



E GROUP ARCHITECTURE  
DESIGN AND DESIGN MANAGEMENT

## PROFILE & PROPOSAL FOR Consultancy Services for SUJATA CHS Redevelopment

Contact Person:  
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# GREETINGS FROM E- GROUP ARCHITECTURE !

## Proposal for Redevelopment of your CHS

We are pleased to submit this proposal to provide Project Management consultancy services to your CHS, Bund Garden Road Pune for Redevelopment Project.

Our philosophy is to provide advice and representation that helps our clients to have the safe redevelopment with the best benefits for the Society (Federation and Members as such). We have extensive experience advising and representing on all areas of Real Estate. Our Team brings together:

- Proven ability to develop and maintain critical relationships with clients as well as their Partners/ Clients etc.
- Proven ability to proactively resolve issues related to Redevelopment with the help of all the stakeholders,
- Proven ability to proactively solve legal, Financial and Technical issues prior to reaching the litigation stage
- Communicate changes in the applicable law, Policies, Rules and Regulations effectively to Clients
- Advising society for the impact, interpretation and implementation of new policies and legislation.
- Extensive experience in the practice of Real Estate Development and Redevelopment;
- Significant experience in land laws, redevelopment law, Technical policies of Local Authorities as well as ability to conduct technical & financial due-diligence required for the process





## ABOUT US

We are a team of handful professionals dedicated towards enhancement & betterment of entire compliance procedure for our clients. Our focus is easing out the statutory compliances for our clients. E-Group is specialist in all required technical, legal, financial compliances for redevelopment. E-Group adopts a completely process driven solution with high degrees of step-wise checks for ensuring accuracy and timeliness. Managed by Professionals with extensive industry experience across industry domains and well supported by qualified & trained members.

E-Group promises the services at its best standards as service delivery and is committed to client satisfaction.

Be a part of E-Group services and experience the new paradigms of great customer service.

E-Group heartily welcomes you all !!



SERVICE  
SPECTRUM  
IN  
REDEVELOPMENT

ARCHITECTURAL AUDIT

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LEGAL AUDIT

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CO-OPERATIVE COMPLIANCES

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FINANCIAL & FUNDING ADVISORY

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E GROUP  
ARCHITECTURE

FACTS &  
FIGURES  
RELATED TO  
REDEVELOPMENT  
BY OUR TEAM  
COLLECTIVELY

300+

HOUSING SOCIETIES INTERACTED  
FOR REDEVELOPMENT

180+

FEASIBILITY REPORTS  
SUBMITTED

85+

SOCIETIES CURRENTLY  
CONSULTING AS PMC  
CONSULTANTS

# TEAM AND ASSOCIATES

## Founder



HARSHAL KAVDIKAR  
ARCHITECT

An Architect with extensive experience of 20 years in designing and design management services. Knowledge sharing and teamwork being key skill factors for building a Holistic approach towards professional work. Registered with the Council of Architecture (COA). He brings in a perfect harmony in architectural and interior projects with Evolving an Expressive, Exclusive, Eternal, Elite desirable Environment of Energy and Emotions with a strong Engineering and Evaluating approach.

## Associates

A Lawyer with more than 20+ years of diversified experience in the areas of Corporate Laws, Property Laws, Banking Laws, Training & Human Resources. Her entrepreneurship experience includes forming a company in IT services & e-governance. She brings in her ability of solving Client's complex legal problems with comprehensive solutions with a very high Ethical practices and knowledge applications. And develops and maintains critical relationships with clients as well as their partners/clients.



KIRAN KABRA  
ADVOCATE

## Associates



KETAN JAJU

Associates An expert in financial domain. With experience of more than 15 years; Ketan is presently helping corporate in designing strategies and fundraising. He also worked with various funds and Institution helping them analyzing different markets and doing diligence on developers for their project & financial stability. With this expertise & insight about the micro market and financial situation of various developer, we ensure that the developer selected by the society is financially strong and capable of delivering the promised deliverables.

