

Date :- 07.12.2022

To,
The Hon. Chairman/ Secretary
Sujata CHSL
1/C3/3, S V. Road,
Bandra (West)
Mumbai - 400050.

Sub.: Redevelopment of your Society building.

Dear Sir,

We hereby submit our scope of work for redevelopment of your above referred existing society building. We are fully connected with the work of redevelopment projects based on Govt. Directive.

SCOPE OF WORK AS PMC

PHASE I

1. To collect Detail information from society like Conveyance document, List of Tenements, any other information.
2. To get the property surveyed in detail from qualified licensed surveyor.
(It will charge Extra 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.
(Extra charges will be applicable for any required Remark or NOC from any Government body).
4. Preparation of Draft Project Report on the basis of information collected by various departments.
5. Submission of Project Report to the society for approval.
6. To collect suggestions and recommendations from society members for preparing final Project Report, and same will be submitted to you.
7. If desired by your society format for inviting offers from various Developers will be prepared by us.
Society will bear the cost of Newspaper advertisement and hard copy printing of tender.

The society will sell the Tender & keep the amount with them.

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

PHASE II

1. We will coordinate with the Society, Developer, Legal Advisor or any other person to ensure smooth and speedy completion of the project.
2. We will prepare and assist the society in finalizing necessary documents such as various agreements, Letters of Intent, and technical as well as other details, Development Agreement, etc. This will be done by coordinating with the Society and its Legal Advisor.
3. We will assist, review and advise the Developer regarding the Project Plan to be prepared by the Developer.
4. We will check and approve detailed Building Plans/Drawings etc. (e.g. Conceptual Drawings, Presentation of detailed Drawings, Working Drawings, Detail Drawings etc.) Prepared by developers, as per the norms and as may be needed for the purpose of obtaining necessary permissions from various competent authorities to carry out construction activity.
5. We will work closely with the Society and the Developer to get the plans approved by various competent authorities. The Developer shall be responsible for the approval and the PMC needs to coordinate with the Developer and assist the Developer in answering technical queries etc.
6. We will advise the Society as to when to vacate its building and carrying out all the formalities with the Developer etc. as may be needed.
7. We will verify and ensure that the various permissions obtained by the Developers are in order and are in the interest of the Society.
8. We will check and approve all relevant drawings and documents prepared And/or submitted by the Developer to complete the entire scope of the Redevelopment Project activity defined in the Tender document, Development Agreement and any mandatory procedures required not covered in above documents, but are necessary to complete the project.

PHASE III

1. We will monitor and supervise the construction activity by timely periodic supervision visits to maintain the strict quality control as provided in the Tender document and Development Agreement.
2. We will ensure during the construction activity, the quality of work, materials Used as prescribed, the amenities are provided as per the Development agreement and industry standard.
3. We will timely verify and ascertain the fulfillment of all the conditions mentioned in the various agreement.
4. We will update and advice from time to time, the Society and the Developer regarding the work, quality, delays etc.

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Architectural Algorithms

5. We will arrange for regular meetings with Society representatives (Quarterly/by- Quarterly) at Site office / PMC's office to give details of the work completed by that date.
6. We will ensure compliance of all formalities and legalities from commencement to completion of the project including obtaining of completion and occupation certificates, etc. as may be necessary.
7. We will abide by the law of the land and carry out the detailed activities diligently and efficiently to protect the interest of the Society.

Professional Fees

Our Professional fees for the PMC services for **Phase I** will be **Rs.84,746/- (INR. Eighty Four Thousand Seven Hundred Forty Six Rupees Only) +18 % GST as applicable Rs. 15,254/- (INR. Fifteen Thousand Two Hundred Fifty Four Rupees Only), Total Rs. 1,00,000/- (INR. One Lakh Only)** & payment schedule will be as below.

1. On appointment 25% of total fees.
2. On submission of Draft Project 25% of total fees.
3. On submission of Final Report & Draft Tender Document 25% of total fees.
4. On selection of Developer 25% of total fees.

Our Professional fees **Phase II & Phase III** will be discussed mutually as that stage with the society as per the Scope of Work.

