

P.M.C.

The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)
(Regn. No. BOM./ WGN / HSG.(TC) 4874 OF 89-90)

Shanker Ghanekar Marg, Dadar,
M U M B A I - 4 0 0 0 2 8

Ref. No. _____

Date 1st September 2022

To,
Ar. Kiran Rao
M. K. Rao & Associates
901 Spectra, Prathamesh Complex,
Veera Desai Road, Andheri West,
Mumbai 400 053

Subject: Appointment as Project Management Consultant for Redevelopment work of our Society Building on plot bearing F.P No 892, TPS IV Mahim Division in G/ N ward.

Ref: Your Quotation / Offer Letter dated 3rd August 2022

Sir,

This refers the subject matter stated above, we are hereby appointing you as Project Management Consultant for redevelopment work of our housing society as per the guidelines of the Maharashtra Co-operative Societies Act under section 79A. Your scope of work will be as follows:

Work to be done in the initial stage by Project Management Consultant:

- a) To survey Society's Building and land.
- b) To obtain information about conveyance of land to the Society.
- c) To take into consideration prevailing policy of the Government and the regulations applicable from time to time and to obtain information about FSI and TDR, which would be available in relation to building and land of the Society.
- d) To take into consideration suggestions and recommendations from the members for redevelopment of the building as also the residential area to be made available to the members, commercial area, vacant area, garden parking, building specifications etc. and to prepare realistic project report.
- e) To prepare the Project report within one month from the date of appointment and to submit the same to the committee of the Society.

Feasibility report will include statement of existing plot area, existing carpet area of tenants, proposed built up area using incentive & fungible FSI for members & sale built up area for developer including fungible FSI by paying premium to MCGM as per the Policy.

You will also attend & assist the Managing committee meeting to answer questions regarding redevelopment work during this stage. If required, this report will be presented in AGM / SGBM & seek approval on the feasibility report.

We will forward the suggestions received from the members of the Society and 7 days notice will be given to you to attend a joint meeting along with Managing Committee.

You will prepare the draft tender document based on approved feasibility report, final & agreed requirements of society members, technical specifications of works & selection criteria for prospective developer. Upon approval of draft tender document by Society, you will assist Society to issue tender notice for floating the tender by advertisement in the local newspaper whose cost will be borne by the society.

You will scrutinize & prepare comparison of techno-commercial offers submitted by bidders & prepare site visit report & technical evaluation statement

You will assist Society committee in negotiating with shortlisted bidders. The same report will be presented by you in Society's AGM/SGBM. Issuance of Letter of Interest to selected developer by Society .

Assumptions & exclusions from scope of your services:

- Services & fees of Legal advisor, Structural Engineer, Surveyor, Site Supervisor is excluded from your service.
- Out of pocket expenses required to be paid at various government organizations for collecting details / data shall be borne by society

Your professional fees

Payment schedule:

Rs. 20,000/- payable on our appointment plus applicable taxes

Rs. 30,000/- payable on issue of Feasibility Report plus applicable taxes

Rs. 40,000/- payable on preparation of Tender plus applicable taxes

Rs. 30,000/- on submission of techno-comparison statement to society plus applicable taxes

Rs. 30,000/- on issuing Letter of Interest to Developer plus applicable taxes

Rs. 30,000/- on preparation of finalization of draft Development Agreement

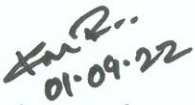
Construction phase fees shall be paid by the developer .Fees can be decided on mutual agreement with Society.

One copy may be please returned as acceptance

For Vishwakutir Co-op. Hsg. Soc. Ltd.



Deepak Thanekar
Secretary



Accepted
For M. K. Rao & Associates
Architect | Project Management Consultants



Wednesday 3rd August 2022

The Hon. Chairman / Hon. Secretary,
Vishwakutir Co-op. Hsg. Soc. Ltd.
Shankar Ghanekar Marg, Dadar West,
Mumbai 400028

Subject: Appointment of Society Architect / Project Management Consultant for Redevelopment work of your esteemed Society Building

Sir,

This refers the subject matter stated above, we are submitting herewith our techno-commercial offer of providing professional services of Society Architect / Project Management Consultant for redeveloping your housing society as per details given below.

Scope of our services:

We will provide all requisite techno-commercial service to your society during the entire redevelopment process which will be carried out in mainly 3 phases as described below as per the guidelines of the Maharashtra Co-operative Societies Act under section 79A

PHASE-I – Preparation of Feasibility Report

On our appointment or award of work, we will prepare a feasibility report of redeveloping your society. We will request for following details but not limited to, from the office of your society for preparing feasibility report.

- PR Card,
- DP Remarks,
- TP Remarks,
- Existing MCGM approved plan
- Conveyance Deed
- Society Registration Certificate
- list of members with their name and carpet area



Feasibility report will include statement of existing plot area, existing carpet area of tenants, proposed built up area using incentive & fungible FSI for members & sale built up area for developer including fungible FSI by paying premium to MCGM as per latest ready reckoner rate prevailing in the vicinity.

The feasibility report submitted to the society indicates our view / comments for the Society's perusal & information. We will also attend & assist the Managing committee meeting to answer questions regarding redevelopment work during this stage. If required, this report will be presented by us in AGM / SGBM & seek a formal approval on the feasibility report. Approval of feasibility report by Society will be treated as completion of PHASE I.

PHASE II

i. Enlisting of Society's requirements

Upon approval of feasibility report by managing committee of society, we will compile requirements of individual society members in terms of carpet area, corpus fund, extra area requirement etc. using questionnaire. This consolidated statement of requirements will form a basis of tender to be issued to prospective developers.

ii. Preparation & floating of tender.

We will prepare the draft tender document based on approved feasibility report, final & agreed requirements of society members, technical specifications of works & selection criteria for prospective developer. Upon approval of draft tender document by Society, we will assist Society to issue tender notice for floating the tender by advertisement in the local newspaper whose cost will be borne by the society.

iii. Bid Management

We will scrutinize & prepare comparison of techno-commercial offers submitted by bidders. We will coordinate & conduct project site visits of prospective developers' ongoing projects in surrounding areas along with committee / members of society. We will prepare site visit report & technical evaluation statement.

We will assist Society committee in negotiating with shortlisted bidders. We will submit techno-commercial evaluation statement & recommend Society in selection of



developer. The same report will be presented by us in Society's AGM/SGBM. Issuance of Letter of Interest to selected developer by Society will be treated as completion of PHASE II.

PHASE III**i. Legal Documentation**

We will coordinate with the legal advisor of the society or legal advisor suggested by us, for preparing Development Agreement for the said redevelopment work.

- Ascertaining carpet area of the existing member by taking joint measurement with the representative of the developer.
- Examine three options of plan submitted by the developer through his Architect and forward towards society with comments.
- Approval of carpet area plan from the members of the society.
- Monitor in the execution of Development agreement in consultation with legal advisor appointed by the society with builder or developers with the Secretary and chairman and also monitor in execution of the Power of attorney agreement with the Secretary, Chairman and a person from the developers or P.M.C. as decided by the Managing committee.

PHASE IV**i. Coordination with developers for plans & approval**

We will coordinate with the developer with regards to followings:

- Approval of plans through MCGM & other agencies
- Issuance of Intimation of Disapproval (IOD)
- Commencement Certificate (CC),
- Shifting of society members to alternate accommodation.
- Any regulatory changes during construction

ii. Construction Supervision

During the construction of new building as per approved plans, we will supervise construction work. Major responsibility during this stage of construction will be as follows:

- To implement quality assurance & control at site



- Inspection of incoming materials
- Check & witness testing of materials.
- Confirm construction as per approved plans.
- Update the Society periodically about progress of work.
- Ensure necessary permits are obtained
- Ensure building, safety, and fire codes are met.
- Review Engineering and Architectural drawings to monitor progress.

