

Ref. No.: - GCPL/RDMum/2022-23/478

Date: 08 December 2022

To,
The Hon. Sec. / Chairman,
SUJATA C. H. S. Ltd.,
1/C3/3. S.V. Road,
Bandra [West],
Mumbai – 400 050.

SUB: INTRODUCTION FOR ARCHITECT AND PROJECT MANAGEMENT CONSULTANCY

Sir / Madam,

We hereby put forward our company profile along with the proposal.

Globera Consultancy Pvt. Ltd. is a civil consulting firm having reliable track record of imparting services of:

Structural Engineers, Repairs and Restoration, Project Management Services for Redevelopment Works, Architects and Government Approved Valuers.

The team of the Directors, Associates, Professionals', other Human Resources works towards vision, ideas and thoughts, ushering in evolved commitments and services.

Services, always at your behest.

Regards,

For **Globera Consultancy Pvt. Ltd.**



MAYUR MERCHANT

Globera Consultancy Pvt. Ltd.

ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES

STAGE I: EVALUATION STAGE: Assessment of Existing Documents, Procurement of unavailable documents and Preparation of Feasibility Report

1. DOCUMENTATION:

- a. Collecting all the documents available with the society [if not available, the same can be procured by paying prescribed fees from relevant departments], which are required to assess the F.S.I. entitlement of the project and thereby understand the Feasibility of the project.
- b. The List of the documents are
 - Society Registration Certificate
 - Registered Conveyance deed in the name of the Society.
 - Index li of the plot.
 - Latest Property Registration Card of the plot.
 - 7/12 Extract of the plot.
 - Latest C.T. Survey plan of the plot.
 - Latest Development Planning [D.P.] Remarks for the plot.
 - Latest E.E. and T.C. Remarks / Road Line Remarks.
 - Latest Town Planning [T.P.] Remark of the plot if the plot is under Town Planning Scheme.
 - Copies of electricity bills and water bills.
 - Existing B.M.C. approved plan showing F.S.I. calculations.
 - Copies of I.O.D., C.C. and O.C.
 - List of existing members.
 - Actual Survey of the Plot.
 - Actual Physical Areas of the Flats.
 - Litigation affecting the property, if any [between society, members, neighbouring societies, M.C.G.M.]

2. FEASIBILITY STUDY:

- a. Thorough study of the above-mentioned documents in co-relation with the latest Development Control and Promotion Regulations [D.C.P.R.] Rules will enable us to evaluate the project keeping in view the expectations of the members and future development; it will help us to determine the probability and the viability of the proposed development project.

- b. Undertake Feasibility Study considering maximum F.S.I. / T.D.R. benefits as per the prevalent DCPR of M.C.G.M.
- c. To take into consideration and explain Redevelopment /Managing committee about prevailing policy of the government and regulations applicable from time to time depending on ownership of land (Govt. /MHADA / MCGM / Private).

3. FEASIBILITY REPORT:

- a. The findings of the assessment will be put together in the form of Project Feasibility Report that will guide us about the rationality and the finances of the project.
- b. The Project Feasibility Report will give us indication about the project cost to execute redevelopment and thereby indicating towards the potential of the project; it will be a pointer as regards the prospect of the project and based on the same we can infer on the benefits that the society will be able to get pleasure of.
- c. The Feasibility Report will consist:-
 - The approximate Expenditure on the project taking into consideration the Total Construction Cost for the project, T.D.R. cost, Premiums, Fungible Premiums, the shifting / transit charges, the liasoning, professional and approval charges for the project etc.
 - The approximate Income of the project, thereby knowing the Profitability in the project.
 - Interest and funding cost based on Cash Flow of the Project.
 - Type of the project viability vis-à-vis premium residential property / commercial cum residential property.
 - The amenities which can be provided by the prospective developer / builder.
 - The utility services [viz. B.M.C. water, Gas connection, Borewell water, Rain water Harvesting] which will be provided by the prospective developer.
 - The Corpus / Hardship / Inconvenience Fund to be provided to take care of the increased maintenance.
 - The Additional area that the members can expect in lieu of the Redevelopment.
 - Expected Alternate Accommodation rent, brokerage, shifting / re-shifting charges for the duration of project.

4. PRESENTATION OF FEASIBILITY REPORT

- a. We will present the status of the project taking into consideration the feasibility report firstly to the Managing Committee / Redevelopment Committee.

- b. To revise project feasibility report taking into consideration suggestions, recommendations, requirements, objections, directions given by the Managing Committee / Redevelopment Committee (if any) & any members approved by the society to do so.
- c. Educate members about Redevelopment Project and the Feasibility Report in the Special General Body Meeting [S.G.M.].
- d. The approval of Feasibility Report to be done in S.G.M.

