



Naren Kuwadekar Project Consultants

Office No.12/13, Abhishek Building, Off.NewAndheri Link Road, Andheri (W), Mumbai – 400 053. ☎ 022-66978322/23/24

NKPC/PMC/OFFER/SNCHSL/01

Date: 14th December 2022.

To,
Hon. Secretary,
Sujata Nivas CHS Ltd.
Opp.Sidharth Hotel, S.V. Road,
Bandra (W), Mumbai-400 050.

Sub: Introduction of our Firm M/s. Naren Kuwadekar Project Consultants.

Dear Sirs,

We are given to understand that your Society is also exploring the possibility of redevelopment.

So in this regard, we hereby take this opportunity to introduce our organization M/s. Naren Kuwadekar Project Consultants to you.

Our principal firm **M/s. Naren Kuwadekar and Associates** is a professional architectural firm established and based in Mumbai since 1975. The firm has been practicing **Project Planning Consultancy, Project Management Consultancy Services, Architecture and Interior Design Services, and Landscape Consultancy.**

The firm has been handling jobs of various types and magnitude throughout the country for the last **47 years**. We have to our credit a built-up area of **12.50 Cr. Sq.Ft. (125 million Sq.Ft.)** PAN India with 90% of that development attributed to Mumbai city itself.

Our vast range of experience includes complete project planning and allied services for **residential building, residential developments- single and complex units, redevelopment buildings, SRA projects, educational institutes, colleges, commercial projects, corporate offices, hotels, industrial and commercial complexes, shopping centers, multiplexes, independent office buildings, transportation hubs, and entire townships.**

The design, technical and management services we offer.

Besides the above, our organization also handles all types of liaison and approvals (with Local & Central planning authorities), **Mechanical & Engineering** and associated services right up to sourcing of all kinds of project-related requirements and also the implementation and construction / project management of work on site.

Through several satellites and associated offices throughout the country, we have a network of professionals who render various services and supervise the efficient implementation of design, planning, and effective execution methodology right from the drawing platform, and supervision until project completion for a multitude of projects throughout the country.

We also work along with various international project management companies (sometimes as their local counterparts) & are well versed with national - local and international codes, regulations, financial patterns of institutional projects, liaison work, and also seek approvals from statutory authorities when and where required.

It is with this intention that we express our formal interest for your consideration to act as Architects projects, Planners, and Project Management Consultants for your redevelopment project.

As a part of our consultancy service, we will be providing services for project feasibility, project planning, architectural consultancy, recommendations for optimum area share tendering, evaluation of offers, compliance of the legalities in line with municipal development laws, municipal approvals monitoring, procedure implementation, structural analysis, tendering, builder approach cum selection, builder negotiations plus project monitoring and supervision services.

We hope you find the above listed information useful. We are herewith sending you copies of our company profile and a List of Completed & Ongoing Projects. Alternatively, you can also visit our website www.nkarchitect.com where you can get additional information about our projects.

Please feel free to contact us on our office Mobile on whatsapp on +91-9033443344 OR +91-9819677011 for Ar. Kedar Pathare OR by email at kedar@nkarchitect.com to set up a time for a formal presentation with your society members and to discuss further steps about your project in detail.

Yours sincerely,



Ar. Kedar Pathare

For Naren Kuwadekar Project Consultants

- Enclosures:
1. Company Profile (NKA & NKPC)
 2. List of On-going Redevelopment projects for the year 2020 to 2022.
 3. List of Completed & On-going Projects