Assumptions & exclusions from scope of our services:

- Services & fees of Legal advisor, Structural Engineer, Surveyor, Site Supervisor is excluded from our service. We shall assist in appointing & the cost shall be borne by the society separately.
- Out of pocket expenses required to be paid at various government organizations for collecting details / data shall be borne by society
- Our service will not include material management, safety & security of materials, equipment, & infrastructure etc. at site ↑
- Developer shall provide necessary office infrastructure at site for us during construction
- All tests & reports of material shall be arranged & charges borne by the Developer & shall be made available when required
- Our fees do not include any service during defect liability period

The professional fees

Payment schedule:

1. Phase I
 - a) Rs. 20,000/- payable on our appointment
 - b) Rs. 30,000/- payable on issue of Feasibility Report
2. Phase II
 - a) Rs. 40,000/- payable on preparation of Tender
 - b) Rs. 30,000/- on submission of techno-comparison statement to society
 - c) Rs. 30,000/- on issuing Letter of Interest to Developer



3. Phase III

a) Rs. 30,000/- on preparation of finalization of draft Development Agreement

Total Fees for Phase I + Phase II = Phase III = Rs. 1,80,000/-

4. Phase IV – (construction phase)

To be discussed with the society & developer after selection of developer

Other Terms & conditions

1. Our fees mentioned above are exclusive of applicable taxes.
2. Phase I, phase II & phase III fees shall be paid by society. It can be reimbursed by the selected developer at completion of phase III.
3. Phase IV fees shall be paid by the developer. Fees can be decided on mutual agreement with society.
4. Our offer valid till 30 days.

Assuring you of best service at all times

Thanking You

Yours faithfully,

KIRAN MOHAN RAO

K.M.R.
11.08.22

ARCHITECT
CA/2010/49795

For M. K. Rao & Associates





M. K . RAO & ASSOCIATES

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mkraoassociates.in

contact@mkraoassociates.in

9819203759 | 97697 70 403

901 SPECTRA, PRATHAMESH COMPLEX,
VEERA DESAI ROAD, ANDHERI WEST, MUMBAI 400053

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The Chairman / Secretary
OM SHREE SWATI MANOR CO-OP. HSG. SOC. LTD
Dadar West, Mumbai 400 028

Subject: Offer for service as Redevelopment Architect / Project Management Consultant for your esteemed Society

Madam / Sir

With reference to the proposed redevelopment of the above captioned Society, we are hereby submitting our credentials for your scrutiny & approval for appointment of Redevelopment Architect / Project Management Consultant.

If appointed we shall guide you through the redevelopment process & help your society in selecting a reputed Developer to avail maximum benefit to your society by way of additional carpet area, best of amenities, corpus fund for each member, good rent for temporary accommodation, brokerage & transport charges.

If appointed we shall give you the best services at all times.

Thanking you
for M. K. Rao & Associates

Kiran M. Rao
11.08.22
Kiran M. Rao
Principal Architect
CA No.: CA/2010/49795



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About Us

At M. K. Rao & Associates we are experienced Architects & Project Management Consultants specialized in the field of Planning, Construction, Redevelopment & getting approvals from Municipal Authorities & Government Agencies & also Interior Designing of commercial & residential spaces.

We are well equipped with an efficient team of experienced & accomplished RCC consultants / Civil Engineers, Legal Advisors, Surveyors, etc. We are well acquainted with development rules & regulations of MCGM to guide the society in exploiting maximum benefit for every member in the process of redevelopment.

Personal service & attention is a very important concept with M. K. Rao & Associates. It means precisely defined objectives, clear lines of communication, careful preparation & checking of plans & specification, effective construction inspection & follow-up all along. We ensure quality, timely construction & best of amenities in the projects undertaken by us.

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Founded by late Shri Mohan K. Rao, a graduate from Sir J. J. College of Architecture, 1976. He was associated with foreign Architects & Consultants in Dubai (U. A. E.) & Bahrain for 12 years. During this period he had designed & executed various Residential, Commercial & Embassy Buildings & a joint ventures in Sewerage treatment plant & sub-stations. He was also associated with M/s Makers Development Services, Mumbai in the designing of Residential, Commercial & Hotel Projects including Interior Designing. After starting his own practice in 1995, he had been focusing further on residential, commercial, redevelopment & SRA projects which are his forte.

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The Team

Ar. Kiran M. Rao

Principal Architect

Kiran Rao graduated from Indian Education Society's College of Architecture & has done his Masters in Construction Management from Rachna Sansad Academy of Architecture. He has experience covering projects in industrial, infrastructure, commercial, residential, institutional, interior & tensile before joining his father in their private practice & further expanding his oeuvre over residential & redevelopment projects. He is also a member of core faculty at IES College of Architecture, Mumbai.

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The Team

Ar. Shruddha K. Rao

Associate Architect

Shruddha Rao Graduated from Sir J. J. College of Architecture in 2014 have been since working in space planning & Innovation. Her strength lies in wide exposure on creative platforms, aesthetic understanding & keen eye for detailing. Predominantly working on interior & architectural projects be it residential, commercial, club house, hospitality or modular furniture

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The Team

Ar. Vineet Mirkar

Associate Architect

Ar. Avinash V Kadam

Associate Architect

Er. Kiran Patel

Senior Structural Engineer

Er. Shailesh Mirkar

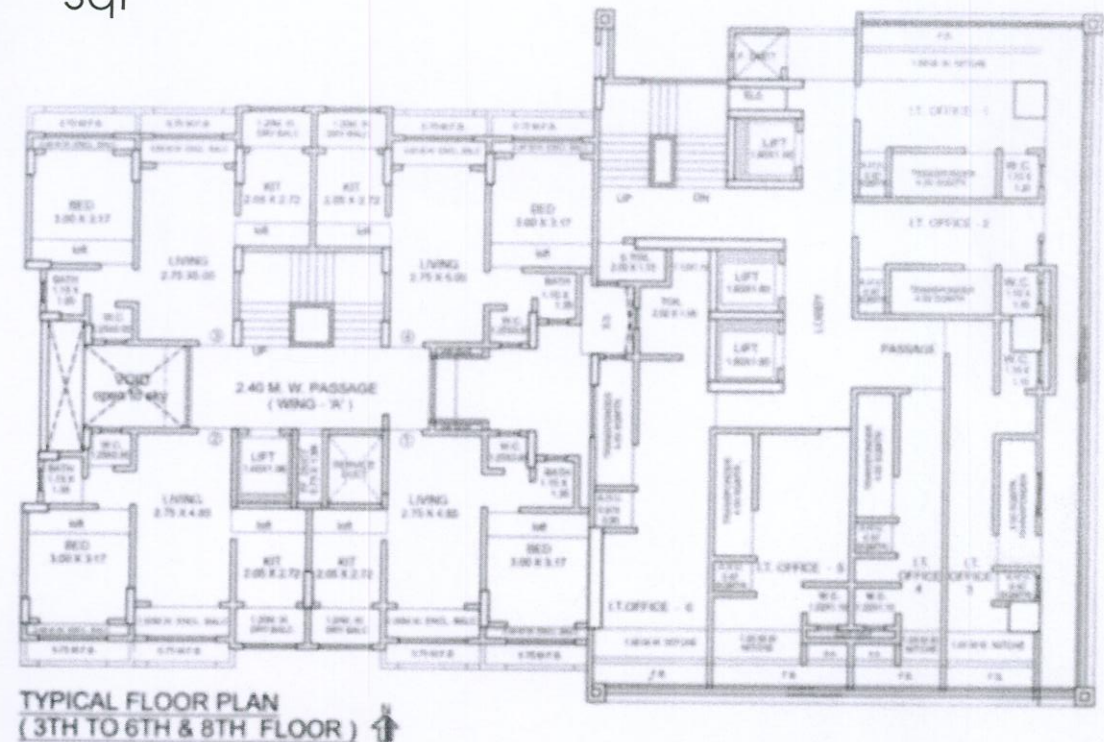
GEM Engserv Pvt. Ltd.