STAGE II: BIDDING AND PRE- CONSTRUCTION STAGE: Preparation of Bid Documents, Floating of the Bid Documents, Finalisation of Developer, Pre-Construction Documentation, Approval of Plans and Vacating of Premises

1. PREPARATION OF DRAFT OF BID DOCUMENTS

- a. Post approval of Project Feasibility Report the suggestions from S.G.M. will be integrated in the draft of Bid Document, which will contain:
 - Technical Bid
 - ✓ *Legal Conditions*: It would contain the Notice of Invitation of Bids, General conditions, Special conditions, etc.
 - ✓ *Technical Conditions*: It would contain Prequalification conditions, Specifications of the works and Material Specifications with the brand names for the developer.
 - ✓ *Financial Conditions*: It would contain papers of financial standing of the developer i.e. Bank Solvency Papers, Income Tax return papers, Goods and Service Tax [G.S.T.], P.A.N. etc.
 - Commercial Bid: Additional Area, Corpus / Hardship / Inconvenience Fund, Temporary Alternate Accommodation Rental, Brokerages, Transit Cost.
- b. Draft of the Bid Document to be prepared taking into considerations the following too:
 - Approved Project Feasibility Report.
 - Terms and conditions for redevelopment.
 - Technical specifications for construction of the building.
 - Amenities list to be prepared for inclusion in the Bid document.
 - Parking requirements for the Society.
 - Documents to be submitted for assessment of Developers credential.
 - Condition for reimbursement of professional fees by the developer.
- c. Bid Document to have one Fixed Component [Non-negotiable], either the Additional Carpet Area or the Corpus Fund as per the G.R.-79 A to be decided by the Society.

- d. The draft of the bid document to be approved by the Society in the S.G.M., the suggestions / alterations / modifications approved in S.G.M. to be incorporated.
- e. Drafting of the Developer Selection Criteria [Only for the Society].
2. BID FLOATING, SUBMISSION AND OPENING
- a. Notice for Invitation of the bid to be drafted and approved by the Society for publishing advertisement in local news papers.
- b. The Invitation to Bid to be floated vide minimum two [2] newspapers including one Marathi newspaper, giving sufficient time for the Developers to study the details and F.S.I. of the project.
- c. Bid Documents will be collected by the interested Developers from our Office. To keep the Society fully informed of the number of Bid Documents being issued to the Developers.
- d. To submit a report on the Sale of the Bid Documents on expiry of the last date of sale of Bid Documents. This report will be made available to the Managing Committee on the next working date after the last date of sale of Bid Documents.
- e. The Developers purchasing the Bid Document have to quote their offers and submit the same along with an exhaustive profile as prescribed in the Proforma in the Invitation to Bid.
- f. Only Sealed Bids of duly filled Bid Document will be submitted in the Society Office.
- g. The Sealed Bids received to be opened within 15 days of last date of receipt of the Bids in Special Meeting of the Managing Committee Members where interested members of the Society can attend the meeting as observers and official representatives of the Developers who have submitted the Bids may also be present in the said meeting as observers.
- h. The offer pages to be signed on each of the said bids by its Managing Committee / Redevelopment Committee, PMC representative and Developers Representative [If available], preferably video shooting of the Bid Document opening process to be done.
3. EVALUATION and FINALISATION of BID
- a. We will scrutinize the Bids received from Developers and prepare a comprehensive comparative statement of all the Bids received by the Society. The comparison shall include Technical & Financial capability / competency of Developer and experience of the Developer of redevelopment projects.
- b. Preparation of Techno-commercial analysis / comparative chart for the offers received from all the Developers on various parameters including followings;
- Technical Competency.
 - Approximate no of employees with their designation / qualification / experience.
 - Background and Infra-structure of the Developer.

- List of all the projects completed / ongoing.
 - Financial capacity of the Developer based on their Balance Sheets / Income Tax Return, Net Worth Certificate based on CA report.
 - Additional Area and Corpus Fund offered.
 - Rental, Brokerages and shifting rate offered.
- c. The short listed Developers shall be called for the presentation on their credentials and their expertise in the redevelopment works, designing, approvals & construction capabilities.
 - d. Site visit of the Shortlisted Developers shall be done for at least 2 to 3 projects and visit to 1 completed redevelopment project occupied for at least 3 years or more shall be preferred.
 - e. Evaluation of the short listed Developers selected by the society based on the examination of their previous projects, market review to be done and thereafter a report for the same will be submitted to the society.
 - f. Based on the scrutiny and evaluation of all the bidders atleast Five [5] developers will be shortlisted if there are more than 5 Bidders by the Managing Committee / Redevelopment Committee.
 - g. The proposal / offer of the shortlisted Developers to be negotiated along with the society members for the last and final offer.
 - h. We will prepare comprehensive report of the entire Bidding Process.
4. APPOINTMENT OF DEVELOPER IN PRESENCE OF DEPUTY REGISTRAR REPRESENTATIVE
- a. Copies of all the documents prepared up to this stage of the Redevelopment process will have to be submitted to Deputy Registrar of the specific ward for them to depute their authorised representative for the Special General Meeting to appoint Developer.
 - b. Minimum quorum of 67% of the total member strength of the Society is required. The final Developer shall be selected by the general body with a vote of 51% of the total members.
 - c. Letter of Approval from Deputy Registrar's office will be issued for Appointment of Selected Developer.
5. PRE-CONSTRUCTION DOCUMENTATION, DESIGN and FINALISATION OF PLANS
- a. Letter of Appointment to be given by the Society to the Developer.
 - b. Draft of the Development Agreement, Power of Attorney and Permanent Alternate Accommodation Agreement will be provided by Developer's Solicitor / Advocate for vetting and approval by Society, their Solicitor / Advocate and PMC.
 - c. Provide technical and engineering inputs in the Development Agreement and Permanent Alternative Accommodation Agreement prepared by the Legal Advisor / Advocate / Lawyer.

