professional Fees to act as a "Project Management Consultant" for Joint Redevelopment of above mentioned existing Societies.

Plot Area: 1,903.6 Sqmt. / Road Width: 12.20 Mtr.

Note: The below calculation can vary subject to confirmation of plot size & width of the road abutting plot.

Total proposed FSI: $1,903.6 \times 4(\text{FSI}) \times 1.35 (\text{Fungible}) = 10,279.44 \text{ Sqmt.} = 1,10,606.78 \text{ Sqft.}$

Total Construction Area: 1,99,092.19 Sqft.

Approximately as per Reg. No. 33(7)(B) / 33(11) / 33(12)(B) / 33(20)(B) of DPCR 2034.

Total Professional Fees:

Our professional fees towards stated work shall be Rs. 33,20,000/- +18% GST (In Word: Rupees, Thirty-Three Lakhs Twenty Thousand only plus 18% GST) for Total Proposed Built up FSI of the project as per Reg. No. 33(7)(B) / 33(11) / 33(12)(B) / 33(20)(B) of DPCR 2034.

The construction area shall mean total area of the project including total built-up area covered on all floors, additional area by way of lift, lobby, staircase, podium, basement, Refuse Area and stilt etc. as per the approved plans.

PHASE I: FEASIBILITY STUDY

Professional Fees: ₹ 25,000/- plus G.S.T. as applicable.

Phase I	Work details	Fees (₹)
1	At the time of Appointment of PMC	12,500/-
2	Evaluation Stage: Assessment of Existing Documents, Procurement of unavailable Documents and Preparation of Feasibility Report.	12,500/-
	a) Checking all the relevant papers and working out Draft Feasibility Report for applicable DC Regulations. b) Provide Final Feasibility Report/s.	
	Documents required for carrying out techno-commercial feasibility study and presenting a compiled report for the same are:- <ul style="list-style-type: none"> • Latest Development Planning (D.P) Remarks 2034. • Latest Town Planning (T.P) Remarks (if applicable). • Latest C.T.S. Plan / Latest Property Registration Card. • Registered Conveyance Deed. • Last B.M.C. Approved Plans / Occupation (O.C.) Plan with Certificate. 	



	<ul style="list-style-type: none"> • 7/12 Extracts. • Carpet Area Statement of existing members along with Assessment Abstracts of B.M.C. • Physical Land Survey of Plot along with all individual flats. • Society Registration Copy. 	
Total of PHASE I		25,000/-

Total of Phase I : 29,500/- including 18% GST as applicable

In words : Rupees Twenty-Nine Thousand Five Hundred only including 18% GST as applicable.

PHASE - II: Tender Document Preparation Stage:

Professional Fees: ₹ 2,00,000 /- plus G.S.T. as applicable.

Phase	Work	Fees (₹)
1.	Preparation of Draft Tender	
2.	On Submission of Draft Tender Document.	
3.	On published Newspaper Advertisement for Invitation of Bids or Open Tendering by Invitation or Closed Tendering by Invitation.	
	<u>Note:</u> The amount realized from the sale of tender documents shall first be appropriated towards the actual expenses incurred for advertisement and printing. The balance amount, if any, shall thereafter be adjusted against the fees payable for Stage II. Any surplus remaining after such adjustment shall be carried forward and appropriated towards the fees of subsequent stages.	
TOTAL OF PHASE II		2,00,000/-

Total of Phase II : 2,36,000/- including 18% GST as applicable

In words : Rupees Two Lakh Thirty-Six Thousand only including 18% GST as applicable.

PHASE - III: Appointment of Developer under 79(A) Norms.

Professional Fees: ₹ 3,00,000/- plus G.S.T. as applicable.

Phase	Work	Fees (₹)
1.	On Submission of First Scrutiny Report / Comparative Statement.	