Adv. Ramesh Virdikar

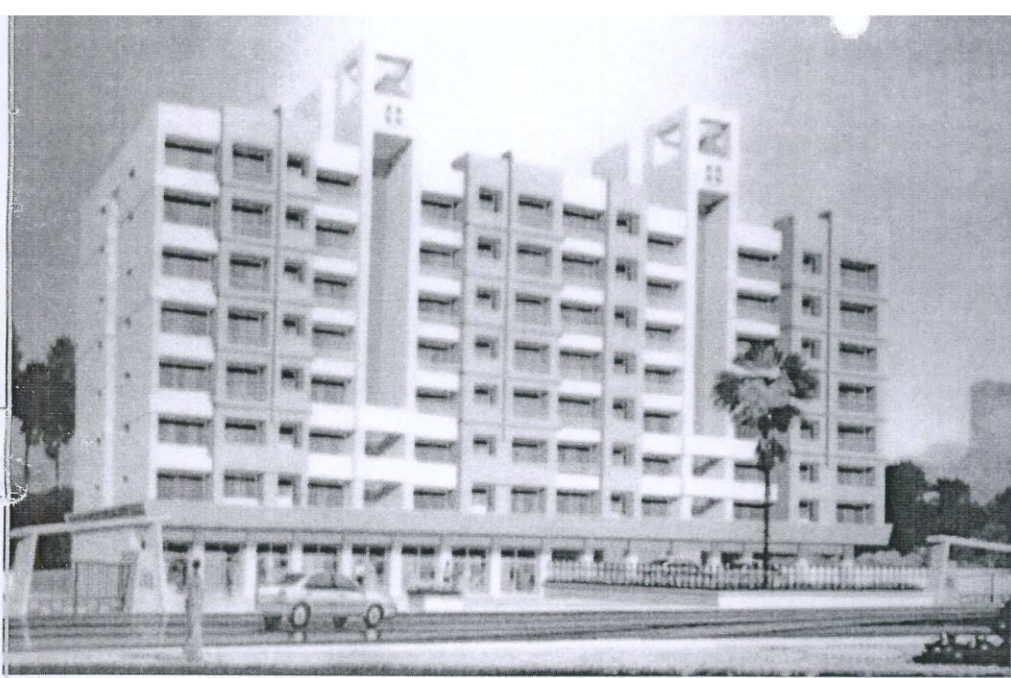
Advocate – CHS Management

Building No. 42 known as Azad Nagar Sangam CHS (Dhanashree Heights), Andheri West

- Dhanashree Developers
- Gr + 8 Floors Residential Tenant wing & Gr + 13 Floors Commercial Sale wing
- Plot area – 1136 Sqm
- Built up area – 2840 Sqm
- 32 Tenants original area 270 Sqf final area 352 Sqf

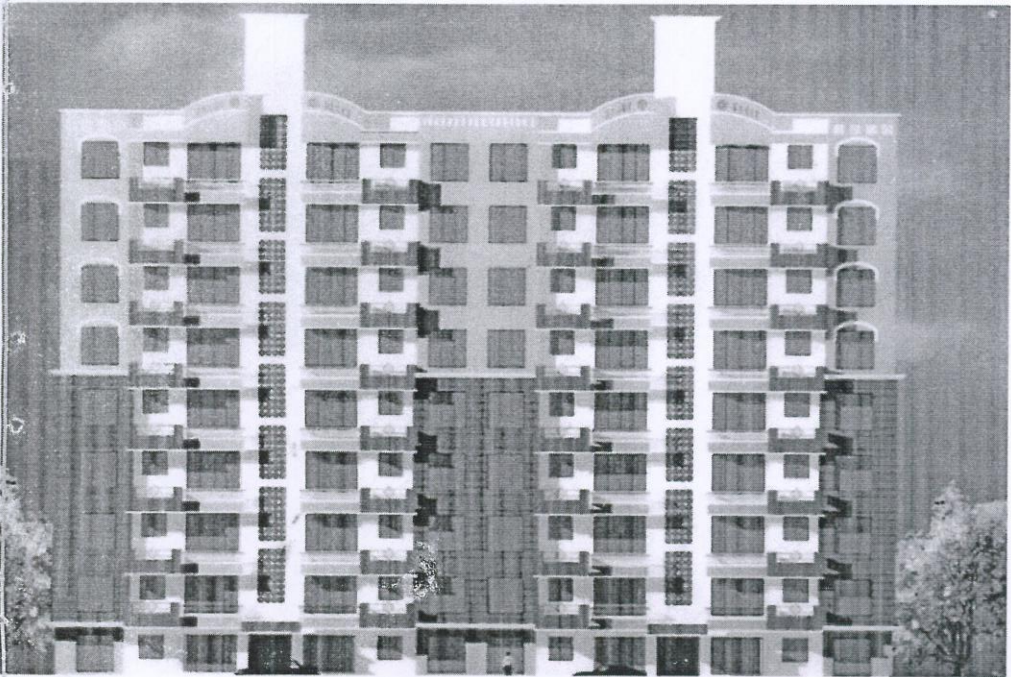
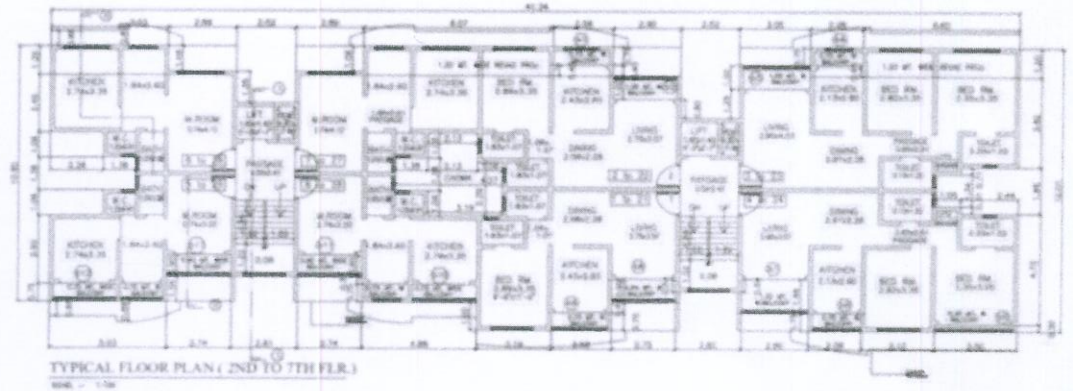


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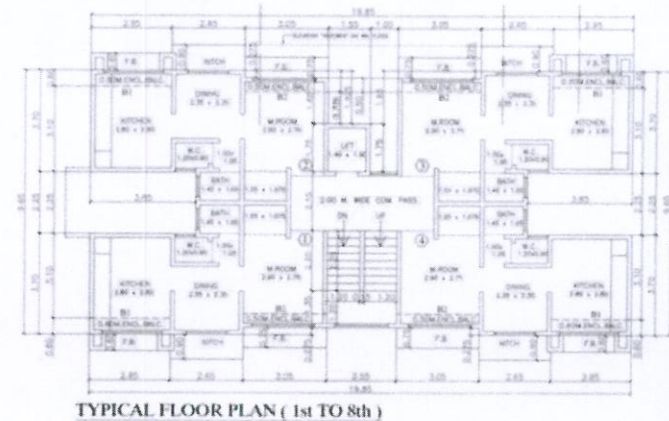
Building No. 38 known as Azad Nagar Deepali CHS, Andheri West

- Dhanashree Developers
- Gr + 7 Floors two Residential wings
- Plot area – 822 Sqm Built up area – 2276 Sqm



Building No. 34 known as Azad Nagar Arunodaya CHS, Andheri West

- Vaidehi Akash Relators Pvt. Ltd
- Gr + 8 Floors two Residential wings
- Plot area – 1209 Sqm Built up area – 1214 Sqm