- d. We will be assisting Society for Approval of the Development Agreement, Power of Attorney and Permanent Alternative Accommodation Agreement in SGM.
- e. Plans will be prepared by Developer's Design / Planning Architect; they will be circulated to all members for their comments and approval.
- f. Review proposed plans submitted by the Developer in conjunction with the prevailing D.C. Rules, Developer's offer and Society's requirement etc. and recommend necessary modifications / enhancements to the society members for the betterment of the project.
- g. Will check and certify the correctness of the proposed plan including parking layout as the regards proposed 'floor-area' and make suggestions for improvisation of plans, if necessitated
- h. The Draft Municipal Plans and the Architectural Drawings prepared by the Developer shall be submitted to the Society along with the comments of the PMC for approval.
- i. Plans will be approved in SGM and will be signed by all members in Triplicate [For Member, Society and Developer] along with allotment of proposed flat / shop.
- j. Development Agreement and Power of Attorney will be registered.

6. MCGM APPROVAL OF PLANS AND VACATING OF PREMISES

- a. On Society approving the Drafts of Municipal Plans and Architectural Drawings, we will ensure that there is no variation in the Society approved Municipal Plans and the Architectural Drawings.
- b. To check remarks of the government bodies / authorities / private consultants and required NOCs obtained by the developer from several departments.
- c. To ensure that all necessary permissions are in place and legal formalities are complied with / are in order, before the Developer intimates the members of Society to vacate the existing premises occupied by them.
- d. To verify correctness of I.O.D. and completion of purchase of T.D.R. and B.M.C. premium and loading it in society's name, before the Developer issuing notice to the members of Society to vacate the premises occupied by them.
- e. On obtaining I.O.D all the members will get the Permanent Alternate Accommodation Agreement Registered for their new premises.
- f. We will further ensure that all the compliances of the I.O.D. are done except for the demolition of existing structure/s and the premium / charges / fees for B.M.C. to be paid which will be due on demolition before the Intimation of the vacating of the premises is issued.
- g. Ensure vacant and peaceful handing over of existing premises is to the Developer.

STAGE III: PROJECT MONITORING STAGE: Construction, Project Monitoring and Completion of

Construction

1. CONSTRUCTION WORK

- a. To co-ordinate with all consultants like Architect, RCC Consultant, MEP Consultant etc. as may be required on all technical matters.
- b. Preparation of the Bar Chart in consensus with the Society and Developer and thereafter regular monitoring of the same and reviewing it on regular basis for the time bound completion of the project.
- c. To provide progress report based on Bar Chart construction activity milestones projected and physically achieved, analyzing reasons for delay and suggesting ways to speed up work.
- d. Checking and Testing of the materials brought on the site as per I.S. codes conforming to the specifications and standards set in the Development Agreement.
- e. To ensure the Developer adheres to the Schedule of the Construction activity.
- f. To ensure at all stages that the building is being constructed as per the Plans approved by the M.C.G.M. and as per the Development Agreement.
- g. To assist the Society in conducting meetings from time to time with the Developer on need basis and resolve / arbitrate disputes and resolve the impasse amicably (if any).
- h. The following construction items / activities needs to be monitored in Respect of Quality control they are, Concrete, Reinforcement/Steel, Form Work, Masonry, Water proofing, Joinery and Timberwork, Electrical Fittings, Sanitary fittings, Water supply.
- i. The following works to be inspected during construction, they are R.C.C., Masonry, Electrical services, Sanitary and water supply services.
- j. Inspection of construction work covers the following functions:
 - Sampling.
 - Testing
 - Observation.
 - Preparation of reports and records.
 - Examining.
- k. Tri party [Society, PMC and Developer] communication through regular meetings.
- l. Checking, Verifying and Ascertaining the carpet Area of each proposed units.
- m. We will be interpreter of the conditions of the contract and judge of performance. We will side neither with the Society nor with the developer but shall use our powers under the contract to enforce its faithful performance.
- n. To monitor the project for the regulatory compliances from all the concerned authorities.

- o. To oversee that all the compliances are adhered to and the same have been approved by the concerned authorities.
- p. To ensure that the members are reinstated to their new premises.
- q. Periodical visit to the site of work during the defects liability period of 36 months, getting the defects if any rectified through the concern developer and issue certificate towards release of retention amount after completion of defects liability period.

2. POST CONSTRUCTION

- a. Cross-check final approved drawings given by BMC as submitted by Developer, have no remarks contrary to interests of existing members.
- b. Ensure existing members are provided new premises after Occupation Certificate is obtained by Developer
- c. Check final work done from point of DA, and ensure compliances by Developer / Society towards fulfillment of contract.
- d. Take as-built drawings from Developer.