2.	Short Listing of Bidders with due consultation with Committee as per Scrutiny points.	
3.	Financial Capacity, Technical Background, Legal Background, Infrastructure, Work completed, Work in Hand etc. of the Bidders.	
4.	Arranging Site Visits of the Short-Listed Bidders etc. Re-negotiations with the Short-Listed Bidders in presence of the Society Committee Members.	
5.	Finalization of Developer in General Body Meeting in presence of authorized Officer from Dy. Registrar of the Co. Op. Societies office under 79(A) norms.	
TOTAL OF PHASE III		3,00,000/-

Total of Phase III: 3,54,000/- including 18% GST as applicable

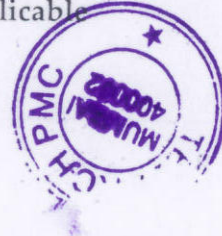
In words: Rupees Three Lakh Fifty-Four Thousand only including 18% GST as applicable.

PHASE – IV: PRE-DOCUMENTATION & DESIGN PHASE

Professional Fees: ₹ 13,97,500/- plus G.S.T. as applicable.

Phase	Work	Fees (₹)
	<u>Pre-Construction Documentation and Design, Launch Stage:</u>	
1	On Execution of Agreement with the Developer.	60%
2	On approval of proposed plan by the Society in SGM.	
3	On Finalization of the Draft Development Agreement (DA), Draft Power of Attorney (POA), Draft Permanent Alternate Accommodation Agreement (PAAA) in SGM.	
4	On obtaining I.O.D. by The Developer.	40%
5	On vacating the existing building premises.	
TOTAL OF PHASE IV		13,97,500/-

Total of Phase IV : 16,49,050/- including 18% GST as applicable



In words : Rupees Sixteen Lakh Forty-Nine Thousand And Fifty only including 18% GST as applicable

PHASE – V: PROJECT MONITORING PHASE

Professional Fees: ₹ 13,97,500/- plus G.S.T. as applicable.

Phase	Work	Fees (₹)
	<u>Project Monitoring Stage:</u>	
1	On Commencement of the Foundation Work.	10%
2	On Completion of work up to Plinth.	10%
3	On completion of 25% of R.C.C work.	10%
4	On completion of 50% of R.C.C work.	10%
5	On completion of 75% of R.C.C work.	10%
6	On completion of 100% of R.C.C work.	10%
7	On completion of 25% of Allied work [Flooring, Walls etc.]	7%
8	On completion of 50% of Allied work.	8%
9	On completion of 75% of Allied work.	7%
10	On Completion of Works for O.C by Developer.	8%
11	On Developer obtaining O.C and Re-establishment of the Flat owners.	10%
	TOTAL OF PHASE V	13,97,500/-

Total of Phase V: 16,49,050/- including 18% GST as applicable.

In words: Rupees Sixteen Lakh Forty-Nine Thousand And Fifty only including 18% GST as applicable

Total Professional Fees:

1. Our professional fees towards above stated work will be Rs. 33,20,000/- +18% GST (In Word: Rupees, Thirty-Three Lakhs Twenty Thousand only plus 18% GST) for Total Proposed Built up FSI of the project as per Reg. No. 33(7)(B) / 33(11) / 33(12)(B)/ 33(20)(B) of DPCR 2034.



2. An advance payment of 50% of Phase I plus applicable GST shall be released along with the work order. A comprehensive feasibility study will be conducted and presented to all members for review and discussion.

Terms & Conditions:

1. This offer is valid for 120 days from the date of offer to the Society.
2. As per usual practice, the expenses incurred by the Society for our PMC Services will be "recovered from" / "reimbursed by" / "paid by" the Developer. A condition will be added to the Tender Document and Development Agreement stating that the appointed Developer will pay this amount.
3. Any Design Services Requested to ascertain the use of FSI or for any other matter will be Charged Separately.
4. The PMC charges shall be subject to revision in the event of any increase in the society's plot area.
5. **Confidentiality Clause:**

The Offer submitted to the Society is strictly confidential and shall not be shared, disclosed, or distributed to any third party without the prior written consent of the issuing party.

6. **Payment Clause:**

All payments shall be made in favour of **Teearch PMC** either by **cheque** or through **electronic transfer** to the bank account details provided below. Payment will be considered complete only upon receipt and confirmation of the credited amount in the designated account.

- Cheque to be made in favour of **Teearch PMC** or electronically transferred in the below account.