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Projects

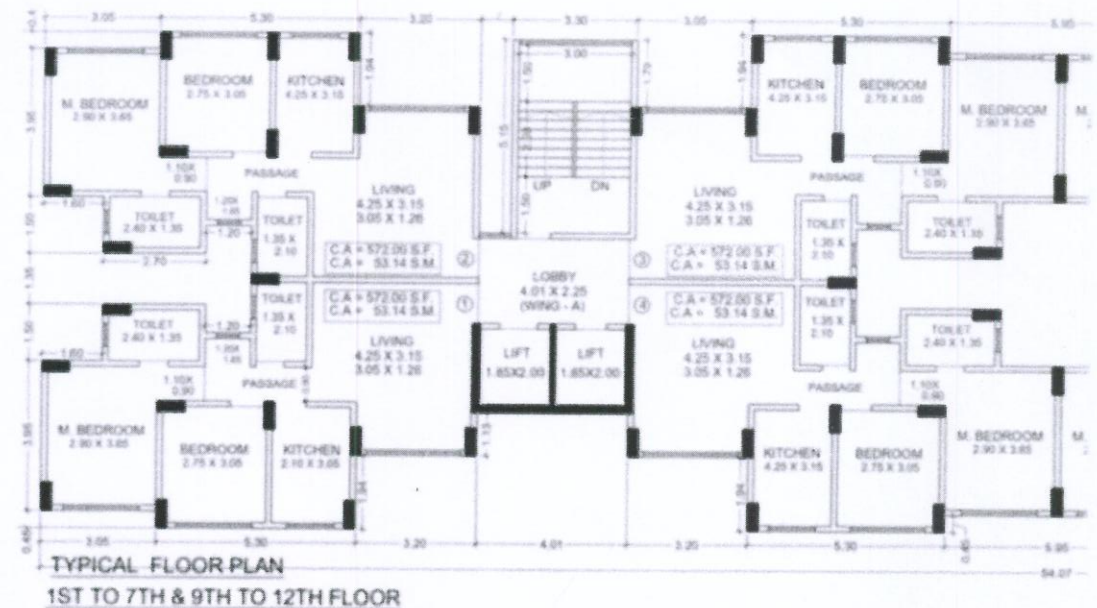
Work Completed

Project	Location	Scale
Parvati Wadi	Vakola	2 Bldg. Gr.+ 7 upper flrs.
Ekta CHS	Vakola	3 Bldg. Gr.+ 7 upper flrs
Bungalow	Khandala	1 Bldg. Gr.+ 1 upper flrs
Gilbert Hill CHS	Andheri West	1 Bldg. Gr.+ 7 upper flrs
Azad Nagar Bldg No. 34 Arunadaya CHS	Andheri West	1 Bldg. Gr.+ 7 upper flrs
D. N. Nagar Pratik CHS	Andheri West	1 Bldg. Gr.+ 7 upper flrs
D. N. Nagar Pulkit CHS	Andheri West	1 Bldg. Gr.+ 6 upper flrs
Avanti CHS	Sion Koliwada	1 Bldg. Gr.+ 7 upper flrs (2 Wings)
Prarnikuti CHS	Sion Koliwada	1 Bldg. Gr.+ 7 upper flrs (3 Wings) 1 Bldg. Gr.+ 12 upper flrs. (Sale)
Shah House (Heritage Building)	Mazgaon	1 Bldg. Gr.+ 2 upper flrs
Azad Nagar Bldg. No.38	Andheri West	1 Bldg. Gr.+ 7 upper flrs (2 Wings)
Ganesh Bhavan	Borivali East	1 Bldg. Gr.+ 7 upper flrs



Building No. 1 known as Ankur CHS, Santacruz

- Rosate Estate Pvt. Ltd.
- Gr + 12 Floors two Residential wings
- Plot area – 1426 Sqm
- Built up area – 4998 Sqm
- 60 Tenants original area – 327 Sqf final area 567 Sqf



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Projects

Work Completed

Project	Location	Scale
Weild House	Borivali East	1 Bldg. Gr.+ 7 upper flrs.
Gunjan CHS	Vakola	1 Bldg. Gr.+ 6 upper flrs.
Vaibhav Ind. Estate	Saki Vihar Rd.	1 Bldg. Gr.+ 3 upper flrs. (3 Wings)
D.N.Nagar Pratik CHS (redevelopment Phase I)	Andheri	1 Bldg. Gr.+ 7 upper flrs.
Azad Nagar Bldg. No.42	Andheri West	1 Bldg. Gr.+ 13 upper flrs (2 Wings)

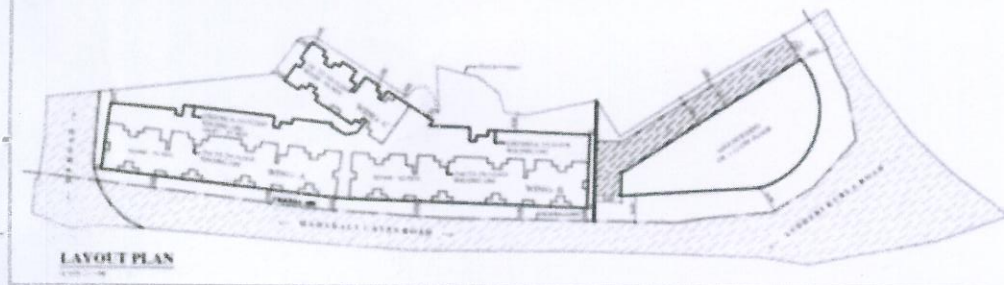
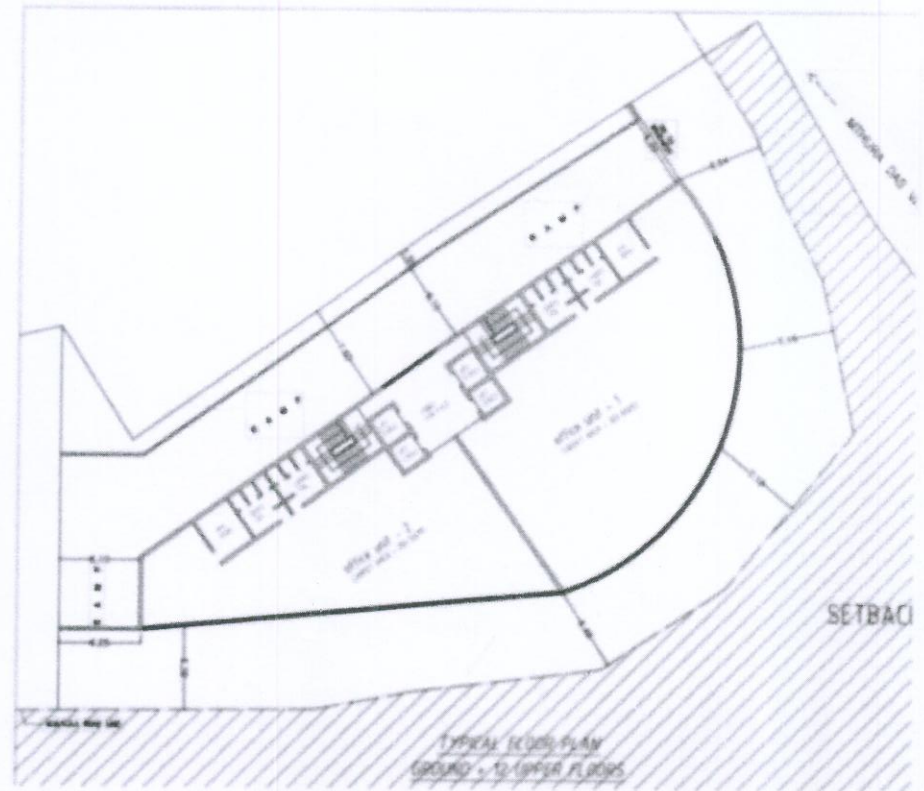
On going work:

Project	Location	Scale
D. N. Nagar Pratik CHS	Andheri	18 Floor Residential Tower + Commercial & Shopping (3 wings)
Prathamesh CHS, D.N.Nagar	Andheri West	18 Floor Residential Tower + Commercial & Shopping (3 wings)
Ganesh Nagar Asso. SRA Scheme	Amboli, Andheri	Residential Towers (rehab & sale)
'Ankur' CHS Ltd.,	Santacruz E	Gr. + 14 upper flrs. (2 Wings)



Commerical Building at Chakala, Andheri East (part of the larger SRA Scheme)

- Mangalmurthy Developers
- Gr + 12 Floors Commercial Wing
- Plot area – 8494 Sqm (of complete scheme)
- Built up area – 421 Sqm (21,234 Sqm of Scheme)



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Scheme submitted:

Project	Location	Scale
Building No. 44, Azad Nagar 3	Andheri West	Residential Tower + Shopping Complex.
Resi project under 33(14D) PTC	JVLR, Jogeshwari	12 Flrs. Resi. Tower
Saptrushi CHS, D. N Nagar	Andheri West	18 Floor Residential Tower + Commercial & Shopping

Interior Projects:

Project	Location	Scale
Tensile Roofing for Food Court	Vasind	3315 Sqf + 3702 Sqf
1 BHK Apartment	Lower Parel	455 Sqf Apartment
1 BHK Apartment	Andheri West	485 Sqf Apartment
1 BHK Apartment	Andheri West	405 Sqf Apartment (ongoing)
Accountants Office	Nagpur	1450 Sqf Office Space (ongoing)
2 BHK Apartment	Goregaon West	735 Sqf Apartment