Globera Consultancy Private Limited

Reg. Off. – Office No. 4, Shiv Krupa Building, G-Wing, Old Nagardas Road, Nicolas Wadi Road, Andheri (East), Mumbai – 400 069.	Private Limited Company
Mayur Merchant B.E. [Civil] Licensed Surveyor Jiten Patel B.E. [Civil]	Prachi Merchant B.E. [Civil]
<u>Telephone Numbers</u> <ul style="list-style-type: none">Office: 98200 77939 / 98197 24626	<u>E- Mail Address</u> contact@globera.in mayur_merchant@globera.in
Permanent Account Number of the company P.A.N. - AAF CG5568H Company Identification Number - U74999MH2014PTC253966 Goods Service Tax Number - 27AAF CG5568H1ZA	
Bankers: Corporation Bank Lokhandwala Branch	Chartered Accountants: Dharmesh Shah and Associates

DETAILS OF DIRECTORS, STAFF AND ASSOCIATES

<u>Name</u>	<u>Qualification</u>	<u>Designation and Proficiency</u>
Mayur Merchant	B.E. [Civil]	Director Project Consultant and Execution
Prachi Merchant	B.E. [Civil]	Director Valuation and Quality Control
Jiten Patel	B.E. [Civil], [License Structures]	Associate Structural Engineer
Hemant Gor	B.E. [Civil], M.S. [Structures]	Associate Structural Engineer
Devang Dadbhawala	B.E. [Civil], M.S. [Structures]	Associate Structural Engineer
Nakul Kamat	B.Arch., M.S. [Architecture]	Associate Architect
Rajkumar Daniels	B.Com. Diploma in Co-operative Studies	Vice President [Legal]
Darshan Shah	M. Arch., [Environment]	Associate Architect
Bhuvanesh Dabholkar	B.E. [Agriculture]	Associate Horticulturist
Omkar Vora	B.E. [Civil]	Vice President [Technical]
Pranav Shroff	B.COM	Director Project Consultant and Execution
Dinesh Rathod	D.C.E.	Vice President [Business Development]
Firdos Shaikh	B.E. [Civil]	Vice President [Technical]
Md. Shamim Ansari	D.C.E.	Executive Business Development
Megha Kadam	D.C.E.	Engineer

OTHER KEY STAFF MEMBERS:

<u>Name</u>	<u>Qualification</u>	<u>Designation and Proficiency</u>
Avinash Dhole	Supervisor course of A.C.I.	Supervisor Site Execution
Amit Mane	Supervisor course of A.C.I.	Supervisor Site Execution
Rajendra Shedekar	Supervisor course of A.C.I.	Supervisor Site Execution
Rabiyabano Shaikh	D.C.E.	Site Engineer
Mustafa Sayyed	M.C.V.C.	Supervisor Site Execution

OFFICE PERSONNELS

Riyaa Vira	B.Com.	Secretary Office Administration
Rajan Pariyar	H.S.C.	Office Attendant
Kamaraj	S.S.C	Office Attendant
Narendra Tirlotkar	H.S.C.	Office Attendant

LIST OF REDEVELOPMENT PROJECTS

COMPLETED PROJECT

<u>Sr No.</u>	<u>Name of the Project and Address</u>	<u>Configuration of old building</u>	<u>Plot Area</u>	<u>Configuration of new building</u>
1	Radhekrishna C.H.S.L. 137, Parsi Panchayat Road, Andheri [East] , Mumbai – 69	1 Building of Ground + Four Floors <u>14 Flats</u>	13,179.00 Sq.ft.	1 Building having Stilt + Seven Floors 49 Flats
2	Raj Castle C.H.S.L. Plot No.3, S. No.20, D'Monte Lane, Orlem, Malad [West] , Mumbai – 64 Said Project was executed on our erstwhile company	1 Building having Two Wings of Ground + Four Floors and Ground + Three Floors, <u>17 Flats</u>	7,796.00 Sq.ft.	1 Building having Stilt + Sixteen Floors 28 Flats and 1 Penthouse

UNDER CONSTRUCTION PROJECT

<u>Sr No.</u>	<u>Name of the Project and Address</u>	<u>Configuration of old building</u>	<u>Plot Area</u>	<u>Status of Work</u>
3	Bhardawadi C.H.S.Ltd. Saujayna Apartment, 23, Bhardawadi, Andheri [West] , Mumbai - 58.	1 Building Two wings of Ground + Six Floors <u>55 Flats</u>	33,975.07 Sq.ft.	Foundation work in progress
4	Joint Development of Balwa C.H.S.Ltd. & The Balwa Nagar Unit no. 2 C.H.S.Ltd. Balwa Nagar, Pahadi Village, S. V. Road, Goregaon [West] , Mumbai – 104.	2 Building having 04 Wings of Ground + 4 th <u>98</u> <u>Flats & 4 Units</u>	22,188.91 Sq.ft.	Demolition in progress
5	The Vile-Parle Kapole C.H.S. Ltd., 46, Bapubhai Vashi Road, Vile Parle [West] , Mumbai – 400 056.	1 Building having of Ground + 3 floors <u>30 Flats</u>	16,568.98 Sq.ft.	Slab in progress
6	Patel Castle C.H.S. L. of Sultanabad Aashiyana Sulatanbad Arafat and Sultanbad Dwaar Bldg. No. 14, 15 and 16, Sultanbad Baug, Behram Baug Road, Jogeshwari [West] , Mumbai – 102	Existing 3 buildings of 3 societies each having Ground + Three Floors <u>12 Flats each</u> <u>i.e. 36 flats</u>	14,928.58 Sq.ft.	9 th floor completed
7	The Gocul Apartment C.H.S. L. Dadabhai Road No. 2, Hari Nivas, Vile Parle [West] , Mumbai – 56	1 building having 2 wings of Ground + Two Floors <u>17 Flats</u>	12,282.00 Sq.ft.	Foundation work in Progress