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ANNEXURE

LIST OF WORK COMPLETED

Sr. No.	Name of the Work / Project	Details of Project	Name of Owner/ Client	Cost of the project In Crores	Prof. Fees In Lakh	Total area of Project In sq ft	Construction Status		Remarks
							Start	End	
A	HOSPITALS								
1	Criti Care Hospital	120 Beds Hospital multi-speciality hospital	Dr. Nam Joshi Juhu, Mumbai	22.75 Crores		65,000 sq.ft.	2001	2004	
2	Niron Hospital for Women	60 Beds Hospital for women (Gynac Speciality)	Dr. N. U. Joshi Santacruz, Mumbai	16.80 Crores		48,000 sq.ft.	2002	2005	
3	Grand Port Hospital	400 Beds Hospital [130 Beds commissioned upto 2021]	Zodiac Healotronics Pvt. Ltd. [DY Patil Group]	40.00 Crores		120,000 sq.ft. [Phase-I comm] Total Area 480,000 sq.ft.	2019	2021	
4	Blood Research Centre	180 Beds Hospital multi-speciality hospital	Anchor Foundation	14.00 Crores		35,000 sq.ft. Phase-I Comm Total Area 150,000 sq.ft.	2012	2015	
B	Other Reputed Completed Projects								
1	Lokhandwala Complex at Versova, Andheri	Complex comprising of Resi. Towers, Multi-storeyed Residential Buildings, Row-houses, Shopping Complexes, etc	M/s. Lokhandwala Construction	In stages 200 Crores		30,00,000 sq.ft. (approx.)	1980	1992	
2	Lokhandwala Complex at Kandivali (E)	Complex comprising of Resi. Towers, Multi-storeyed Resi. Buildings, Row-houses, Shopping Complexes, Schools, Temple, Health Clubs, Swimming Pools, Community Centres, Concept Gardens, etc	M/s. Lokhandwala Construction	In stages 400 Crores		50,00,000 sq.ft. (approx.)	1988	1999	
3	The Taj Lands End Mumbai	Five Star Deluxe Hotel at Bandstand, Bandra (W), Mumbai of 500 rooms	M/s. Lokhandwala Constructions	460 Crores		390,000 sq.ft.	1995	2000	
4	Zuri White Sands, Goa [Previously known as The Raddison White Sands]	Five Star Beach Resort comprising of cottages, themed area at Varca Beach, South Goa	M/s. Silver Springs Pleasure Resorts P Ltd.	125 Crores		270,000 sq.ft.	1999	2003	
5	Lagoon at Lonavala	Five Star Hotel	M/s. Hasina Resorts P. Ltd.	45.00 Crores		215,000 sq.ft.	2001	2005	



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							Start	End	
6	Jet Airways Training Center, Kurla	Commercial / Office Building	Global Reality Viraj Impex House, 47, P.D'mello Road, Mumbai-9.	64.00 Crores	41 Lakh	1,45,000 sq.ft.	2014	2019	
7	Ecole mondiale world school	International School	International Knowledge Park	40.00 Crores		1,50,000 sq.ft.	2001	2003	
8	Vishwashanti Gurukul [MIT-Raibaug]		Maharashtra Institute of Technology	80.00 Crores		4,00,000 sq.ft.	2003	2005	
9	JBCN School at Parel	School Building	M/s. Mapletree Property P Ltd.	24.00 Crores		75,000 sq.ft.	2013	2017	
10	Lodha Memorial School at Thane	School Building	M/s. Lodha Developers Pvt. Ltd.	23.40 Crores		80,000 sq.ft.	2007	2012	
11	KSR Institute	Engineering College	KSR Group KSR Kalvi Nagar, Trichengode, Tamil Nadu	49.50 Crores	114 Lakh	4,50,000 sq.ft.	2011	2015	
12	RBK School	School Building	Kanakia Constructions	64.00 Crores		1,50,000 sq.ft.	2007	2012	
13	JBCN School, Oshiwara, Mumbai	School Building	M/s. JJB Reality Pvt. Ltd	35.00 Crores		1,06,000 sq.ft.	2010	2014	
14	JBCN School, Borivali, Mumbai	School Building	M/s. JJB Reality Pvt. Ltd	40.00 Crores		1,36,000 sq.ft.	2009	2014	
15	Water Greends Residential Complex at Nagpur for Sunil Hitech	Residential Building	M/s. Sunil Hitech Engineers Limited	36.00 Crores		1,12,530 sq.ft.	2011	2014	
16	Sarovar Portico Natraj Hotel at Jhansi	Hotel	Natraj Realty Venture Pvt. Ltd.	34.00 Crores	54.50 Lakh	1,20,000 sq.ft.	2012	2018	
17	Raddission Blue Hotel at Ghorakppur	Hotel	Continental Developers	56.00 Crores		2,25,000 Sq.ft.	2013	2018	
18	Proposed Building at Byculla, Mumbai	Residential Building	Reliable Enterprises	21.00 Crores	24.50 Lakh	55,000 sq.ft.	2010	2018	
19	KDB School at Ghaziabad	School Building	KDB Education Society	27.00 Crores	65 Lakh	120,000 sq.ft.	2018	2020	
20	Narsee Monjee Educational Trust's Juhu, Mumbai Contact details - 022-26187575	School at Gift City, Gujarat	Narsee Monjee Educational Trust's	42.00 Crores	52.50 Lakh	162,000 sq.ft.	2013	2021	