## OTHER TEAM MEMBERS

Personnel	Members
Senior Architects (Having more than 20 years of experience)	02
Architects(Having experience of 3 years +)	02
Advocates (Having experience of more than 15 years)	02
Advocates (Having experience of more than 5 years)	02
Chartered Accountants (Having experience of more than 20 yrs)	01
Civil Engineer	01
Interior Designer	01
Society and Revenue records Liasoners	01
IT Professional – for website, whatsapp and e-mail operational Group	01
Structural Designer	
Surveyor	
Clerical Work	02
Office Assistant	02

## Work Experience of Ar.Harshal Kavdikar for Ongoing Redevelopment Projects

Sr. No.	Name of the Project / Client	Project area	Status
1	<b>Om Krishna Kunj Housing society Opp.Datta mandir, Kamla Nehru park, Erandawane</b>	14,500 sq.ft.	Developer selected
2	<b>Sudakshana Housing Society, Near MIT college,Pune</b>	37,500 sq.ft.	Developer Selected
3	<b>Malkauns Co-op Housing Society, Erandawane</b>	13,531 sq.ft.	Work Completed
4	<b>Shurud Co-op Housing Society , Erandawane</b>	13,000 sq.ft.	Work Completed
5	<b>Alokshree Co-op Housing Society,Happy Colony,Kothrud</b>	10,000 sq.ft.	Developer Selected
6	<b>Saleel Co-op Housing Society Sahakarnagar No.2</b>	12,000 sq.ft.	Work Started
7	<b>Gangotree Appartments Near Tathawde garden, Hingne</b>	3,600 sq.ft.	Feasibility report submitted
8	<b>Kusum Co-op Housing Society Model Colony,Pune</b>	40,000 sq.ft.	Feasibility report submitted
9	<b>Ushakal Appartment Sahakarnagar,Pune</b>	5,500 sq.ft.	Developer selected
10	<b>New friends Co-op Housing Society Opp Vanaz Factory,Paud Road</b>	4,00,000 sq.ft.	Developer Selected
11	<b>Kishori Park Society, erandawane</b>	16000 sq.ft.	Developer Selected
12	<b>Ranjeet Heights</b>	10000 sq.ft.	Work Started
13	<b>Dhanasampada Society, Erandawane</b>	14000 sq.ft.	Developer selection in Progress



# WORK EXPERIENCE

14	<b>Pushpalata Society</b>	7560 sq.ft.	Developer Selected
15	<b>Teerth and Teerth B, Rambaug Colony</b>	15000 sq.ft.	Developer Seleted
16	<b>Dhanalaxmi Co-op Housing Society</b>	1,66,000 sq.ft.	Feasibility Report preparation
17	<b>Geetali Society, Erandawane</b>	15000 sq.ft.	Developer Selected
18	<b>Sargam Society, Paud Road</b>	10000 sq.ft.	Feasibility Report Submitted
19	<b>Sharavati Appartment, Mahaganesh Colony</b>	7500 sq.ft.	Work Started
20	<b>Yuvraj Appartment, Navketan Society</b>	6500 sq.ft.	Work Started
21	<b>Vaishnavi Appartment, Lane No.8, Dahanukar colony</b>	7000 sq.ft.	Developer Selection Stage
22	<b>Navasphurti Society, Wakdewadi</b>	26000 sq.ft.	Tenders Recieved
23	<b>Shivaranjani A, Lane No.1, Happy colony</b>	10000 sq.ft.	Feasibility Report done
24	<b>Ruta Society, Ideal Colony</b>	10000 sq.ft.	Developer Selected
25	<b>Aditya Apartment, Mahaganesh Colony,Kothrud</b>	5800 sq.ft.	Developer Selected
26	<b>Pratishta Apartment, Prabhat Film Company Road, Off law College Road</b>	6000 sq.ft.	Developer Selected
27	<b>Sangeetdhara Society, Krishna Colony, Kothrud</b>	5600 sq.ft.	Developer Selected
28	<b>Sangamshree Society, opp Karishma Soc</b>	9801 sq.ft.	Developer Selected



