



BUILDICO ASSOCIATES

Licensed Civil Engineers, Architects, Surveyors & Plumbers

Er. AMARJEET CHAUHAN
 : 9594316299
 : buildicoassociates06@gmail.com

H.O. Add 401, A/S MIRA SWAGAT, MIG COMPLEX, NEAR SK STONE POONAM GARDEN, MIRA ROAD (E), 401107

Ref. No. : PT-81/112

Date : 04/06/2025

-To,

Hon. Chairman/Secretary/Treasurer
WELL RATANDEEP CHS. LTD.,
 SANTACRUZ(W), MUMBAI



Dated: 04/06/2025

Ref: PT-81/112

SUB: Revised Quotation of Project Management Consultancy (PMC) for the project of redevelopment of "**WELL RATANDEEP CHS. LTD.**" situated at Land bearing TPS SANTACRUZ No. I(Varied) for F.P.No. 33, SANTACRUZ (E)

Ref No.: Our Quotation no. PT-81/104 dated 04/05/2025 and our meeting with the society dated 25/05/2025

Sir/Madam,

These are the most competitive rate of PROJECT MANAGEMENT CONSULTANCY(PMC) of above mentioned project:

These works will be carried out in stage 1	To get all the documents from various departments	1.50% of construction cost @3500 Rs/ft ² (construction area) + Taxes
	Verification of carpet area as per sanctioned plan	
	Feasibility report preparation	
	Preparation of documents for inviting Tender & publishing and opening of bidding of the developers	

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	<p>Ascertaining the financial standing of the prospective Developer by Chartered Accountant</p> <p>Comparison sheet preparation</p> <p>Application for 79A certificate in Deputy Registrar of Societies & Builder appointment</p>
These works will be carried out in stage - 2	<p>Vetting of DA, MOU, POA, other agreements as per builder/developers offer and verification of Plan to be proposed for redevelopment by the builder as per DCP-2034</p> <p>Application for assessment certificate from ward office and to obtain it.</p> <p>Application for area certificate and get it issued from MCGM</p>
These works will be carried out in stage -3	<p>After acquiring Commencement Certificate</p> <p>Site visits as per requirement, execution as per approved plan, execution plans and IS codes.</p> <p>Verification of Alternate agreements, consent letter, and conveyance of individual flats, shops and</p>



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	services according to the development agreement	
	Informing society about the project progress	
	Preparation of D.P.R once in a month.	

NOTE: Following Services will be charges separately:

1. Charges for architectural work i.e. Licensing, providing execution drawing.
2. Charges/fees of Competent Authority or Department for obtaining documents and other legal paperwork.
3. Above mentioned is the consultancy fee only, and soft cost of the departments is not included in it, the same will be charged separately on case to case basis.
4. Litigation with respect to redevelopment for and against developers before Civil Court, Criminal Court, Consumer Court, RERA authorities, etc.

JURISDICTION OF PROJECT MANAGEMENT CONSULTANT

(THE BELOW MENTIONED WORK AND SPECIFICATIONS WILL BE CARRIED OUT IN STAGE -1)

- Verification of carpet area surveyed by the society.
- Feasibility report preparation.
- Tender documents preparation, publishing and bidding of the same.
- Ascertaining the financial standing of the prospective Developer by Chartered Accountant
- Comparison sheet preparation.
- Application for 79A certificate.





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(THE BELOW MENTIONED WORK AND SPECIFICATIONS WILL BE CARRIED OUT IN STAGE -2)

- Verification of Development agreement as per builder/developers offer and verification of Plan to be proposed for redevelopment by the builder as per DCPR-2034.
- Getting assessment certificate issued from MCGM.
- Getting demolition permission from MCGM.

(THE BELOW MENTIONED WORK AND SPECIFICATIONS WILL BE CARRIED OUT IN STAGE -3)

REQUIREMENT OF DRAWINGS/DOCUMENTS

The Architect will provide the following details, drawings and information in both soft copy and hard copy:

- Fully dimensioned Architectural & structural drawings.
- Finishing Schedules.
- Fully dimensioned Consultant's drawings for Plumbing, Electrical, & HVAC, Exterior development works and other services that fall in our scope for rendering the services.