8	Hava Hira C.H.S. L. Plot 18 – 19, Nadiadwala Colony No. 2, S. V. Road, Malad [West], Mumbai – 64	1 Building having Two wings of Ground + Four Floors and Ground + Three Floors, <u>27 Flats</u>	11, 840.29 Sq.ft.	8 th Slab Completed
9	State Bank Officers' Progressive C.H.S. Ltd. Dhanashree, Plot No. 19, New Nagardas Road, Andheri [East], Mumbai – 69	1 Building having Two wings of Ground + Three <u>16 Flats</u>	11,010.39 Sq.ft.	Demolition under Progress
10	Sagar C.H.S.L. St. Francis Road, Vile Parle [West], Mumbai – 56	1 Building having Two Wings of Ground + Three Floors, <u>28 Flats</u>	8,537.93 Sq.ft.	Plinth completed, further C.C. Awaited
11	New Deepali C.H.S.L. Plot No. 432, V.M. Ghanekar Road, Vile Parle [East], Mumbai – 57	1 Building of Ground + Three Floors <u>24 Flats</u>	7,130.00 Sq.ft.	Last Slab work in Progress
12	Honey Vista C.H.S. Ltd. 18, J.B. Colony, Orlem, Sunder Lane, Malad [West], Mumbai – 64	1 Building of Ground + Four Floors <u>18 Flats</u>	6,969.63 Sq.ft.	R.C.C. Completed, Allied work in progress

PROJECTS WHERE DEVELOPER APPOINTED

<u>Sr. No.</u>	<u>Name of the Project and Address</u>	<u>Configuration of building</u>	<u>Plot Area</u>	<u>Status of Project</u>
13	Aditya Apartment C.H.S. Ltd. Old Nagardas Road, Andheri [East], Mumbai – 69.	1 building having 3 wings of Ground + Four Floors and Ground + Three Floor, <u>66 Flats</u>	48,031.75 Sq.ft.	Plan put up for Approval to BMC.
14	Parekh Market Premises C.S.L. M.G. Road, Ghatkopar [East], Mumbai – 77.	1 Building having 2 wings of which A wing is Ground + Three Floors and B wing Ground + Two Floors <u>16 Flats, 37 Shops</u>	39,589.62 Sq.ft.	Development Agreement Registered Planning Under Progress
15	Himachal C.H.S. L. S.V. Road, Opp. Sunder Nagar, Malad [West], Mumbai – 64	1 Building having Two Wings of Stilt + Seven Floors & One Wing of Stilt + Four Floors, <u>53 Flats,</u> <u>2 Nursing Homes and 1 Bungalow</u>	32,365.00 Sq.ft.	Plans put for I.O.D.
16	L.R. Plaza C.H.S.Ltd. General Arun Kumar Vaidya Marg, Opp. Dindoshi Court, Goregaon [East], Mumbai – 63	1 Building having Four Wings of Stilt + 6 th Floor <u>49 Flats & 06 Shops</u>	30,775.06 Sq.ft.	Planning and Development Agreement in progress

17	Annapurna Industrial Service C.S.L. 46, Tilak Road, Ghatkopar [East], Mumbai - 77	Industrial Estate of Ground + Three Floors <u>76 Units</u>	21,202.73 Sq.ft.	Development Agreement Registered and Planning in progress
18	Joint Development of Oshiwara Sahyadri C.H.S.L. & Oshiwara Akash Ganga C.H.S.L. New Link Road, Oshiwara, Jogeshwari [West], Mumbai - 102	1 Building having Ground + 6 th Floor <u>84 Flats</u>	21,077.65 Sq.ft.	Plan put for approval to MHADA
19	RMYS C. H. S. Ltd. Satyanarayana Bhavan, 7/1 R.G. Thadani Road, Worli, Mumbai -18.	1 Building having of Ground + 5 floors <u>36 Flats & 10 Garages</u>	18,893.44 Sq.ft.	Development Agreement in Process
20	Panchvati Sadan C.H.S. Ltd. Eksar Road, Borivali [West], Mumbai- 910.	1 Building having 03 Wing, A Wing Ground + Four, B & C Wing Ground + Three <u>27 Flats, 11 Shops</u>	16,145.93 Sq.ft.	Planning in process
21	Shree Nataraj C.H.S. L. Plot No. 353/7, R.B. Mehta Marg, Ghatkopar [East], Mumbai -77	1 Building having 2 wings of Ground + Three Floors <u>22 Flats</u>	14,352.80 Sq.ft.	Development Agreement approved, approval of plan in process
22	Kailash Prakash C. H. S. L. Plot No. 223, R. N. Narkar Marg, Ghatkopar [East], Mumbai - 077.	1 Building having Ground + Three Floors <u>24 Flats</u>	13,275.12 Sq.ft.	Developer Appointed
23	Apollo Chambers Premises C.S. Ltd. Mogra Lane, Andheri [East], Mumbai - 69	1 Building having Ground + Three Floors <u>48 Shops</u>	11,091.12 Sq.ft.	Approval of Development Agreement in progress
24	Gundecha C.H.S. L TD. Veer Hemu Kalani Cross Road no.3, Kandivali [West], Mumbai -67.	1 Building having of 2 wings, Ground + Three, <u>32 Flats</u>	9,848.97 Sq.ft.	Building Demolished, I.O.D. under process
25	New Nithyamangal Liberty C.H.S.Ltd., Plot 92, Garodiya Nagar, Ghatkopar [East], Mumbai - 77	1 Building having Ground + Seven Floors, <u>26 Flats</u>	9,676.84 Sq.ft.	Development Agreement in progress
26	Jay Arihant C.H.S. Ltd. Plot No. 353/B-3 90 Feet Road, Vallabh Baug Lane, Ghatkopar [East], Mumbai - 77	1 Building having Ground + Four Floors, <u>20 Flats</u>	9,472.23 Sq.ft.	Development Agreement and Plan in Progress
27	Andheri Shankar Prakash C.H.S. Ltd. New Nagardas Road, Andheri [East], Mumbai - 69	1 Building of Ground + Two Floors <u>10 Flats, 04 Shops</u>	7,862.59 Sq.ft.	Approval of Development Agreement in progress