# WORK EXPERIENCE

29	<b>Avishkar Society, Patwardhan Baug</b>	10010 sq.ft.	Tender Process started
30	<b>Adhiraj and Adhirath CHS, Alkapuri Soc</b>	20000 sq.ft.	Developer Selected
31	<b>Anand Complex</b>	10000 sq.ft.	Feasibility Report Submitted
32	<b>New Kaveri CHS, Shikshaknagar</b>	10000 sq.ft.	Tender Process Started
33	<b>Ganesh Park CHS, Near Karishma soc.</b>	15000 sq.ft.	Feasibility Report Submitted
34	<b>Varadwant CHS, Mayur Colony</b>	13000 sq.ft.	Tender Document preparation
35	<b>WIE RAJGAD CHS</b>	10000 sq.ft.	Developer Selection process
36	<b>Anudatta CHS</b>	10000 sq.ft.	Developer Selected
37	<b>Nirmal Park CHS, Rambaug Colony</b>	10000 sq.ft.	Feasibility Report
38	<b>Manikdeepashri CHS, Sahakarnagar</b>	6500 sq.ft.	Developer Selection in progress
39	<b>Praniti CHS, Aundh</b>	10000 sq.ft.	Feasibility Report
40	<b>Jeevan Pradeep CHS</b>	11500 sq.ft.	Tender process started
41	<b>Sundarban CHS, Prabhat Road</b>	13400 sq.ft.	Developer Selection process
42	<b>ADI CHS, Kalyaninagar</b>	7000 sq.ft.	Developer Serlected
43	<b>Suparshwanath E CHS, Marketyard</b>	77000 sq.ft.	Developer Selection process

# WORK EXPERIENCE

44	<b>Chaitranagari and Freshfield, Kothrud</b>	20000 sq.ft.	Feasibility Report Preparation
45	<b>Lokmanyagar Buildings 46,47,48,49</b>	40000 sq.ft.	Feasibility Report Preparation
46	<b>Patrakarnagar CHS</b>	1,30,000 sq.ft	Tender process started
47	<b>Surya CHS</b>	11,000 sq.ft	Tender process started
48	<b>Hermes Paras 6</b>	55,000 sq.ft	Feasibility Report Preparation
49	<b>Devdattakrip CHS</b>	25,000 sq.ft	Tender process started
50	<b>Suryanarayan Apartment</b>	6000 sq.ft	Developer Selection process
51	<b>Ideal Park</b>	40,000 sq.ft	Feasibility Report Preparation
52	<b>Sonal Residency</b>	40,000 sq.ft	Feasibility Report Preparation
53	<b>Yashodhan Model Colony</b>	10000 sq.ft.	Developer Selected
54	<b>Suvarnamayee CHS,Kothrud</b>	10000 sq.ft.	Developer Selected
55	<b>Venketesh Heritage, Karvenagar</b>	44000 sq.ft.	Developer Selection Process
56	<b>Goodwill Enclave, Kalyaninagar</b>	12000 sq.ft.	Feasibility Stage
57	<b>Rajhans Shikshagnagar</b>	7000 sq.ft.	Developer Selected
58	<b>Vardaini, Sahakarnagar</b>	15000 sq.ft.	Feasibility Report