We hope your society will give us an opportunity to render PMC services.

Thanking you,

Yours faithfully,
For Shilp Associates


Partner

Shilp associates
Architectural Algorithms

Date :- 07.12.2022

To,
The Hon. Chairman/ Secretary
Sujata CHSL
1/C3/3, S V. Road,
Bandra (West)
Mumbai - 400050.

**Sub : Interest letter for rendering PMC services for redevelopment of
your Society building.**

Dear Sir,

With reference to your society notice board advertisement, we hereby express our interest to act as a Project Management Consultant for the redevelopment of the above mentioned building.

In this connection, we would like to state that we are Consultant Architects for MHADA projects. We are on the official panel of "Mumbai Board", "Konkan Board", "Pune Board" of MHADA. We are presently working on more than 10 MHADA Layouts in Mumbai.

We are extensively working as a PMC for MCGM & MHADA projects like Abhyudaya Nagar, Kalachowki for 50 bldgs. & 3410 tenements, Adarsh Nagar, Worli for more than 35 societies for 1500 tenements & many more. MCGM PVT Societies projects like RMG CHS Federation Ltd. for 22 bldgs. & 1000 members Goregaon (East) Mumbai, Om Nagar CHS Federation Ltd., Om Nagar, Andheri East, Mumbai 400 099 for 08 Bldgs & 637 Members and many more other projects.

For your knowledge, we would like to state that, we are registered with MCGM Authority, for preparing and obtaining approvals of various remarks for society's redevelopment.

In view of the above, we are interested to take an opportunity to act as PMC for above referred job. Our Scope of work is enclosed with this letter.

We hope your society will give us an opportunity to render PMC services. We are herewith attaching our Company Profile for your reference.

Thanking you,

Yours faithfully,
For Shilp Associates


Partner

ONGOING REDEVELOPMENT PROJECT LIST AS A PMC						
SR NO	PROJECT NAME	ADDRESS	PLOT AREA IN SQ MTR	NO OF MEMBERS	STATUS	USES TYPE
1	ABHYUDAY NAGAR SAMAKARI GRUHANIRMAN SANSTHANCHA SANGH LTD	KALACHOWKI, MUMBAI	1,11,147.54	3410	DEVELOPER APPOINTED	RESI + COMM
2	SHREENAGAR SECTOR 8 CHS FEDERATION LTD	SHREENAGAR, WAGLE ESTATE, THANE (WEST) THANE -400604	32,471.64	940	SHORT LISTING OF DEVELOPER	RESI + COMM
3	RASHTRIYA MAJOUR GOKULDHAM CHS FEDERATION LTD	RMMS GOKULDHAM, NEAR GOKULDHAM MEDICAL CENTRE, GOREGAON (EAST), MUMBAI -400063	29,421.34	1000	DEVELOPER SELECTION	RESI
4	OM NAGAR CHS FEDERATION LIMITED (8 BUILDINGS)	OM NAGAR, ANDHERI (EAST), MUMBAI 400 099	28,778.70	637	PROJECT REPORT SUBMITTED	RESI + COMM
5	ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY LTD.	ADARSH NAGAR, WORLI, MUMBAI.	11,954.14	504	DEVELOPER SHORT LISTED	RESI
6	SIDDHARTH NAGAR - 5 168 CHS (CHAWL NO 4 TO 19)	SIDDHARTH NAGAR, GOREGAON (W) MUMBAI - 400 104	9,103.82	138	SHORT LISTING DEVELOPER	RESI
7	THE MIG CO-OP. HSG. SOC. BANDRA (E) GROUP V LTD.	M.I.G. COLONY, GANDHI NAGAR, BANDRA (E), MUMBAI - 400051.	9,000.00	120	UNDER CONSTRUCTION (COMPLETED 15TH SLABS)	RESI
8	E & F UNIT, SUNDER MILAN CHSL (10 BLDGS)	SUNDER NAGAR, S V ROAD, MALAD WEST MUMBAI 400 064	6,608.00	170	SHOR LISTING DEVELOPER	RESI
9	NEW MIG CO-OPERATIVE HOUSING ASSOCIATION LTD 1, 5 & 11 TO 14 (6 BUILDINGS)	NEW MIG COLONY, BANDRA, ANANT TARKAR ROAD, BANDRA EAST, MUMBAI 400 051	6,408.05	168	PROJECT REPORT SUBMITTED	RESI
10	DEEPSADAN CHSL (5 BLDGS)	19/20, SUNDER NAGAR, UNIT 'P' 1 TO 5, S V ROAD, MALAD WEST MUMBAI 400 064	5,514.50	86	DEVELOPER APPOINTED	RESI
11	JAYKAR SMRUTI CHS LTD	AAREY ROAD, GOREGAON (WEST) MUMBAI - 400 062	4,779.20	136	PROJECT REPORT SUBMITTED	RESI + COMM
12	OSHIWARA ADARSHNAGAR GULMOHAR CHSL	PLOT NO 421 TO 520, ADARSH NAGAR, OSHIWARA, JOGESHWARI (W), MUMBAI 400 102	4,689.55	100	SHORT LISTING OF DEVELOPER	RESI
13	MAHAVIR NAGAR PARIJAT CHS LTD	MAHAVIR NAGAR, 90 FEET ROAD, KANDIVALI WEST, MUMBAI :- 400 067	4,359.56	112	DEVELOPER APPOINTED	RESI
14	OM PUSHPANJALI CHSL	OPP. POISAR GYMKHANA, KANDIVALI WEST MUMBAI 400 067	4,274.70	108	PROJECT REPORT SUBMITTED	RESI
15	OSHIWARA RIDDHI SIDDHI CHS LTD	ADARSH NAGAR, OSHIWARA, JOGESHWARI (W), MUMBAI 400 102	4,047.00	98	TENDERING PROCESS	RESI
16	SAAMANA PARIVAR CHSL	ARUNKUMAR VAIDYA MARG, KHADAKPADA, DINDOSHI, MALAD (EAST), MUMBAI 400 097	4,002.00	98	SHORT LISTING OF DEVELOPER	RESI