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LIST OF WORKS IN HAND

Sr. No.	Name & Address and contact details of the client	Brief Description of the work executed	Address of Site	Estimated Cost of Work	Prof. Fees in Lakh	Present Stage
1	FDC Ltd. [Pharmaceutical] C/3, Skyvistas, 106-A, J. P. Road, D. N. Nagar, Andheri (W), Mumbai - 400053. Contact details - 022-30719100	Architectural Design & Allied Consultancy Services for FDC Ltd. Proposed HQ Centre Buildings at FDC, Jogeshwari, Mumbai	Jogeshwari, Mumbai	65.00 Crores	119 Lakh	Planning Stage
2	FDC Ltd. [Pharmaceutical] C/3, Skyvistas, 106-A, J. P. Road, D. N. Nagar, Andheri (W), Mumbai - 400053. Contact details - 022-30719100	Architectural Design & Allied Consultancy Services for FDC Ltd. R&D Centre Buildings at FDC, Dalia Industrial Estate	Andheri (W), Mumbai	104.00 Crores	152 Lakh	Planning Stage
3	Maharashtra State Police Housing & Welfare Corporation Ltd. <u>Contact details</u> - 022-24918388	Architect Cum PMC for Construction of Type II 940 staff quarters for C.P. Mumbai on CTS No. 914, 915, 938 near Ambajidhan, M.G. Road Mulund West Mumbai	Mulund	465 Crores	242 Lakh	Approval Granted
4	Maharashtra State Police Housing & Welfare Corporation Ltd. <u>Contact details</u> - 022-24918388	Architect Cum PMC for Construction of 510 Quarters for S.P. Thane at Navghar, Mira Road, District - Thane.	Mira Road	180 Crores	412 Lakh	Approval Stage
5	Maharashtra State Police Housing & Welfare Corporation Ltd. - 022-24918388	Architect Cum PMC for Construction of 384 Quarters & RPI Building at Alibaug for S.P. Raigad.	Alibaug	80 Crores	243 Lakh	Approval Stage
6	Omaxe 143-144, First Floor, Sec-8-C, Madhya Marg, Chandigarh-160008	International Trade Tower for Omaxe	Chandigarh	135.00 Crores	137 Lakh	Construction Stage
7	Avdharna Infrastructure Private Limited [Project by Hubtown & NHP Group] New Empire Tin Factory, Hathi Baug, Love Lane, Mazgaon, Mumbai - 400010	Proposed high end residential Building at Mount Mary, Bandra	Mount Mary, Bandra	350.00 Crores	381 Lakh	Planning & Design Stage
8	D.Y. Patil Educational Enterprises Pvt. Ltd. Contact details Mr. Dilip Kawad- 9930150000	DY Patil School, Worli	Worli, Mumbai	44.00 Crores	32 Lakh	Construction Stage
9	Raddison Hotels	Architectural Design and coordination with clients and appointed consultants for complete design and development of a 4 to 5 Star category hotel at Agra, UP	Hotel at Agra	46.00 Crores	81 Lakh	Construction stage
11	Shree Patan Jain Mandal 77, Patan Jain Mandal Marg, Marine Drive, Mumbai - 400 020 Contact details - 022 22811346	Proposed College at Patan, Gujarat	Patan	10.00 Crores	24 Lakh	Construction Stage



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12	Mrs. Shobha Ramesh Tainwala Flat No.4/5, The Shimmer Presidency CHS Ltd. Plot No.9, Juhu, Vile Parle Development Scheme, Juhu, Mumbai-4000493 Contact details - 022- 67166100	Design Architect for Residential Building at Juhu, Mumbai	Juhu	16.00 Crores	35 Lakh	Construction Stage
13	Heet Builders Pvt. Ltd. [Project by Hubtown Ltd.] 72, Nakoda Street, 1st Floor, J.R. Shetty Building, Pydhonie, Mumbai-400003. Contract details Mr. R.K. No.9967535909	BIT Hubtown Matunga - Area 1,12,000 sq.ft.	Matunga, Mumbai	65.00 Crores	49 Lakh	Construction Stage
14	Leena Group Bhairav Shrushti Bldg. 150 ft. Road, OPP. Maxus Mall, Bhayandar (W), Thane.	Residential & Commercial Building at Bhayander	Bhayander	100 Crores	200 Lakh	Construction Stage
15	Shri Balaji International School Sunder Lane, Orlem, Malad (W), Mumbai - 400 064. Contact details - Mr. Akshat Gupta - 67037429	Proposed Shri Balaji International School Building at Kalamboli, Navi Mumbai.	Kalamboli, Navi Mumbai	44.00 Crores	50 Lakh	Construction Stage



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Annexure-A**List of ongoing PMC Projects as on Dec 2022**