# WORK EXPERIENCE

59.	<b>Pushpamangal, Sadashiv Peth</b>	8000 sq.ft.	Feasibility Report
60	<b>Pranali, Rambaug Colony</b>	10000 sq.ft.	Developer Selection in progress
61	<b>Maitrye Baug, Kothrud</b>	30000 sq.ft.	Tender Stage
62	<b>Niti Apartment, Baner</b>	6000 sq.ft.	Feasibility done
63	<b>Boat Club Garden CHS,</b>	30000 sq.ft.	Developer Selection in progress
64	<b>Koteswar CHS, Satara Road</b>	35000 sq.ft.	Tender Stage
65	<b>Rajmayur CHS, Erandawane</b>	10000 sq.ft.	Feasibility Stage
66	<b>Subhaseema CHS, Kothrud</b>	20000 sq.ft.	Feasibility Done
67	<b>Sai Vihar CHS, Karvenagar</b>	8000 sq.ft.	Feasibility Done
68	<b>Premdham, Model Colony</b>	10000 sq.ft.	Tender Stage
69	<b>Loknath CHS, Mayur Colony</b>	11000 sq.ft.	Developer Selection in progress
70	<b>Snehalkunj, Sahakarnagar</b>	10000 sq.ft.	Feasibility Done
71	<b>Pranayani CHS, Kothrud</b>	10000 sq.ft.	Feasibility Done
72	<b>Geeta Park CHS,Kothrud</b>	10000 sq.ft.	Feasibility Done
73	<b>Dipti CHS, Model Colony</b>	10000 sq.ft.	Tender Stage

# WORK EXPERIENCE

74	<b>Shantadurga CHS,Sahakarnagar</b>	6000 sq.ft.	Developer Selected
75	<b>Sumit Apartment, Aundh</b>	6000 sq.ft.	Developer Selection in progress
76	<b>Shriyog, Sus Road, Pashan</b>	10000 sq.ft.	Developer Selection in progress
77	<b>Vineet Heights, Caturshingi</b>	18000 sq.ft.	Tender Stage
78	<b>Mrutunjay Apartment, Ideal Colony</b>	15000 sq.ft.	Tender Stage
79	<b>Jalatarang, Prabhat Road</b>	15000 sq.ft.	Feasibility done
80	<b>Jayashree CHS, Model Colony</b>	20000 sq.ft.	Feasibility done
81	<b>Shanti Heights, Kothrud</b>	35000 sq.ft.	Feasibility in progress
82	<b>Hermes Grandstand, Sopan Baug</b>	15000 sq.ft.	Feasibility in progress
83	<b>Goodwill CHS 25+25A, Kalyaninagar</b>	16000 sq.ft.	Feasibility done
84	<b>Shivatirth CHS, Erandawane</b>	10000 sq.ft.	Feasibility done
85	<b>Preraj Height, Sanghavi</b>	18000 sq.ft.	Feasibility done



# Scope of Work

## Redevelopment is nothing but a teamwork !!!

All stakeholders (Federation, Society, Member, Professionals such as – Architects, Advocate, Finance Team Liaisoning people etc ) come together to follow a complex process laid down by various government authorities. However, complex process can be simplified by breaking the same in simple stages with the collective efforts and collaborative approach.

## FOLLOWING IS OUR DETAILED SCOPE OF WORK

### **Step1: Finalizing the process**

1. Assist the CHS committee and its members in gaining the understanding on the different options available like self-development, redevelopment etc.
2. Highlight the challenges and advantages for the CHS in each of the options – considering technical scenario / financial scenario / market study etc.
3. Highlight the rules laid by cooperative department in above mentioned options and guidelines for the same
4. Preparation of guidelines to be used by committee members for transparency in the process.

For the above mentioned steps we initiate member connect drive wherein through seminars and presentations we try to address the concerns of CHS committee and its members. Further, we also lay down the plan and timeline for the process decided.

**Continue...**

# Scope of Work

## **Step 2: Up to selection of developer / contractor**

1. Prepare area feasibility reference proposed development considering relevant rules and norms
  - Preliminary Report – calculations considering existing plot area, flats and shops actual carpet areas and using permissible FSI including but not limited to Metro line/Station, UDCPR, 2020 etc.
  - Final Report – Calculations with reference to the expectations of the Members, Society, financial viability and specifications and amenities.
  - Detailed Report on Self Redevelopment, or Developer Selection Model etc.
2. Legal due diligence and GAP analysis for existing document available.
3. Preparing the Title and Search Report of the Plot and every Flat of the Building/Society:
  - Preliminary Report – Preliminary observations and Search for the Plots and individual Buildings and share the related queries, issues with Committee.
  - Final Report – Detailed Final Report of the Plot as well as all the members after due discussions and clarifications.
4. Preparation of draft of expectations of the Building / Society Members for re-development / self- development.
5. Preparation and Submission for Vision Document based on the Legal Status, Title Report, Feasibility Report, Expectations of Members and Financial & Market analysis.
  - Indicating investments required in case of self-development and various means of funding & various options available
6. Assist the client to decide the tender Strategy and terms (for self-development / re-development or for sale or any other structure society opts for)
  - Assisting in preparation of technical criteria
  - Assisting in preparation of financial criteria
  - Over all timelines

