

Ref: PMC/2969A/2971A/2022  
Date: 08/08/2022



Group of Companies

An ISO 9001:2008 Certified Company

To,  
The Chairman / Hon. Secretary,  
**JAL PADMA CHS. LTD. [JPCL]**  
H2/8, Bangur Nagar,  
Goregaon (West),  
Mumbai 400 104

**S.P. CONSULTING ENGINEERS PVT. LTD**

**ARCHITECTS, STRUCTURAL ENGINEERS, PROJECT MANAGEMENT CONSULTANTS**

Phone: (022) 2673 5329 / 2673 4861

Email: pankajsp@yahoo.com, info@spcepmmc.com

Website: www.spcepmmc.com

CIN No. :U74210MH2000PTC-12882

**Subject : Providing our services as Architects cum Project Management Consultants (APMC) for Proposed Redevelopment of your society ( REDEVELOPMENT THROUGH A DEVELOPER or DMA Model (DEVELOPMENT MANAGEMENT AGENCY) ).**

**Ref : Your Mail dated. 08/08/2022**

Respected Sir/Madam,

As we have learnt that your society has decided to go for Redevelopment, we would like to thank you for giving us an opportunity to express our interest to provide Project Management Consultancy Services.

We would like to introduce ourselves as one of the oldest MCGM Empanelled Structural Engineers, Consulting Engineers, Architects in the field of Repairs, Restoration, Rehabilitation and Redevelopment of Buildings since last 30 years.

**We possess the following Licenses in name of our Mr. Pankaj Shah:-**

- MCGM Structural License no:- STR/S/212
- MCGM Surveyor's License No: S/585/LS
- Mira Bhaindar Municipal Corporation
- Thane Municipal Corporation
- Navi Mumbai Municipal Corporation

**We are also members of**

- AMERICAN CONCRETE INSTITUTE USA
- INDIA CHAPTER OF ACI
- PEATA
- INDIAN SOCIETY OF STRUCTURAL ENGINEERS (ISSE)
- INDIAN CONCRETE INSTITUTE
- INDIAN INSTITUTION OF VALUERS
- ASSOCIATION OF STRUCTURAL REHABILITATION



The name and Business strength that has been earned by our organization today, is due to the Quality and timely delivery of the services by our Qualified and professionally equipped Team, who have varied experience and knowledge of providing services to our Clients to their Satisfaction. With new modern technology and innovative ideas of the management we try to create awareness and to keep the company hand to hand with Latest Development of the Modern day world.

Till today we have completed almost 1100 projects in Repairs & Structural Audits in last 30 years. We are also pioneers in the field of Redevelopment of Housing Societies and have been consulting societies with 10 members to 308 members. Our Major clients other than Housing Societies to whom we have been providing Consultancy Services are:-Siddhivinayak Temple (Prabhadevi), SVKM trust (Vile-Parle), Insurance companies, MHADA, Banks, etc.

**We with this massive & huge experience are into activities like:**

**1. Redevelopment by appointing a Developer**

- Project Feasibility Report
- Tendering
- Pre-Construction Stage
- Construction Stage
- Post Construction Stage

**2. Self Redevelopment**

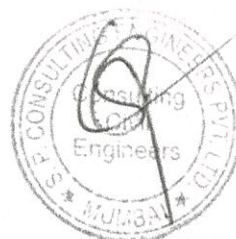
- Project Feasibility
- Architectural Planning
- MCGM Planning
- MCGM Liaisoning & Approvals
- Legal Assistance
- Supervision of Construction
- Project Closure Assistance

**3. REPAIRS**

- Structural Audits with Condition Assessment Survey
- Condition Assessment Survey
- Complete Consultancy for Repairs Execution
- Supervision of Repairs Execution
- Project Closure

**4. Interior Designing & Architecture**

- Interior Designing
- Consultancy for execution
- Supervision
- Architectural Planning
- Elevations
- Landscape Designing
- Lobby Beautification



To summarize, with our Expertise & Experience, we promise and assure to provide our best services in all stages right from the start to Completion of the Project and look forward to work with you in future for any of the above services. We also have provided our Company Profile with all the details in it already for your reference with list of our projects with contact details.

We are keen to offer Services in all stages from Start to Completion of the Redevelopment Project. With our Expertise & Experience in dealing with more than 1100 Housing Societies, we assure to offer you of the best of the services.