28	Savita C.H.S.Ltd. Plot No. 86, Shrimad Rajchandra Marg, Ghatkopar [East], Mumbai - 77	1 Building of Ground + Four Floors <u>12 Flats</u>	7,004.50 Sq.ft.	I.O.D. received
29	D. N. Nagar Swati C.H.S. Ltd. , Bldg. No. 1, M. I. G., J. P. Road, Andheri [West], Mumbai - 53	1 Building of Ground + Four floors, <u>10 Flats</u>	5,438.89 Sq.ft.	Plans put for I.O.D.

PROJECTS WHERE BIDDING IS IN PROGRESS

<u>Sr. No.</u>	<u>Name of the Project and Address</u>	<u>Configuration of building</u>	<u>Plot Area</u>	<u>Status of Project</u>
30	Momin Gujarat C.H.S.Ltd. 2-B, Munavvara, Momin Nagar, Moulana Asad Madni Road, Patel Estate Road, Jogeshwari [West], Mumbai -102.	14 Buildings having Ground + Seven Floors Ground + Ten Floors <u>840 Flats, 13 Shops</u>	5,93,939.41 Sq.ft.	Tendering in Progress
31	Borla Uttam C. H. S. L. CTS No. 52, St. Anthony Road, Chembur, Mumbai - 71.	8 Buildings having Ground + Three Floors <u>90 Flats</u>	1,24,046.00 Sq.ft.	Tendering in Progress
32	Veena Nagar C.H.S.Ltd. S.V. Road, Chincholi Crossing, Malad [West], Mumbai - 64	1 Building of 5 wings of A to D of wings of Ground + Six & E wing of Ground + Four <u>186 Flats, 12 Shops</u>	91,009.21 Sq.ft.	Tendering in progress
33	VRTS - VRTS Joint Venture Proposed Union of Building No. 1, 2, 3 & 4, Sardar Nagar No. 1, Sion - Koliwada, Mumbai - 22.	Joint Redevelopment of 4 housing societies 4 Buildings having <u>200 Flats</u>	43,962.78 Sq.ft.	Tendering in Progress
34	Apna Ghar Unit No.6 C.H.S.Ltd. Swami Samarth Nagar, 1 st Cross Lane (East), Lokhandwala Complex Andheri [West], Mumbai - 053	3 Building having + 26 Shops <u>131 Flats</u>	40,365.70 Sq.ft.	Tendering in process
35	Zarna Enclave C.H.S.Ltd. Western Express Highway, Gayatri Nagar, Kandivali [East], Mumbai-101.	1 Building having 5 wings of Wing A, C & E Ground + Five Floors & Wing B & D Ground + Six Floors, <u>64 Flats, 10 Garden, 01 Bucket Terrace, 04 Terrace, 10 Garages.</u>	36,971.63 Sq.ft.	Tendering in Progress
36	Mercantile Bank Employees' C.H.S.Ltd. Road No. 5, Natwar Nagar, Jogeshwari [East], Mumbai - 60.	1 Building having 2 wings Ground + Three Floors, <u>48 Flats</u>	30,093.74 Sq.ft.	Tendering in process