**Continue...**

# Scope of Work

7. Prepare the Tender for floating to the developers / contractors or the concern people.
8. Ascertain legal & financial aspect of the tender protect clients interest
9. Review the tenders submitted by the tenders and submit and the analysis based on the technical and financial parameters
10. Assist the client to short list the developer / Self-development option or other options by preparing comparative charts based on
  - technical strengths of bidder
  - Financial strengths of bidder and
  - Other considering market information
11. Negotiation meetings
12. To draft / comment development agreement to ascertain that the said agreement protects the interest of CHS and its members

Further, conducting following workshops for CHS as required:

- a. For Members – Redevelopment / self-development Process and related guidelines, laws & challenges etc.
- b. For Committee Members – redevelopment process / self-development process and expectation on their roles & responsibilities under different rules and regulations.
- c. For Members and Committee Members – discussing the Feasibility Report and Title Reports related issues and expectations.
- d. For Members and Committee Members – setting the expectations of Members towards Tenders.

**Continue...**

# Scope of Work

## **Step 3: Third party proof consultancy**

### **Pre-construction stage**

1. Develop the project control systems
2. Establish project communication and reporting systems
3. Coordinate and follow-up with appointed architects & other design consultants for requirements and inputs.
4. Checklist and verification of developer's submission (design basic reports, value engineering, cost benefit analysis)
5. Review technical specification and BoQ submitted by developer
6. Monitor the statutory approvals process by following with developer about reporting the progress.

### **Construction stage**

1. Regular supervisions of all construction works / activities of the project.
2. Monitoring the progress work with the master construction schedule and evaluate.
3. Prior flagging of anticipated bottlenecks
4. Quality assurance and control to ensure conformance to the drawing and specification as per tender specs
5. Organize progress review meetings on weekly basis
6. Collect review and maintain all the record of contractor's progress report

### **Post construction stage**

1. Monitor the closure
2. Assist in testing and commissioning of facility
3. Prepare the project closeout report
4. Ensure that the work is completed within the agreed timeline and assist the society taking possession of newly constructed flats

### **Legal & accounts related support**

1. To ascertain that the RERA norms are being followed
2. To ascertain the withdrawals from RERA account are as per project stage
3. To ascertain that developer, protect the interest of CHS & its members during project execution phase



# Professional fees

***Fees for Step1: Finalizing the process & Step 2: Up to selection of developer / contractor will be as follow:***

- Indicatively, for the services mentioned in Step 1 & 2 our professional charges to the society would be in the range of INR 15,000\* to INR 20,000\* per member
- Which will be paid to us in following manner

Milestone	Payment
On appointment	50,000*
On completion of feasibility + Workshops / and presentation with committee & members along with sample measurement of units / bldg. + reports on legal DD and GAP analysis for existing documents available	1,00,000*
Finalizing draft tender	1,00,000*

***Remaining fees & charges will be compensated from the money collected from tender document & from developer (once finalized)***

***Fees for Step 3: Third party proof consultancy – will be link to project cost and stage of project and to be discussed at later stage***

\* GST Extra

We are keen to work as PMC for your esteemed society and scheduling & payment of the of the fees can be discussed with committee as we meet.

# Work Experience

Photos of  
redevelopment  
societies





# Work Experience

## Photos of redeveloped societies





# ARCHI TECTURAL PROFILE



## E- GROUP ARCHI TECTURE

DESIGN AND DESIGN MANAGEMENT

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