ONGOING REDEVELOPMENT PROJECT LIST AS A PMC						
SR NO	PROJECT NAME	ADDRESS	PLOT AREA IN SQ MTR	NO OF MEMBERS	STATUS	USES TYPE
17	NEW ANAND NAGAR CHS ASSOCIATION (BLDG NO 1, 2 & 3)	W. E. HIGHWAY, SANTACRUZ (E), MUMBAI - 400 055.	3,403.09	240	SHORT LISTING OF DEVELOPER	RESI
18	DINDOSHI SHIVALAYA CHSL	BLDG. NO. 19, A/B SHIVDHAM COMPLEX, MALAD (EAST), MUMBAI - 400 097	3,096.17	56	BUILDING VACANT DEVELOPMENT AGREEMENT SIGNED	RESI
19	LIC EMPLOYEES SHRAMASAFLYA CHSL	SHIMPOLI ROAD, BORIWALI (W) MUMBAI -400 092	3,057.76	74	SHORT LISTING OF DEVELOPER	RESI
20	THE VISHNU PRASAD 'B' CHSL (4 BLDGS)	PLOT NO 24-B, C.T.S. NO. 536, M G ROAD, VILEPARLE EAST MUMBAI 400 057	3,026.78	48	PROJECT REPORT SUBMITTED	RESI
21	OSHIWARA VISHAKHA APARTMENT CHSL, BLDG. NO. 7,8,9	NEW LINK ROAD, ADARSH NAGAR, JOGESHWARI (W), MUMBAI 400 102	2,740.40	84	SHORTLISTING OF DEVELOPER	RESI
22	AMEYA CHSL	D N NAGAR, ANDHERI WEST	2,410.23	40	CONSTRUCTION STAGE	RESI
23	OSHIWARA PARIVAAR CHS LTD	PLOT NO 201 TO 250, ADARSH NAGAR, NEW LINK ROAD, OSHIWARA, JOGESHWARI WEST, MUMBAI 400 102	2,109.90	50	TENDERING PROCESS	RESI
24	CHAITANYA CHSL (BLDG NO 1, 2 & 3)	CHAITANYA NAGAR, MAHADA LAYOUT, VAKOLA BRIDGE, SANTACRUZ (E), MUMBAI -400055	2,078.41	60	CONSTRUCTION STAGE	RESI
25	THE ANDHERI KADAMBARI CHSL	H S LANE, SIR M V ROAD, ANDHERI EAST, MUMBAI 400 069	1,872.25	43	TENDERING PROCESS	RESI
26	KHER NAGAR SHANTI SADAN CHSL	BLDG. NO. 24, KHER NAGAR, BANDRA (E), MUMBAI 400 051	1,846.63	60	PROJECT REPORT SUBMITTED	RESI
27	JOGESHWARI SANTOSHIMATA CHSL	NATWAR NAGAR, ROAD NO. 1, JOGESHWARI (EAST), MUMBAI -400060	1,755.81	40	TENDERING PROCESS	RESI
28	CANBANK EMPLOYEES CHSL ASHA USHA	191/192, GARODIA NAGAR, GHATKOPAR (EAST), MUMBAI 400 077	1,672.26	48	TENDERING PROCESS	RESI
29	PANT NAGAR SURABHI CHSL 328 & 329	BLDG. NO. 328/329, PANT NAGAR, GHATKOPAR (E), MUMBAI: 400 075	1,611.31	56	DEVELOPMENT AGREEMENT SIGNED	RESI
30	JEEVANDHAM CHS LTD	ISH PRASAD, OLD POLICE LANE, ANDHERI (E), MUMBAI 400 069.	1,255.10	24	UNDER CONSTRUCTION (COMPLETED 10TH SLABS)	RESI
31	THE NATIONAL SERVANT'S CHSL MAYUR & SANDHYAVANDAN CHS LTD	PLOT NO. 18 & 19, KRISHNA CHANDRA ROAD, BANDRA RECLAMATION, MUMBAI:- 400 050	1,835.00	46	TENDERING PROCESS	RESI