No.	Name of the Society	PMC Job awarded on	Plot Size in Sq. Mtrs	Construction Area Sq. ft.	No of Members	Project Cost in Cr.	Stage	Project Status	Chairman / Secretary with contact details
1	Re-development of Malad CHS Ltd. Malad (E)	2022	14,844	6,12,205	382	580	Stage-1	Feasibility Stage	Mr. Gupta, Secretary, Mobile No.99309 93565
2	Re-development of The Nava Kandivali CHS Ltd., Kandivali	2022	14,758	6,86,000	219	623	Stage-1	Tender Stage	Mr. Bharat Modi, Secretary, Mobile No.98200 63261
3	Re-development of Piramal CHS Ltd., Piramal Nagar, Goregaon (W)	2022	2,650	1,86,000	112	232	Stage-1	Developer Finalised	Mrs. Chari, Secretary, Mobile No.99301 70397
4	Re-development of Sheetal Chaya, Lokhandwala Complex	2021	6513.40	3,87,500	119	369	Stage-2	Under DA Stage	Mr. Sanjay, Secretary, Mobile No.98202 20330
5	Re-development of Indrasukh, Four Bungalow, Andheri (W),	2021	3187.31	2,15,000	47	175	Stage-3	Developer Finalised	Mr. Jayesh Mhatre, Committee Member, Mobile No.98203 50007
6	Re-development of Sunder Sangam Society - Sunder Nagar, Malad.	2021	5374.25	2,22,571	118	160	Stage-2	Developer Finalised	Mr. Sanjeev Mahajan, Secretary Mobile - 9768930888
7	Re-development of Popular Apartment, Four Bungalow, Andheri (W)	2020	2974.94	1,55,000	47	122	Stage-2	Developer Finalised	Ms. Eecha Pillai, Committee Member - Mobile No.98200 95555
8	Re-development of Mahadevi society - Piramal nagar Goregaon	2021	2349.71	1,20,000	50	69	Stage-2	Developer Shortlisted	Mr. Sandeep Dey, Committee Member, Mobile No.9769337695
9	Re-development of Kanchanganga CHS, Lokhandwala Complex	2021	3171.80	1,38,000	80	107	Stage-2	Feasibility Stage	Mr. Jeetan - 98200 82273
10	Re-development of Sagar Sameer CHS Ltd., Versova	2021	1208.00	48,000	17	110	Stage-2	Developer Finalised	Mr. Javed - 7977994331
11	Re-development of Dafodils Society, Pali Hill, Bandra	2020	4047.00	2,35,000	43	258	Stage-3	Building Under Construction	Mr. Salim Khan - Mobile No.98208 67639
12	Re-development of Nilesh Apartment, Shailendra Nagar, Dahisar	2021	1294.00	80,000	32	120	Stage-2	Tender Stage	Mr. Pankaj - 9833682907
13	Re-development of Shalaka CHS Ltd., Four Bungalow, Andheri (W),	2021	2359.00	1,36,000	40	247	Stage-1	Tender Stage	Mr. Amit - 98700 98525
14	Re-development of Minal CHS Ltd., Vile Parle (E)	2021	2555.00	89,000	38	85	Stage-2	Developer Finalised, 79(A) process completed & DA signed.	Mr. Fauzan Khan - 98333 22099
15	Re-development of Sai Krupa CHS Ltd. Andheri (W)	2020	1000.00	78,000	40	62	Stage-3	Building Demolished, Plinth in progress	Mr. Prashant Vichare - 98209 43897
16	Re-development of Juhu Gulnar Vile Parle (E)	2020	483.00	26,000	14	51	Stage-3	Building Under Construction	Mr. Nazim - 96996 07063
17	Re-development of Khar Brahma CHS Ltd., Khar	2022	540.00	34,500	18	96	Stage-1	Developer Finalised	Mr. Naresh Jagwani - 98693 48110
18	Re-development of Royal Accord I, II, III & IV CHS Ltd., Lokhandwala Complex,	2022	4809.00	4,09,785	54	300	Stage-1	Tender Stage	Mr. Nair - 98211 53730 & Mr. Suri - 98201 77177
19	Re-development of Shanti Niketan CHS Ltd., Versova	2022	2200.00	1,05,498	60	150	Stage-1	Developer Shortlisted	Mr. Niket Lombar - 97028 15154
20	Re-development of Homeland CHS Ltd. Lokhandwala Complex, Andheri (W)	2022	1602.00	1,40,969	27	190	Stage-1	Developer Shortlisted	Mr. Sachin Nagdev - 99870 88862
21	Re-development of Sagar Sanjog CHS Ltd., Versova	2022	4926.00	2,74,874	67	267	Stage-1	Feasibility Stage	Mr. Dilip Joshi - 99308 40280
22	Re-development of West Coast CHS Ltd. (Avinash Building) Seven Bungalow, Andheri West	2022	6070.08	5,52,834	96	450	Stage-1	Feasibility Stage	Mr. Jaideep Lahiri - 9769911373
23	Re-development of Nirmal Punyadarshan Chandravilla CHS Ltd. Vile Parle (W), Mumbai	2022	2516.00	67,946	37	125	Stage-2	Developer Shortlisted	Mr. Umesh Merchant - 98200 61032
24	Redevelopment of MSEB Holding Company's "Saudamani" building at LL College Marg, Haji Ali Government Colony, Mahalaxmi, Mumbai	2022	2800	2,10,000	21	232	Stage-3	Approval stage from MCGM	Rakesh Janbandhu - Chief Engineer - +91 98197 50505