Bank: Kotak Mahindra Bank

A/c no. 9849 324 230

Ifsc code. KKBK 0000 653

Branch. Borivali West

Contact Person:

Mr. Manoj Ranadive

Mobile No: + 91 83569 01324

Email Id : pmc@teearch.in

Thanking You,

Yours faithfully,

For, M/s. TEEARCH PMC



Mr. Devesh Motta
(Partner)

+91 83569 01314

pmc@teearch.in

The scope of our Project Management Consultancy Services will include following:

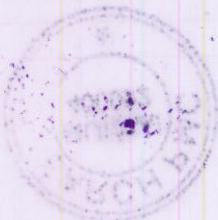
Sr. No.	Particulars / Activity	PMC Scope of Work
A. PHASE I		
1.	After appointment us as a PMC by the Society	<p>1) After our appointment as a PMC we will evaluate all the documents require for the proposal. If in the case any document/s is/are not available with the Society, the same will be procured by us paying prescribed fees from the relevant departments through the consultant on behalf of the Society. The expenses towards procuring the Documents & Physical Survey will be borne by the Society.</p> <p>2) We will check & assist the Physical Survey of the plot as well as all flats/shops area individually and we will prepare a carpet area statement as per physical survey as well as per approved OC plans.</p> <p>3) After gathering all the data we will prepare a Feasibility Report/s of various schemes / combination of various schemes under DCPR 2034 from which we will get detailed idea on the Techno – commercial viability of the project and minimum possible offers we can get for the Society members & the Society. We will explain all these Feasibility Report/s to the Society SGM and we will clarify the queries of the Society members about the same.</p>
B. PHASE II		
1.	Tendering Stage	1) We will prepare a Technical & Commercial Tender Document for the Society Redevelopment Project



		<p>incorporating all requirements / conditions / suggestions / objections of the Society members. We will present Final draft of the Tender to SGM and will get it approved from the SGM after question and answer session satisfying the Society members.</p> <p>2) We will float the Tenders through newspaper advertisement to call the Developers or by private negotiations by calling the Developers with their respective offers open or closed or any Developers suggested by the Society & we will negotiate with them in presence of the Society Managing Committee members for better offers.</p>
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C. PHASE III

1.	Appointment of the Developer	<p>1. We will prepare a comparative statements of all the Developers we have called up with respect to their Financial capacity, Net Asset Value they owned, yearly turnover, last 3 years audited reports, P&L statements, Criminal background if any, any case is there pending in the courts, the projects they have done in past five to seven years, their performance with respect to completion of the projects within a stipulated time with occupation certificate or not, their current ongoing projects, their future projects in hand etc. complete & these all statements will be submitted and explained to the SGM for their better evaluation.</p> <p>2. We will then short list the Developers in consultation with the Society in SGM as per above data.</p>
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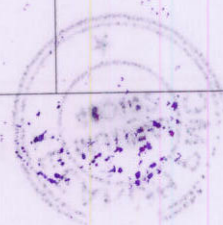
		<p>3. We will arrange the Site Visits of the short listed Developers to their ongoing initial RCC construction projects as well as their ongoing projects nearer to the completion stage along with some of the completed projects so we can evaluate their quality of work easily.</p> <p>4. After site visits we will seek the views / requirements / demands of the Society members in the SGM about the Developers and their offers given.</p> <p>5. After SGM we will arrange a meeting for re-negotiations with all these short listed Developers for getting better offer than what they have initially quoted for betterment of the Society and Society members in presence of the Society Managing Committee Members.</p> <p>6. After re-negotiations we will suggest / assist the Society for appointing a Developer in SGM in presence of the authorized officer from office of the Dy. Registrar of Co. Op. Societies.</p>
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D. PHASE IV