(A) Our Scope of work for Redevelopment by appointing a Developer (or DMA) shall be as follows:-

The Complete Process is divided into three Stages:-

Stage 1 :- Initial Works (1A includes PFR and 1B includes Tendering upto selection of Developer)

Stage 2:- Pre-Construction Stage (Upto IOD and Vacating of Members)

Stage 3:- Construction and Closure Stage

Stage 1A:- Initial Works. Project Feasibility Report (PFR)

- Reviewing of Property Documents like (NOT OLDER THAN 6 MONTHS)  
(THESE DOCUMENTS TO BE PROVIDED BY THE SOCIETY).
  - Property Registration Certificate (PRC).
  - Development Plan (D.P.) and R.L. Remark of DCPR 2034.
  - City Survey Plan (CTS).
  - B.M.C. Approved Plan (O.C. Plan).
  - Conveyance Deed (If Done).
  - Copy of I.O.D., C.C. and O.C.
  - Actual Survey of the Plot as of now.
  - Carpet Area of Flats / Shops .(As may be the case)
  - 7/12 Extract and Index II shall be required for Project Feasibility Report.
- Confirming Carpet Areas of Members from and by the Society.
- Preparing Project Feasibility Report on the basis of the property Documents & Explaining the same in the SGBM.

Stage 1B:- Tendering upto Selection of Developer

- Preparation of the Tender Documents and Inviting Bids
- Scrutinizing the Bids and preparing Comparative Statements on the Basis of their Technical Expertise and their Commercial offer.
- Explaining the Comparative Statements & Assisting in Shortlisting of Bidders.
- Preparing Final Report of Tendering and Assisting in 79(A) SGBM.



### Stage 2:- Pre-Construction Stage (UPTO "IOD" OF MEMBERS AREAS)

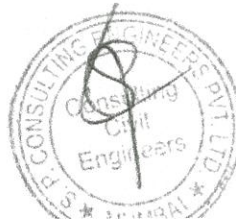
- After Selection of developer, assisting the society in Handing over LOA to the Developer
- Final terms of Reference at the time of Selection of the developer
- Assisting the society in Development Agreement points with Society's Legal Team
- Assisting the Society in Finalization of Plans as submitted by the Developer
- Attending various meeting with the Architects, Legal teams and Society in finalization of the Plans and Development Agreement Drafts & Individual Agreements
- Assisting in Finalization of the Individual Agreements
- Checking MCGM plans and Providing a Report on the final plans to be submitted to MCGM for IOD
- Checking the IOD procured by the developer and submitting report on the same.
- Assisting in planning for vacating the existing members

### Stage 3:- Construction Phase

- Once members vacate the Plot, supervising the Demolition and construction upto 'OC'
- Checking the Commencement Certificates and submitting reports
- Maintaining Working drawings and services drawings at site

#### **Quality & Progress Monitoring:-**

- Supervision of the Complete Construction Process
- Approving/ Disapproving the makes of Materials as per Tender or situation at site
- Assisting in Arranging for samples of Amenities for society's approvals
- Monitoring quality of work w.r.t. architectural, structural and services drawings prepared by Developer's consultants and provisions of the Redevelopment Agreement
- Deputing an engineer/ supervisor at site during construction period
- Ordering testing of materials and products from time to time
- Pointing out deviations in quality so that the Society can take necessary action
- Discussing quality, progress and safety related issues with the Society in the monthly Review meetings, preparing minutes of such meetings
- Monitoring progress of work w.r.t. master schedule and informing the Society about the Delays, reasons thereof
- Submitting monthly progress reports to Society
- Advising on enforcement of contractual terms
- Providing interpretation of contractual terms
- Site instructions to the developer
- Assisting Society in correspondence with the Developer
- Advising in case of variations in quality and products



**Project Closure:-**

- Inspection of existing members' flats for amenities before the same are taken over
- Inspection of external and common services and amenities before the rehab component is taken over
- Collecting necessary guarantees for waterproofing, anti -termite treatment etc and AMC's for installations like Lifts, Parking systems, pumps etc from the developer and handing them over to the Society
- After the "OC" for possession of rehab flats, to the society members, collecting necessary guarantee of the leakages or any other defects from the developer & handing them over to the Society.
- Preparation of Project Completion Report after reviewing Occupation Certificate for members to take possession of their new premises.