37	Baria Apartments C.H.S.Ltd. Marwadi Chawl, Opp. Telephone Exchange, S.V.Road, Malad [West], Mumbai – 064.	1 Building having Ground + Four Floors, <u>65 Flats</u>	27,587.88 Sq.ft.	Tendering in process
38	The Andheri Gulmohar C.H.S.Ltd. C.D.Barfiwala Road, Andheri [west], Mumbai – 58.	3 Building having 3 wings of Wing A & B Ground + Six Floors & Wing C Ground structure, <u>57 Flats</u>	27,246.69 Sq.ft.	Tendering in Progress
39	Joint Development of Saraswati Vaishali C.H.S.Ltd., & Jamuna Vaishali C.H.S.Ltd., Vaishali Nagar, Jogeshwari [West], Mumbai – 102	2 Building having 5 wing of Ground +Four <u>98 Flats + 08 Shops</u>	27,234.45 Sq.ft.	Draft Tender approval in Progress
40	Nandigram C.H.S.Ltd., Gilbert Hill Road, Andheri [West], Mumbai – 58	2 Building having 3 Wings of Ground + Seven Floors & Ground + Three Floors, <u>45 Flats</u>	23,947.52 Sq.ft.	Draft Tender Approval in progress
41	Bandra Liberty C.H.S.L. Plot No. 98 B, Hill Road, Bandra [West], Mumbai – 50	1 Building having Two Wings of Ground + Three Floors, <u>15 Flats & 30 Shops</u>	18,398.52 Sq.ft.	Tendering in Progress
42	Hina Kutir C.H.S. Ltd. Behind Ambaji Mandir, Carter Road No. 3, Borivali [East], Mumbai – 66	1 Building having 3 wings Ground + Four Floors, <u>39 Flats</u>	14,858.49 Sq.ft.	Draft Tender approval in Progress
43	Shatrunjay C.H.S.Ltd. "Shatrunjay", Lalubhai Park, Andheri [West], Mumabi – 58.	1 Building having of Ground + 8 floors <u>11 Flats & 01 Bungalow</u>	14,854.18 Sq.ft.	Tendering in Progress
44	Nutan Deep C.H.S. Ltd. Plot No. 101/104, 6 th Road: Prabhat Colony, Santacruz [East], Mumbai – 55	2 Buildings having Ground + Two Floors <u>15 Flats</u>	12,059.87 Sq.ft.	Tendering in process
45	Bimal Aparment C.H.S.Ltd. Plot No. 2, Natwar Nagar, Opp. Sadbhakti Mandir, Hindu Friends Society Road, Jogeshwari [East], Mumbai – 060.	1 Building having Ground + Three Floors + Three Garages +One Shop <u>18 Flats</u>	10,854.32 Sq.ft.	Tendering in process
	Vakil Villa C. H. S. Ltd. Natwar Nagar, Opp. Sadbhakti Mandir, Hindu Friends Society Road, Jogeshwari [East], Mumbai – 060.	1 Building having 2 wings Ground + Three Floors, <u>17 Flats</u>	7,217.09 Sq.ft.	
46	Vishwa Ganesh C. H. S. Ltd. Plot No. 2-B, Dahanukarwadi, Sameer Chandavarkar Lane, Kandivali [West], Mumbai – 067.	1 Building having Ground + Four Floors, <u>10 Flats</u>	5,253.86 Sq.ft.	Tendering in process

PROJECTS WHERE FEASIBILITY UNDER PROGRESS

Sr. No.	<u>Name of the Project and Address</u>	<u>Configuration of building</u>	<u>Plot Area</u>
47	The Sidhpura Co.Op. Industrial Estate Ltd. Plot No. 3, Gaiwadi, S.V. Road, Goregaon [West], Mumbai – 62	Ground + Two Floors <u>11 Shed, 81 Gala</u>	1,40,178.00 Sq.ft.
48	Andheri Varmanagar C. H. S. Ltd. Building No. 6, 9 & 10, Dr. S. Radhakrishnan Road, Andheri [East], Mumbai - 69.	Encompasses of 3 structures Building No. 6 consisting G + Ten storied having <u>44 Flats.</u> Building No. 9 consisting G + Four storied having <u>13 Flats,</u> <u>06 Shops.</u> Building No. 10 consisting G + Four storied having <u>08 Flats, 06 Shops /</u> <u>Offices.</u>	99,029.82 Sq.ft.
49	Oshiwara Triveni C. H. S. Ltd. Opp. Star Buck Infinity Mall, Oshiwara, Jogeshwari (West), Mumbai –102.	1 Building having 3 wings of Ground + Seven Floors <u>84 Flats</u>	44,402.09 Sq.ft.
50	Joint Development of New Sangita Apartment & Jiten Kirti CHSL Datt Mandir Road, Malad [East], Mumbai – 97	2 Building having 3 wings of Ground + Four Floors <u>63 Flats, 14 Shops</u>	31,094.32 Sq.ft.
51	Devta C.H.S.Ltd. "Dev-Darshan", Radha Krishna Marg, Old Nagardas Road, Andheri [East], Mumbai – 69	1 Building having 3 wings of Ground + Five Floors <u>56 Flats, 16 Shops</u>	26,037.72 Sq.ft.
52	Nav Bhavna Premises C.S.Ltd. 422, Veer Savarkar Marg, Prabhadevi, Mumbai – 25.	1 Building having 2 wings of Ground + 2 floors <u>12 Flats, 39 Shops</u>	19,979.95 Sq.ft.
53	Janvikas C. H. S. LTD. C.T.S. No. 383, 384, Sundar Lane, Off. Marve Road, Orlem, Malad [West], Mumbai – 64	1 Building having 4 wing of Ground +Four <u>79 Flats + 12 Shops</u>	18,284.94 Sq.ft.
54	Rachna Mandir C.H.S. Ltd. West Avenue, Santacruz [West], Mumbai – 54	1 Building having Ground + Six Floors <u>25 Flats & 1 Out-house</u>	16,863.37 Sq.ft.
55	Ghatkopar Virat C.H.S. L TD. Plot No. 45, Garodia Nagar, Ghatkopar [East], Mumbai –77	1 Building of Ground + Three Floors, <u>20 Flats</u>	10,580.91 Sq.ft.
56	Nishith C.H.S. Ltd. Croft Lane Road, Off. S. V. Road, Santacruz [West], Mumbai – 54	1 Building having 02 Wings of Ground + Three <u>16 Flats</u>	9,457.38 Sq.ft.