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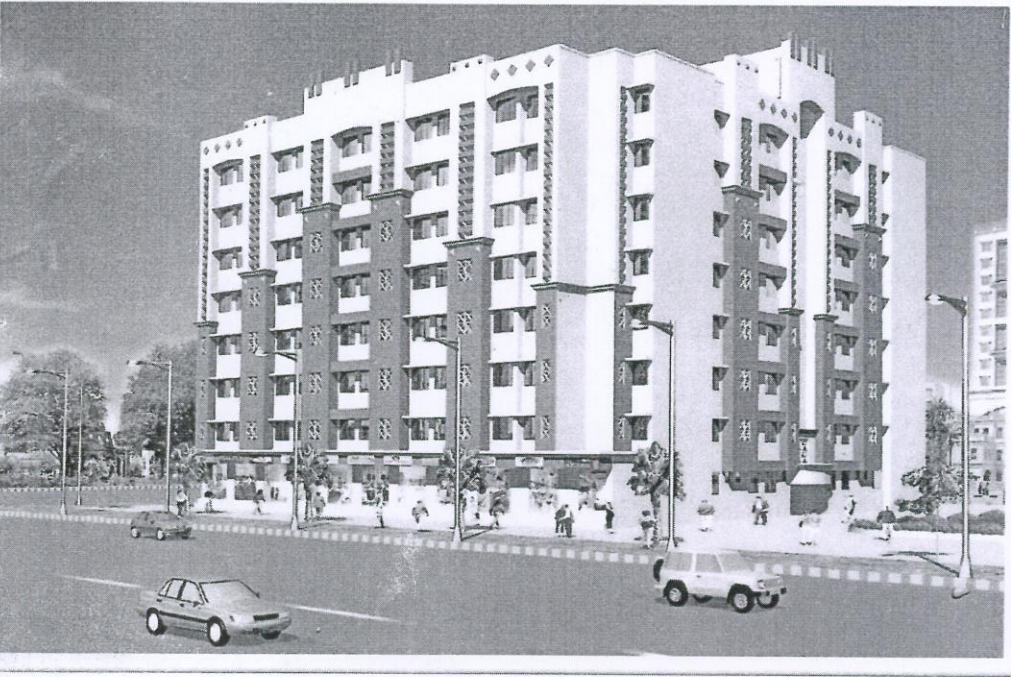
Projects as PMC for 79(A):

Project	Location
Dadar Durgesh CHS	Dadar West
Bharat Niwas CHS	Mahim West
Mulratna CHS	Dadar East
Mangala CHS	Wadala West
Anant Bharti CHS	Dadar West
Supriya CHS	Dadar East
Navalkar Wadi	Jogeshwari East
Ganesh Nagar	Sewri

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On-going as PMC:

Project	Location	Plot Area	Tenants	Possible Incremental
Rameshwar Prasad CHS	Prabhadevi	1821 Sqm	75	33%
Sameer CHS	Versova	2173 Sqm	59	31%
Chirantan CHS	Kurla	193 Sqm	38	25%
Juhu Apt. ABC	Juhu	2240	60	

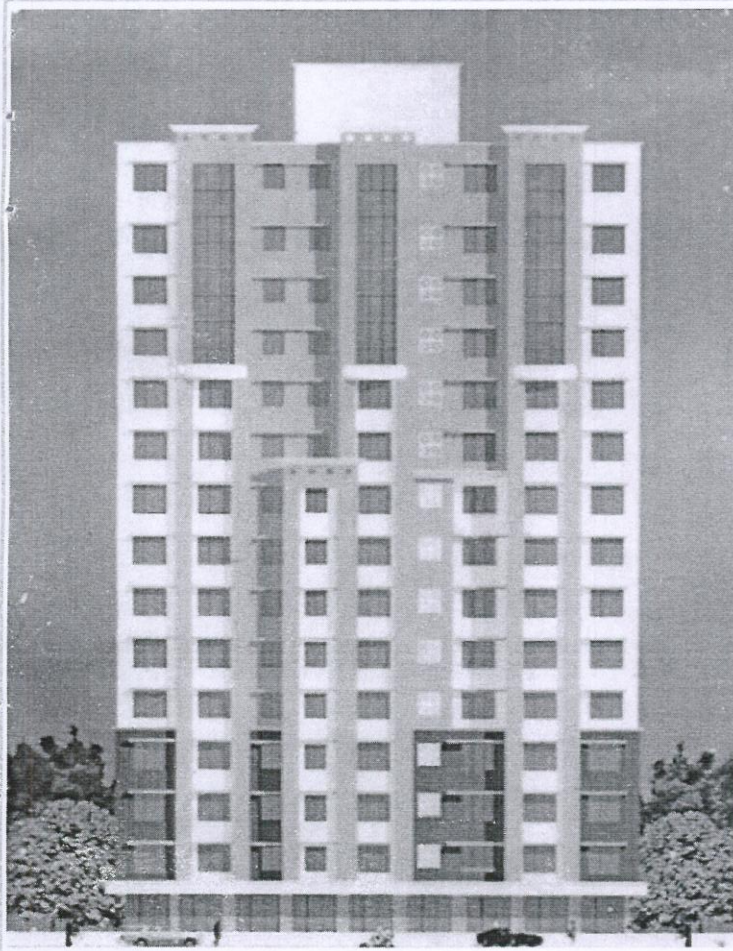


- Lakadawala Developers
- Gr + 7 upper Floors
- Plot area – 2844 Sqm Built up area – 5599 Sqm



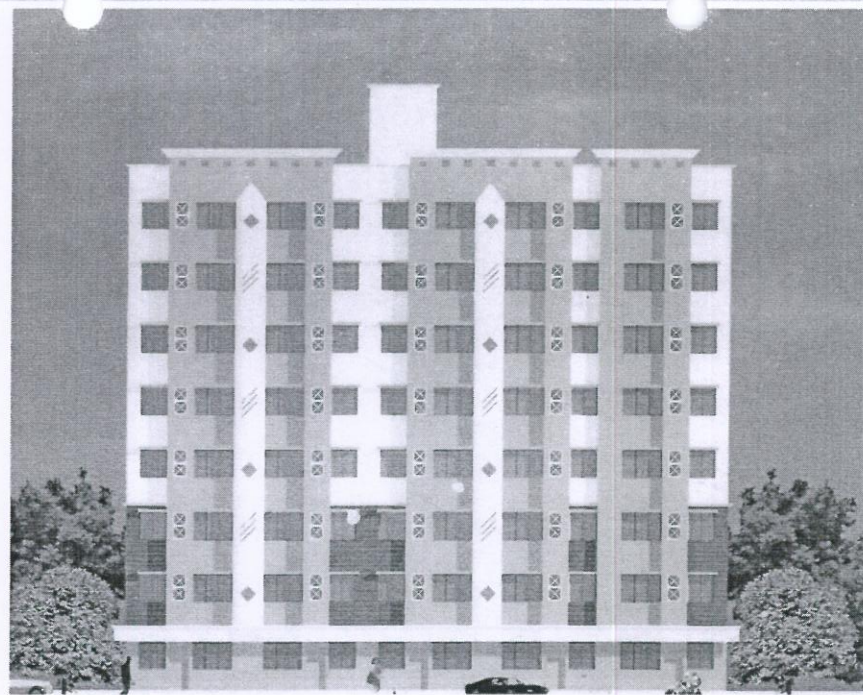
- Lakadawala Developers
- Gr + 7 upper Floors
- Plot area – 5513 Sqm Built up area – 12,957 Sqm