**(B) Terms & Conditions:**

- Society to provide Property documents Like Occupation Certificate, Approved Plans, Conveyance and other such documents as shall be required.
  - Advertising Expenses as per their choice of newspaper shall be borne by the society.
  - Taxes as shall be applicable shall be paid extra at actuals
  - Any Scope if repeated in Complete Shall be paid extra
  - Once the Bill is raised, the payments shall be made within 7 working days
  - In case of any delay in Payments, compensation at the rate of 2% per month on recurring basis shall be applicable
  - The fee specifically in the construction phase is limited to 36 months from the date of vacating the existing members. Any addition in timeline shall be paid extra on a monthly basis in a continuation method.
  - Agreement shall be executed for our performance with Obligations of both the parties.
- **FOR REGULAR INTERMITTENT MEETINGS IN ALL STAGES, WE SHALL BE PAID Rs.7500/-PER MEETING.THIS WILL BE ADJUSTED IN OUR FEES OF THE NEXT STAGE OF THE PROJECT.**

**For Further queries please contact the undersigned.**

Thanking you and assuring you of our best services at all times,

Yours truly,

**S. P. CONSULTING ENGINEERS PVT.LTD**

**PANKAJ SHAH**  
**[CHARTERED ENGINEER,**  
**LICENSED SURVEYOR,**  
**STRUCTURAL ENGINEER]**  
**[M] 98670 - 43089**

Encl: As above



# 08/08/2022 ANNEXURE OF FEES FOR JAL PADMA CHS. LTD. [JPCL]

OUR STAGewise FEES AS PMC FOR STAGES AS BELOW, SHALL BE AS FOLLOWS,

Stage 1A	PROJECT FEASIBILITY REPORT (TIME: APPROX 3 WEEKS AFTER SOCIETY PROVIDES ALL DOCUMENTS/DETAILS )	Rs. 75,000/-
Stage 1B	TENDERING PROCESS UP TO SELECTION OF DEVELOPER (TIME: APPROX 24/30 WEEKS AS PER SOCIETY'S TIMELY PROCESS LIKE SGBM, SITE VISITS etc )	Rs. 2,75,000/- (A) 1,25,000 ADVANCE BEFORE TENDERING (B) Rs.1,50,000 AT TIME OF SHORTLISTING OF FINAL BIDDER
Stage 2	FROM SELECTION OF DEVELOPER TILL IOD OF MEMBERS' AREAS (TIME: APPROX 9 TO 12 MONTHS AS PER SOCIETY'S TIMELY PROCESS LIKE SGBM AND DEVELOPERS' TEAM EFFORTS AND FINANCIAL INPUTS FOR APPROVALS' etc)	Rs. 15,50,000/- (RUPEES FIFTEEN LACS FIFTY THOUSAND ONLY)
	<u>Stages of payments of our fees as PMC for Stage 2 [ Rs. 15.50 Lacs ] shall be,</u> (i) 10% on LOI to developer (ii) 20% on MOU or DA whichever is earlier Additional 15% upon Finalization of DA( if not done with MOU) IF DIRECT DA IS EXECUTED AND "MOU" IS NOT DONE THEN total fees due at this stage will be 35% (iii) 20% on go-ahead of plans by Members of society (iv) 25% ON "IOD" OF MEMBERS AREAS (v) 10% ON NOTICE TO VACATE TO MEMBERS AFTER IOD AS ABOVE	
Stage 3	Our Fees shall be Rs 65000 per Month for a daily visit by A Qualified and Experienced Engineer. This will be till "OC" <b>OR</b> Our Fees shall be Rs. 10000/- per visit by A Qualified and Experienced Engineer. OUR FEES ARE FOR 36 MONTHS FROM FIRST "CC" .	

- FOR REGULAR INTERMITTENT MEETINGS IN ALL STAGES, WE SHALL BE PAID Rs.7500/-PER MEETING.THIS WILL BE ADJUSTED IN OUR FEES OF THE NEXT STAGE OF THE PROJECT.
- All taxes to be paid separately

We can also Bill in name of "PANKAJ SHAH AND ASSOCIATES LLP" a "S.P.ASSOCIATES" which does not attract GST as of now.  
S. P. CONSULTING ENGINEERS PVT.LTD

**PANKAJ SHAH**  
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LICENSED SURVEYOR,  
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