

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSQ-259 OF 1962
1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

Reference No. RD/PMC/001/10
Date: 10th January 2023

To,
M/s SHILP ASSOCIATES
A/301, Royal Apartment,
Prarthana Samaj Road,
Vile Parle (E),
Mumbai 400 057.

Sub: Appointment as Project Management Consultant for redevelopment of our society.

Dear Sir/s,

As per joint discussion and presentation of our Society redevelopment in meeting held on 8th January 2023, we are pleased to appoint you as Project Management Consultant (PMC)/Architect for the Redevelopment of the premises and property of Sujata Nivas Co-operative Housing Society, I/C3/3, S. V.Road, Bandra West, Mumbai 400050

You shall accept all decisions of the Society as final and binding in all matters relevant to the above appointment and its implementation.

With reference to your letter dt. 07.12.2022, scope of work for the Phase I will be:

1. To collect information from the society like Conveyance document, List of Tenements, any other information.
2. To get the property surveyed in detail from qualified licensed surveyor. (Charges as per actuals for Plane table Plot Survey).
3. To apply for D P Remark, Road Regular Line Remark and any other required NOC for preparation of Project Report and to obtain the same. (Charges as applicable for any required Remark or NOC from any Government body will be paid by the Society).
4. To take information about the FSI and TDR available according to the buildings and land of the Society by considering the existing policy of the Government and similarly rules of MHADA/SRA/Municipal Corporation according to the ownership of land. And accordingly, the concerned Society should take action in this regard
5. Preparation of Draft Project Report on the basis of information collected by various departments.
6. Submission of Project Report to the society for approval.
7. To prepare realistic final Project Report by considering the suggestions, recommendations, from the members of the society regarding the re-development and considering the matters like residential area to be made available for the members, commercial area, open land, garden, parking, specifications of the construction.

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8. Preparation of the Format of Documents for inviting offers from various Developers Society will bear the cost of Newspaper advertisement and hard copy printing of tender.

The society will sell the Tender and the amount collected therein will be with the Society.

9. On receipt of offers from various interested developers by society, comparative statement for selection of developer will be prepared by you.
10. Based on comparative statement short listing of developers will be prepared before selection of developer.

Timeline for Phase I

The Feasibility Report in Phase I should be submitted to the Managing Committee within two (2) months from the date of this Appointment letter.

Terms of Payment


Your fees of Rs.1,00,000/- inclusive of 18% GST for the Phase I will be as per the schedule below:

- On Appointment 25% of total fees
- On Submission of Draft Project 25% of total fees
- On submission of Final Report and Draft Tender Document 25% of total fees
- On Selection of Developer 25% of total fees

For the Phase II & III the scope of work will be provided once the Phase I work is completed and accepted by the Society and accordingly the Professional Fees for phase II and III will be discussed and agreed upon.

You are requested to furnish a list of documents, drawings, etc. required by you from the Society in pursuance of the above assignment. Kindly give your Acceptance of Appointment in confirmation.

Thanking you,
For Sujata Nivas Co-op. Housing Society


K.T.

Sunil Krishnaraja
(Hon. Secretary)



I consent



Name: CHETAN A. PACHIM

Designation: PA TO CEO

For & on behalf of Shilp Associates