ONGOING REDEVELOPMENT PROJECT LIST AS A PMC						
SR NO	PROJECT NAME	ADDRESS	PLOT AREA IN SQ MTR	NO OF MEMBERS	STATUS	USES TYPE
32	OSHIWARA SANSKAR CHSL	BLDG. NO. 15, MHADA COMPLEX, OSHIWARA, NEW LINK ROAD, ANDHERI (W), MUMBAI - 400 053	1,230.49	30	TENDERING PROCESS	RESI + COMM
33	BHAVESHWAR CHHAYA	GHATKOPAR	1,048.50	18	DEVELOPMENT AGREEMENT SIGNED	RESI
34	GANDHI NAGAR ASHADEEP CHSL & VANDRE EAST MANGAL CHS LTD	BLDG. NO.65 & 66, GANDHI NAGAR, BANDRA (EAST), MUMBAI 400 051	1,734.23	72	DEVELOPER AGREEMENT	RESI
35	GOVERNMENT OFFICERS SHRMA VIKAS CHS LTD. SAFALYA & PRABHAKAR CHS LTD. AKSHAY	PLOT NO 14 & 15, KRISHNA CHARYA ROAD, BANDRA, RECLAMATION, MUMBAI:- 400 050	1,672.13	54	CONSTRUCTION STAGE	RESI
36	SAI DATTA PRASAD CHSL PLOT NO 11 & NIYOJAN CHSL (SAGAR TARANG) PLOT NO 12	PLOT NO 11 & 12 SMT SHOBHA BHASKAR JOSHI MARG, BANDRA, RECLAMATION, MUMBAI- 400 050	1,672.20	51	TENDERING PROCESS	RESI
37	THE AMBAR PRASAD CHSL	PLOT NO 23, GEN. ARUN KUMAR VAIDYA MARG, BANDARA (WEST), MUMBAI 400 050	821.15	28	PROJECT REPORT PREPARING	RESI
38	BANDRA SARITA CHSL	PLOT NO 24, GEN. ARUN KUMAR VAIDYA MARG, BANDARA (WEST), MUMBAI 400 051	851.79	24	PROJECT REPORT PREPARING	RESI
39	PANT NAGAR OM NIWAS CHS LTD	BLDG. NO. 141, PANT NAGAR, GHATKOPAR (E), MUMBAI: 400 075	733.71	32	CONSTRUCTION STAGE	RESI
40	LUXURY CHS LTD	UNNAT NAGAR NO. II, BEHIND FILMISTAN STUDIO, OFF. S.V. ROAD, GOREGAON (WEST) MUMBAI- 400104	592.48	8	DEVELOPMENT AGREEMENT SIGNED	RESI
41	SEA-LINK CHS LTD. GEETANJALI	PLOT NO 16, KRISHNA CHANDRA ROAD, BANDRA, RECLAMATION, MUMBAI:- 400 050	585.29	24	DEVELOPMENT AGREEMENT SIGNED	RESI
42	SHIVKIRAN CHSL	WORLI	3,201.00	96	COMMENCEMENT CERTIFICATE RECEIVED	RESI
43	SALES TAX STAFF CHS LTD. MANAS	PLOT NO 17, KRISHNA CHANDRA ROAD, BANDRA, RECLAMATION, MUMBAI:- 400 050	585.29	21	DEVELOPMENT AGREEMENT SIGNED	RESI