1.	<p>Preparing Development Agreements to Vacating the Premises</p>	<p>1) We will assist the Society in preparation of the Development Agreement with the selected Developer along with the Society's Advocate / Solicitor.</p> <p>2) Simultaneously we will check the options of the proposed plans prepared by the appointed Developer & will assist Society to finalise the proposed plans as per Society member's requirements, vastu compliance as well as BMC approval point of view under DCPR 2034. We will also check all these drawings with BMC approval point of view i.e.</p>
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	<ol style="list-style-type: none">3) FSI consumption as per scheme worked out under DCPR 2034,4) Height restrictions if any as per Airport Authority of India,5) Site Elevation, which can be raised if possible subject to approval by BMC / AAI with considering of avv. water logging conditions in that particular region in monsoon season,6) Open Space requirement as per BMC under DCPR 2034,7) Driveway width at Ground floor as per CFO requirement,8) Main Entrance Gate height wrt. CFO if Canopy type structure is propose if any,9) No. of Staircases & Lifts provided as per DCPR 2034,10) Staircase, common passages width,11) Allowable distance between Lifts & Stairways at each floor,12) Shaft size for Lifts as per CFO / PWD norms,13) No. of Parkings provided to compare the same with BMC requirement as per DCPR 2034 & in a practical way also,14) Mechanical Ventilation proposed by BMC / CFO if any,15) Rain Water Harvesting / STP location,16) Environmental additional conditions if any,17) HE NOC conditions if any,18) Requirements as per Tree NOC,19) Existing Nallah restoration if any,20) Bore Well construction / restoration if any,21) Assessment, Water Charges, NA Tax dues if any,
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		<p>22) Assistance require in any other IOD conditions etc. complete.</p> <p>23) We will keep check on the Developer and their LS. / Architect team in getting approvals like initially with concessions, IOD, CC, Amendments if any upto OC in stipulated time frame.</p> <p>24) After getting IOD we will execute the activity of vacating the premises as planned earlier and as per the terms & conditions mentioned in the Tender Document & Development Agreement.</p> <p>25) After vacating the premises we will keep check on demolishing the existing structure precisely.</p> <p>26) Simultaneously along with the Demolition activity we will keep check on the Developers efforts of getting CC in terms of preparation / submission of the proposal, movement of the proposal from various BMC / Government Departments, payments made towards the purchase of Government FSI / General TDR / Slum TDR / Road TDR / Fungible Area etc. complete as per terms & conditions mentioned in the Tender Document / Development Agreement and getting the CC issued.</p>
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E. PHASE V

1.	Commencement of The Work / Execution Stage :	After demolition activity and after getting the CC, work will be commence. After commencement of the work we will have a close & precise supervision with our dynamic & enthusiastic team. We will appoint the experience, dynamic, vigilant and enthusiastic team as mentioned in the Tender
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Document from vacating activity till the completion and handing over of the project.

We will supervise all the constructional activities like,

- 1) After getting the CC & commencement of the actual work we will guide & supervise the initial Site Development work of constructing the initially required infrastructure.
- 2) To check all required permissions, to keep the records of all the permissions on the site.
- 3) Physical Survey, Line Out,
- 4) Shore Piles, Excavation,
- 5) RCC Foundation work (Piles, Rafts etc.) with Basement floors if any, Ramps if any, Podium Floors if any, Plinth work, Refilling Soil, RCC work of Columns, Beams, Slabs, Staircases, PT Slab or PT Beams if any, OH Tanks, UG Tanks, Pardies, RCC Walls, RCC Shear Walls, Loft, Chajjas, Lofts,
- 6) STP, Rain Water Harvesting,
- 7) Masonry work,
- 8) Internal Plastering work, External Plastering work,
- 9) All External / Internal / concealed / open Plumbing work,
- 10) All External / Internal / concealed / open Electrical work,
- 11) Waterproofing work of all the Toilets / Terraces / Part Terraces / Porches / Ramp / Podium floors / Chajjas / each & every element that is exposed to the weather,
- 12) Tile Flooring / Tile Dado / Door & Window Marble / Granite Framing / Kitchen Platforms / Pantries / an external element if any,



