



E GROUP ARCHITECTURE
DESIGN AND DESIGN MANAGEMENT

PROFILE FOR Consultancy Services for Redevelopment

Strictly Confidential. For the society members only & not to be circulated outside.

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

LEGAL AUDIT

CO-OPERATIVE COMPLIANCES

FINANCIAL & FUNDING ADVISORY



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

WORK EXPERIENCE

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

WORK EXPERIENCE

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

WORK EXPERIENCE

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

WORK EXPERIENCE

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

WORK EXPERIENCE

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

Work Experience

Photos of
redevelopment
societies



Work Experience

Photos of redeveloped societies



ARCHI TECTURAL PROFILE



E- GROUP ARCHI TECTURE

DESIGN AND DESIGN MANAGEMENT

Address : 2 nd floor, Chintamani Bungalow,
dvait Nagar, Paud Phata, Pune.

Contact Person:

Ketan Jaju : 98600 88856

Confidentiality Clause: The document and information contained herein is strictly confidential and has been furnished for the perusal of **Co-Op. Housing Society** & its members only and not for public distribution. This document should not be altered in any way, transmitted to, copied or distributed, in part or in whole, to any other person other than member of Housing Society. Persons into whose possession this material may come are required to observe these restrictions.