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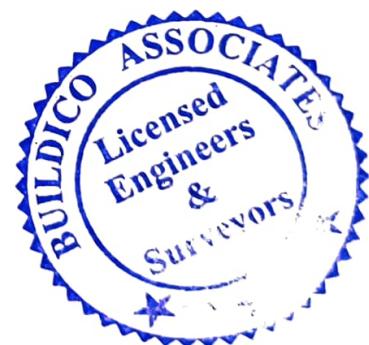
Date : _____

CONSTRUCTION PHASE PROJECT TIME MANAGEMENT

- Co-relate programme schedules prepared by successful contractors with Master Programme schedule and incorporate necessary modifications.
- Monitor progress of work and reporting.
- Review monthly progress of the works, compare with planned programme and submit status report to the client.
- Suggest modifications in construction if any, due to site condition and advice on variation to cost.
- Check on long lead items for procurement of material and equipment to be procured by contractor or client.
- Follow up with architects and consultants for obtaining drawings & designs.

PROJECT QUALITY & QUANTITY MANAGEMENT (SITE VISITS)

- Site visits will be conducted on every 10 days.
- Ensure compliance to drawings and specifications during execution.
- Set quality control procedures such as pour-cards, checklists, etc.
- Inspect and ensure that standards of workmanship are achieved.
- Ensure documentation of quality procedures implemented.
- Inspect completed works and recommend action.
- Ensure that appropriate tests and inspections are carried out by the contractors to ensure that the work conforms to quality standards.
- Ensure the correction of defects pointed out by the clients / Architects / Consultants is implemented.



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PROJECT SAFETY AUDIT

- Advise on site safety procedures and methods for incorporation at site to minimize accidents and injuries.

STATUS REPORTING

- Progress of work (Monthly).
- Cost of project against budget.
- Quality issues and recommendations.

PROJECT CLOSE -OUT

- Ensure inspection, testing and commissioning of various equipment's installed in the project to satisfy the performance requirements.
- Ensuring submission of completion report, 'As Built' Drawings (obtained from contractors) and comparative statements with regard to physical and financial inputs and outputs as compared to the original estimates and forecasts, on completion of the work



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PLEASE NOTE:

- After finalising the quotation, a token amount of **Rs 3,00,000** shall be disbursed by the society.
- An appointment letter addressed to the PMC shall be given by society.
- Payment shall be made on below account
- The payment for stage 3 shall be released on proportionate basis.

Thank You



Er. AMARJEET CHAUHAN
Lic. No. - STATE/R/2024/APL/14954
(9594316299)



Work undertaken by us

1. PMC in Redevelopment of Chandresh Terrace CHSL. Parshwa Nagar, Nr. Sai Petrol Pump, Mira Road East, Mira Bhayandar, Thane - 401107. (Secretary- 8286346531- Mr. Anand)
2. PMC, licensing, design Engineer in Redevelopment of Unique park CHS LTD., Tembhode, Palghar west (Secretary- 8080362891- Mrs. Bhimani)
3. Licensing and design Engineer on plot Gutt No. 176/2, Nandore, Palghar(E) (Land Owner- 730419655- Chandrakant Doshi)
4. Legal compliance in Vishwa Kalyan Co-operative Housing Society Ltd. Laxmi Colony R.C. Marg, Chembur (Adv. Devendra Singh- 92232 81789)

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5. Legal compliance in Goregaon Prakash CHS, Off M G Road, Goregaon west (Adv. Devendra Singh- 92232 81789)
6. Legal compliance in Rehyan Towers Co-operative Housing Society Ltd., Jogeshwari West(Adv. Devendra Singh- 92232 81789)
7. Licensing engineer in licensing of S.NO. 385 New S.NO.-160/8A, Navghar, Mira Road(E) (9819389933- Azam Khan)
8. PMC in Redevelopment of Trimurti CHSL, 60ft Road Bhayandar(W). (Secretary- 8291154670- Mr. John)
9. Consulting engineer in deemed conveyance for building no. 2 at C.T.S No.- 535/A/1, Village-EKSAR, TALUKA- CTSO BORIVALI, DIST.- MUMBAI SUBURBAN. (Owner- Bharat Gori- 7045236823)
10. Consulting engineer in deemed conveyance for SHRI OM SAIKRUPA Co-operative Premises Housing Society LTD. situated at CTS NO.-2509A, Village-DAHISAR, TALUKA- CTSO BORIVALI & DIST.- MUMBAI SUBURBAN(Mukesh Patel – 9867046007)

DOCUMENTS REQUIRED BY PMC FROM THE SOCIETY FOR RECORDS

1. Registration certificate of the society.
2. Conveyance deed of the land owned by society.
3. Copy of approved plan of existing structure by MCGM.
4. Private survey of the plot.
5. 7/12 extract, PR Card and all mutation entries.



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