LIST OF COMPLETED REDEVELOPMENT PROJECT AS ARCHITECT / PMC					
SR NO	SOCIETY NAME & ADDRESS	YR OF PROJECT COMPLETE	WETHER OC RECEIVED	NO OF MEMBERS	BUILDER / DEVELOPER NAME
1	NITYANAND NAGAR III NITYANAND NAGAR, SAHAR RD, ANDHERI EAST, MUMBAI, MAHARASHTRA 400069	2022	In Process	42	SIDDIHI AURA
2	SARVODAYA CHSL SHASTRI NAGAR, GOREGAON (W)	2009	Yes	32	AYYAPA CONSTRUCTION
3	VRINDAVAN CHSL GOREGAON (W)	2010	Yes	32	AYYAPA CONSTRUCTION
4	NAMRATA CHSL SHASTRI NAGAR, GOREGAON (W)	2008	Yes	32	AYYAPA CONSTRUCTION
5	MANISHAPURTI CHSL SHASTRI NAGAR, GOREGAON (W)	2009	Yes	21	AYYAPA CONSTRUCTION
6	VISHAL CHS. BLDG NO -126	2011	Yes	16	SWASTIK VENTURE
7	AUDUMBAR CHSL SHASTRI NAGAR, GOREGAON (W)	2009	Yes	32	AYYAPA CONSTRUCTION
8	NUTAN VIDYA MANDIR SCHOOL GOREGAON	2012	Yes	-	SHIVAM
9	VISHAWANAND CHS	2019	Yes	12	R R CONSTRUCTION
10	VIDYUT CHSL M G ROAD, GOREGAON	2018	Yes	12	BALAJI DEVELOPERS
11	SAMADHAN CHSL BLDG NO- 23 SHASTRI NAGAR, GOREGAON (W)	2016	Yes	32	MATOSHREE DEVELOPERS
12	GURUKRUPA CHSL SHASTRI NAGAR, GOREGAON (W)	2010	Yes	16	H M DEVELOPER
13	SHRI GANESH CHS. BLDG NO- 12 SHASTRI NAGAR, GOREGAON (W)	2017	Yes	32	MATOSHREE DEVELOPERS
14	SAI KRUPA CHSL UNNAT NAGAR GOREGAON (W)	2017	Yes	24	ASMI DEVELOPER
15	KANCHAN MRIG SAHAR ROAD, ANDHERI EAST	2018	Yes	20	R R CONSTRUCTION
16	BHAGWANT NIWAS DHOBI GHAT	2014	Yes	-	KRYSTAL INTEGRATED SERVICES PVT LTD