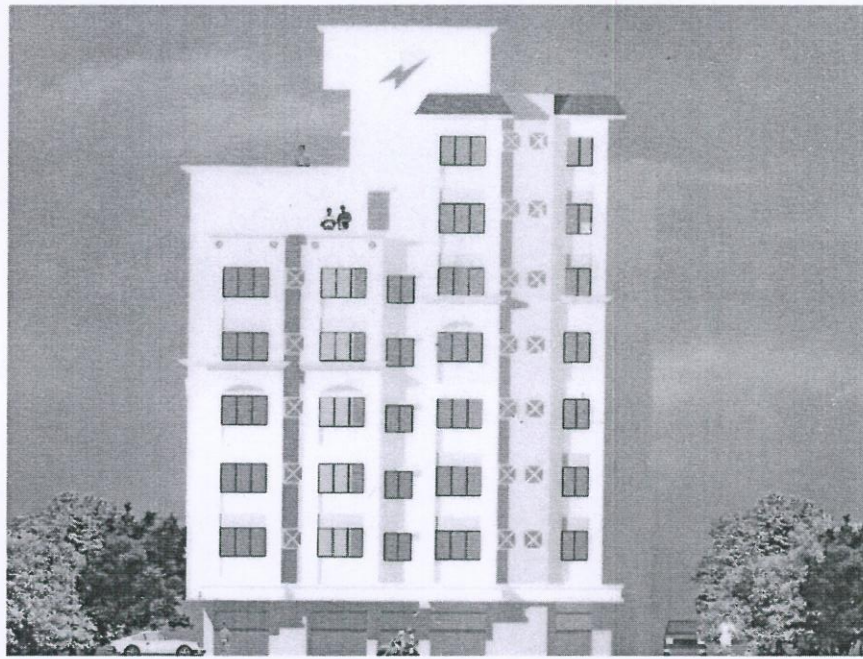


D. N. Nagar Pulkit CHS, Andheri W

Maaria Apt. Sion Koliwada



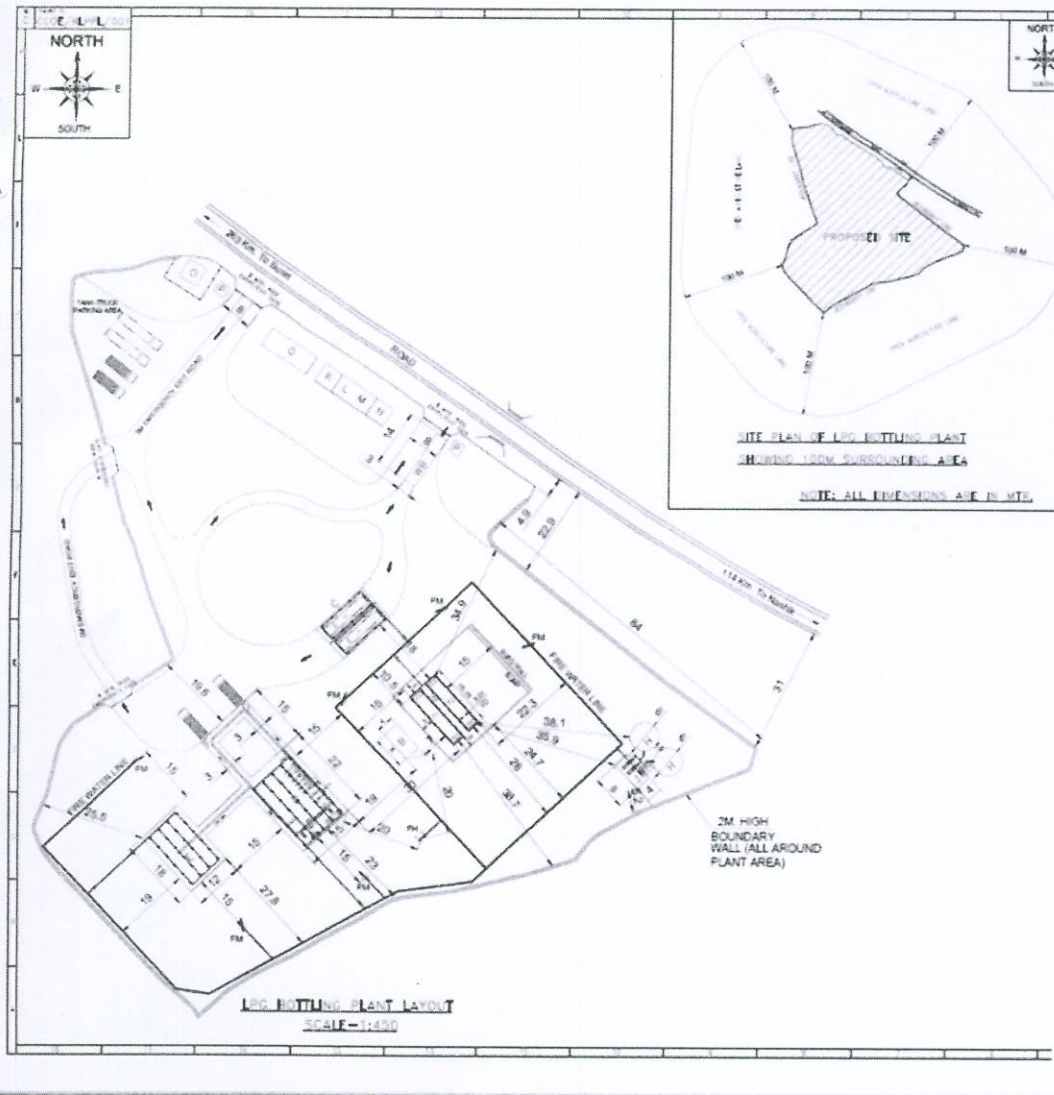
Ekta CHS, Vakola



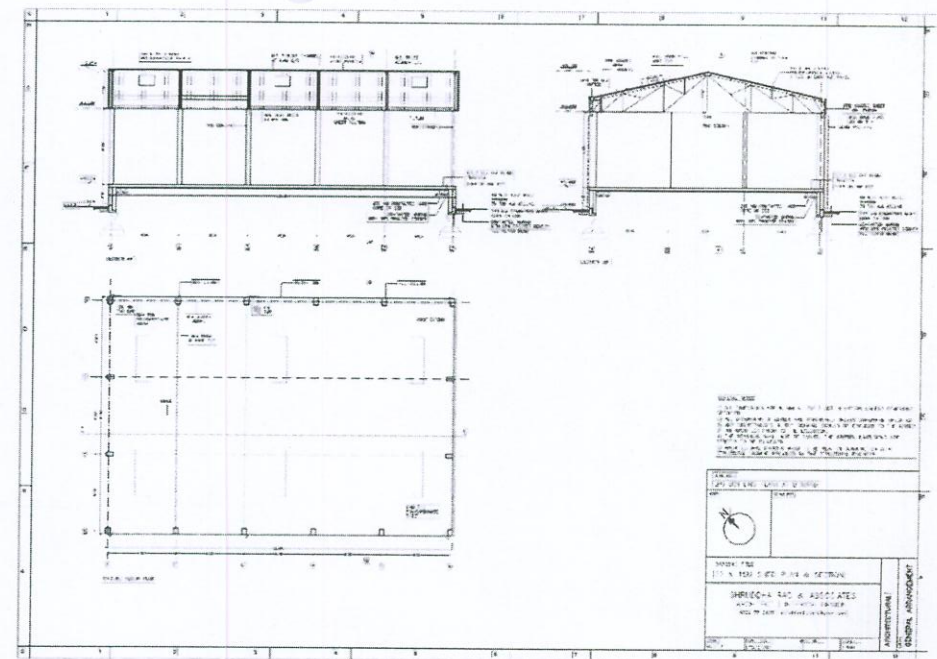
Weild House, Borivali East

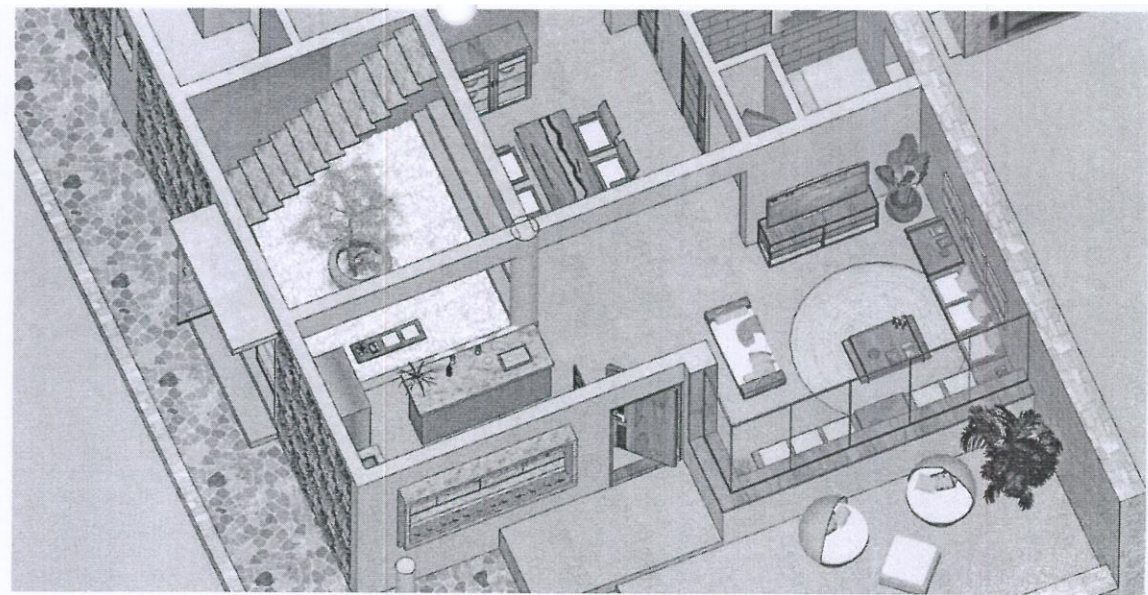
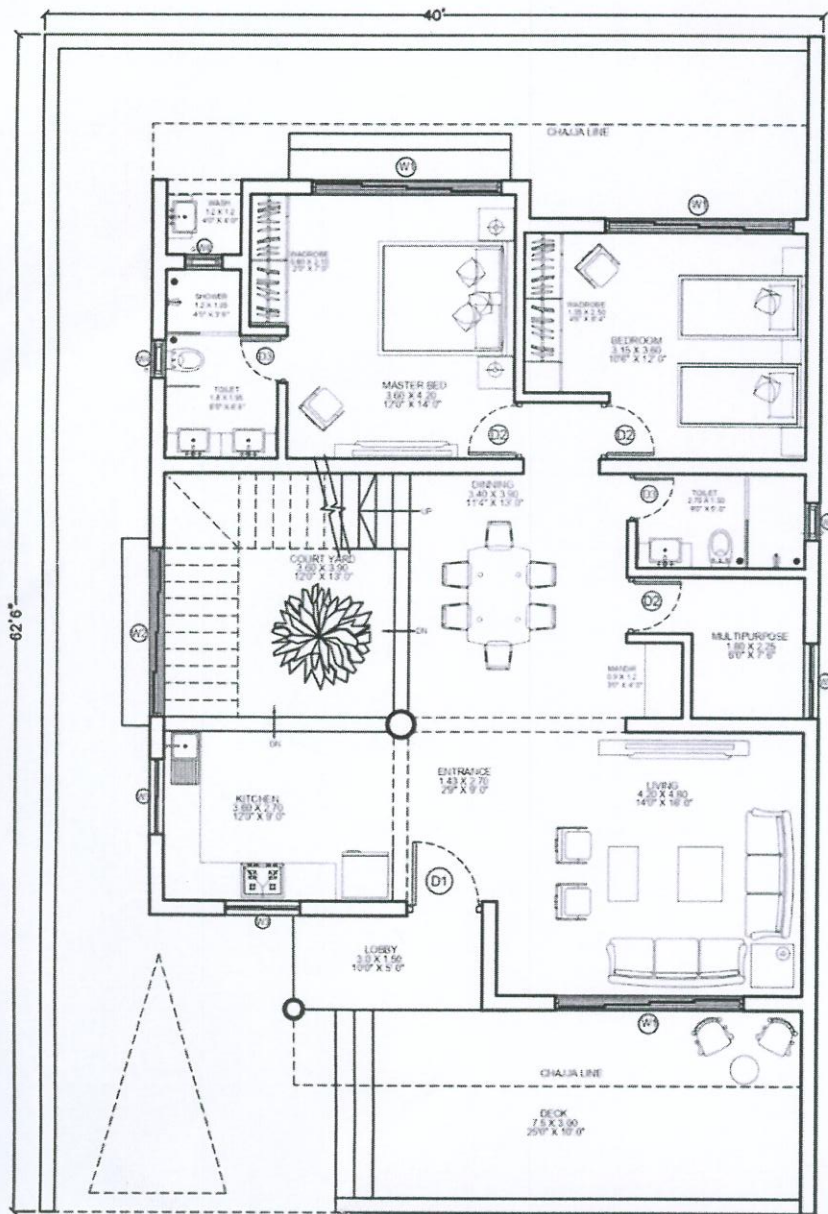