57	Sultanabad Court C.H.S. Ltd. Building No.8, Behram Baug, Jogeshwari [West], Mumbai – 102	1 Building having of Ground + Three Floors <u>12 Flats</u>	5,310.69 Sq.ft.
58	Sultanabad Manzil C.H.S. Ltd. Building No. 5, Behram Baug, Jogeshwari [West], Mumbai – 102	1 Building having of Ground + Three Floors <u>12 Flats</u>	4,682.30 Sq.ft.
59	Sultanabad Palace C.H.S. Ltd. Building No. 6, Behram Baug, Jogeshwari [West], Mumbai – 102	1 Building having of Ground + Three Floors <u>12 Flats</u>	4,524.22 Sq.ft.

Fee Structure

STAGE	WORK	FEES plus G.S.T. as applicable
1	<p><u>EVALUATION STAGE: Assessment of Existing Documents, Procurement of unavailable documents and Preparation of Feasibility Report</u></p> <ul style="list-style-type: none"> • Checking all the relevant papers and working out feasibility / commercial viability report. 	₹ 75,000.00
	<ul style="list-style-type: none"> • We will require the following documents for carrying out techno-commercial feasibility study and presenting a compiled report for the same, the documents required are as follows:- <ul style="list-style-type: none"> ✓ Conveyance Deed. ✓ Latest Property Registration Card. ✓ B.M.C. approved plan. ✓ Latest C.T.S. plan. ✓ Latest Town Planning [T.P.] Remarks. ✓ Latest Development Planning [D.P.] Remarks. ✓ 7/12 Extract. ✓ Index II Plan. ✓ Measurement Survey of Flats / Shops. ✓ Land Survey of Plot <p>[If any document/s is / are not available, the same can be procured by paying prescribed fees from the relevant departments].</p>	
	[50% will be given with the appointment and balance 50% after submission of report].	
2	<p><u>BIDDING, PRE- CONSTRUCTION DOCUMENTATION AND DESIGN, LAUNCH STAGE:</u></p> <p>A. <u>BIDDING</u> Our fees will be ₹ 1,50,000.00 plus G.S.T. as applicable.</p> <ul style="list-style-type: none"> a. On Submission of Draft Bid Documents. b. On published Newspaper advertisement for invitation of Bids. c. On Submission of First Scrutiny and Comparative Statement. 	<p>20%</p> <p>20%</p> <p>20%</p>

	<p>d. On Submission of Financial Report from C.A.</p> <p>e. On Submission of Report of Site visits of Developers.</p> <p>Note:</p> <p>The expenditure for the preparation of Tender Document [Newspaper advertisement, Stationery and Printing Charges] will borne by the Society and the Income generated from the sale of Tender Documents to the Prospective Developer will also be kept by the Society.</p> <p>B. <u>PRE- CONSTRUCTION DOCUMENTATION AND DESIGN, LAUNCH STAGE:</u></p> <p>Our fees will be ₹ 20.00 / Sq.ft. on F.S.I. area plus G.S.T. as applicable.</p> <p>a. On Appointment of Developer in S.G.M.</p> <p>b. On Approval of the proposed plan by the Society in S.G.M.</p> <p>c. On Finalisation of the Development Agreement in S.G.M.</p> <p>d. On Developer obtaining I.O.D.</p> <p>e. On vacating the existing building premises.</p>	<p>20%</p> <p>20%</p> <p>20 %</p> <p>20 %</p> <p>20 %</p> <p>20 %</p> <p>20 %</p>
3	<p><u>PROJECT MONITORING STAGE:</u></p> <p>Our fees will be ₹ 65.00 / Sq.ft. on F.S.I. area plus G.S.T. as applicable.</p> <p>a. On Commencement of the foundation work.</p> <p>b. On Completion of work up to Plinth</p> <p>c. On Completion of 25% of the R.C.C. work.</p> <p>d. On Completion of 50% of the R.C.C. work.</p> <p>e. On Completion of 75% of the R.C.C. work.</p> <p>f. On Completion of 100% of the R.C.C. work.</p> <p>g. On Completion of 25% of the Allied Works.</p> <p>h. On Completion of 50% of the Allied Works.</p> <p>i. On Completion of 75% of the Allied Works.</p> <p>j. On Completion of 100% of the Allied Works.</p> <p>k. On Virtual Completion of the works by Developer</p> <p>l. On Developer obtaining C.C., O.C. and Re-establishment of the Flat Owners.</p>	<p>10 %</p> <p>10 %</p> <p>10 %</p> <p>10 %</p> <p>10 %</p> <p>10 %</p> <p>07 %</p> <p>08 %</p> <p>07 %</p> <p>08 %</p> <p>05 %</p> <p>05 %</p>