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| | <p>13) Aluminium Sliding windows / Openable windows / Louvered windows / Ventilators / Bakelite Doors in Aluminium Framing if any,</p> <p>14) Wooden Door Framing / Wooden Door shutters,</p> <p>15) Fire Fighting work,</p> <p>16) HVAC work,</p> <p>17) Mechanical Ventilation work,</p> <p>18) Internal / External Painting,</p> <p>19) All internal fixtures / fastenings as mentioned in the Tender Document,</p> <p>20) All M.S. work,</p> <p>21) External Drainage,</p> <p>22) Water Connection,</p> <p>23) Electrical Mains connection / Alternate Supply,</p> <p>24) MGL connections,</p> <p>25) SWD,</p> <p>26) Internal Layout Roads, Landscaping,</p> <p>27) Solar Panels,</p> <p>28) All services etc. complete, at each stage of the work along with all specifications mentioned in the Tender Document precisely for quality control.</p> <p>29) We will keep check on all plans / drawings / designs received through BIM for clash detection so we can conclude the work within a stipulated time frame as mentioned in the Tender Document.</p> <p>30) We will supervise / perform all necessary Lab Tests / Site Test through the main Builder / Contractor such as,</p> <p>31) Soil Testing,</p> |
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- 32) Concrete Cube Testing (Rebound Hammer Test, Core Test wherever necessary), quality of shuttering material along with workmanship,
- 33) Reinforcement Lab Tests,
- 34) AAC blocks Lab Test,
- 35) Sand Test,
- 36) Pressure Test for Concealed Plumbing work,
- 37) Continuity Test, Full Load Test, No Load Test, Short Circuit Test for all Electrical work along with Alternate Supply Change over switch checking, will keep check on all Electrical HT work for its specifications to see whether it as per PWD norms or not,
- 38) Pond Test for all type of Waterproofing work,
- 39) We will check Wind Load, Torque Stress Test along with De-glazing & water penetration test for Structural Glazing Façade work if any,
- 40) Entire Fire Fighting System checking with Pressure system, synchronization with automatic panels with Fire Panels – Fire Pump Panels – Fresh Air Panels – Fire Alarms – Fire Siren Panels – Mechanical Ventilation Panels,
- 41) HVAC work checking along with its distribution schematic map,
- 42) Water Pump Automation Panels checking along with its Level Indication System checking if any,
- 43) M.S. Work design, its execution specific if any,
- 44) Smoke Test for Drainage work,
- 45) All Elevator work whether it is as per PWD norms or not etc. complete.



		<p>Note : Some of the Test as mentioned above will be Lab Test performed in the Labs, some of the Test will be Site Test performed on the Site and some will be in the forms of Design Reports certified by RCC Consultants etc. We will keep / maintain all records of these Tests. We will prepare reports / instruction manuals / maintenance manuals as per requirements and will submit to the Client at the time of possession or at whatsoever stage it may require so it will be helpful to the Client for having knowledge about all the systems for its operating and maintenance point of view.</p> <ol style="list-style-type: none"> 1) To keep check on all monetary compensations of the Society & the Society members while construction activity is in progress & even after the completion of the project. 2) Checking all newly constructed areas / flats / shops of the existing members and handing over to them along with all AMC's / Guarantee / Warranty Certificates. 3) Getting Project closure successfully and peacefully with giving total possession to the existing members as well as the proposed / new buyers with Occupation Certificate.
F.	Safety Measures :	<p>While executing & supervision of the work we will keep check precisely on safety measures from providing safety to each of the labours working on the sites to the safety of the by passers / adjoining plot / properties / buildings etc. keeping the Society completely indemnify against the Accidents / loss to the Society or adjoining property if any.</p>
G.	Specifications :	<p>We will check all specifications of each items / activity from start and at every stage of the work whenever wherever</p>



		require and we will suggest the Client about change if any for the betterment of the project.
H. Record Keeping :		<p>We will keep / maintain records of all Approvals / Test Reports / Results.</p> <p>We will prepare all operating Instruction Manuals / Maintenance Manuals as mentioned in the Tender Document and will hand over it to the Client at the time of possession or at whatsoever stage it require to submit.</p> <p>We will keep and maintain all Inward / Outward Registers, RMC Registers, Material Procurement Register with all Challans.</p>

Looking forward for a positive response and long relationship from you.

Thanking you,
Yours faithfully,
For, M/s. TEEARCH PMC

Devesh


Mr. Devesh Motta,
(Partner)
+91 83569 01314
pmc@teearch.in