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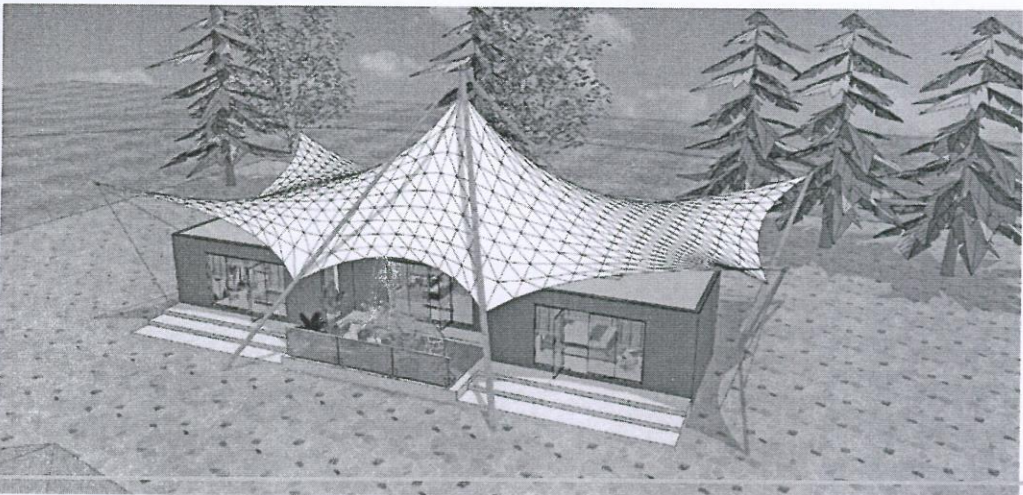
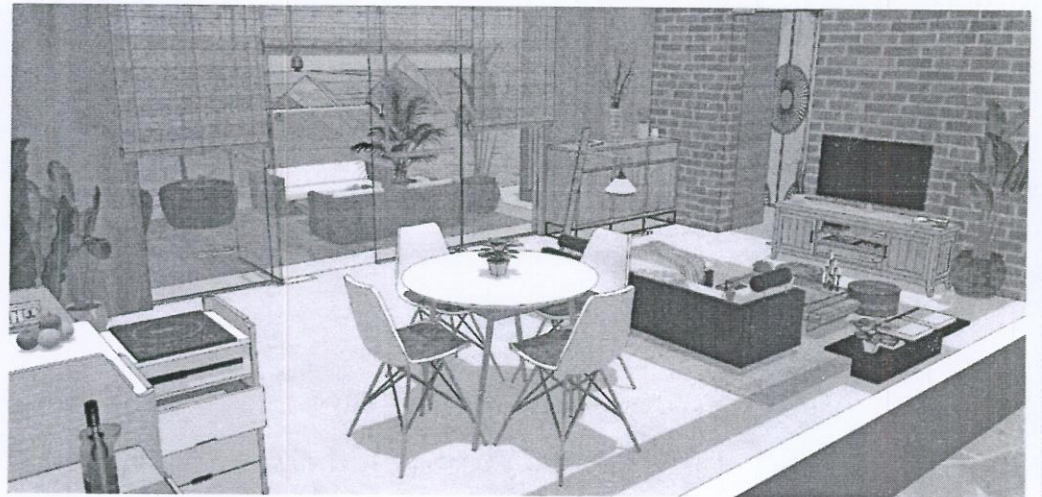
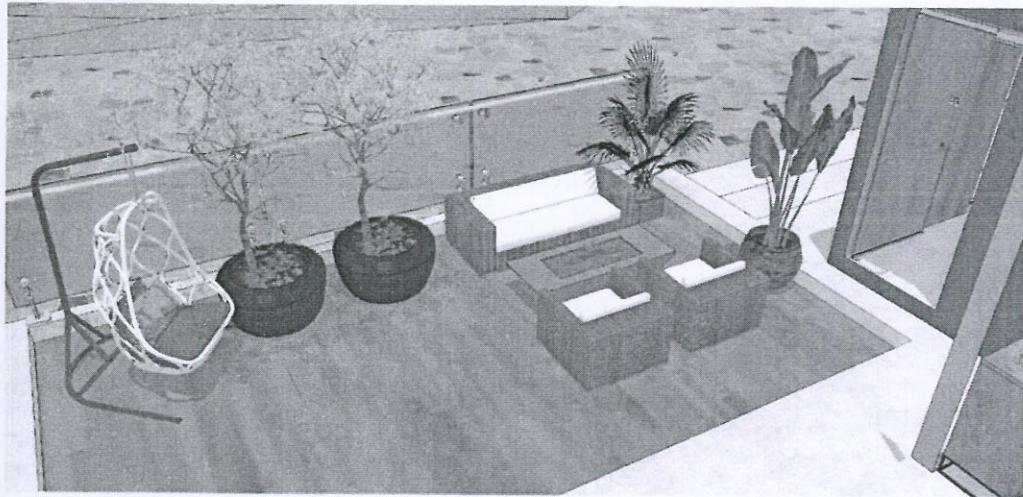
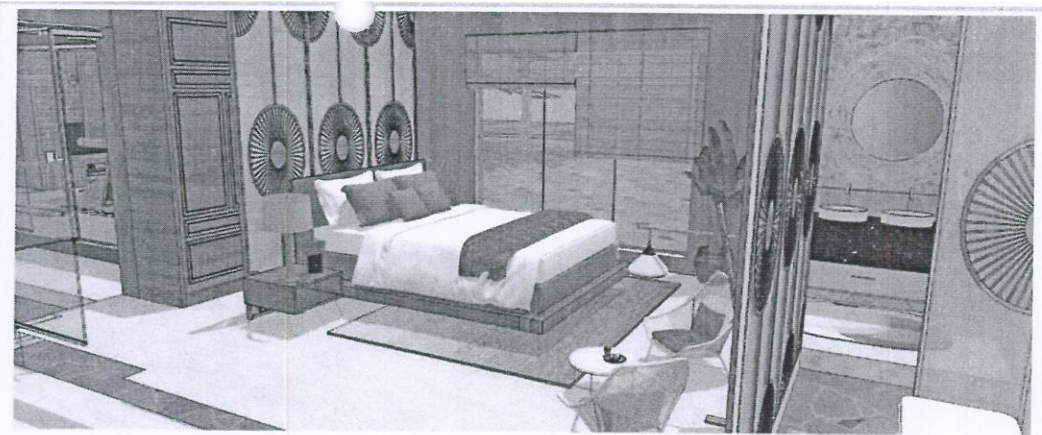
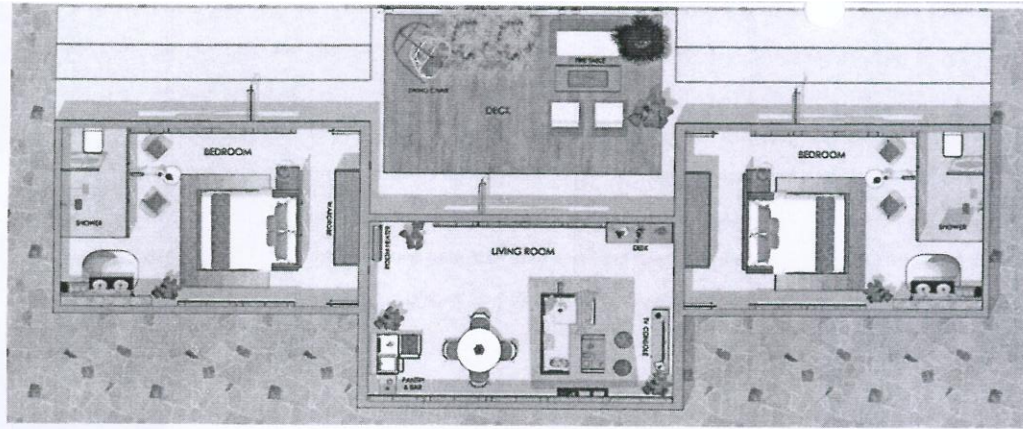
LPG Bottling Plant – Bhiwandi





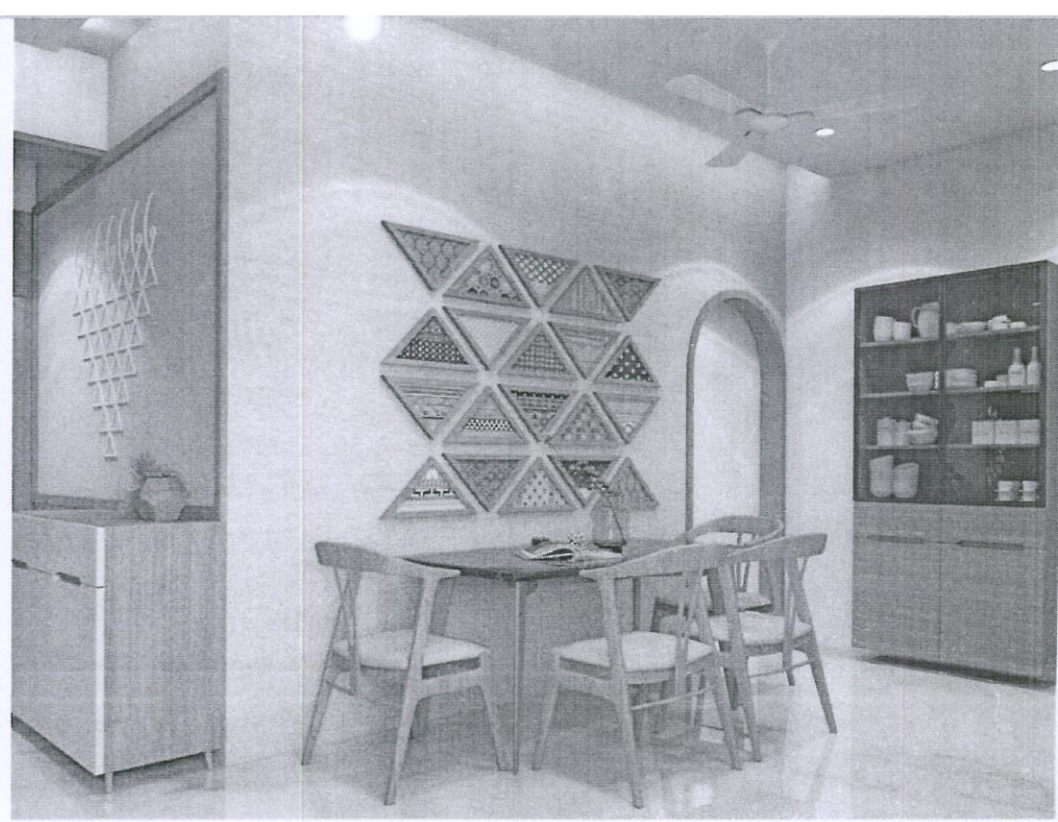
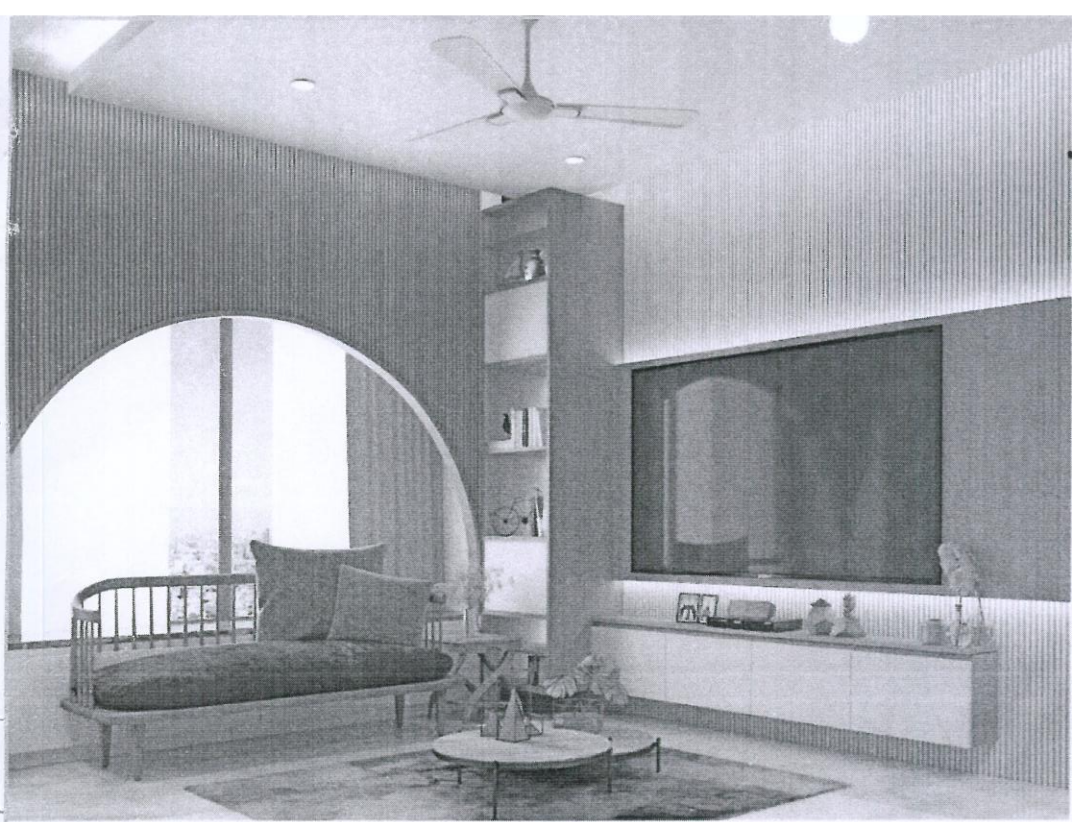
Bungalow Near Nashik
– BUA 1400 Sqm

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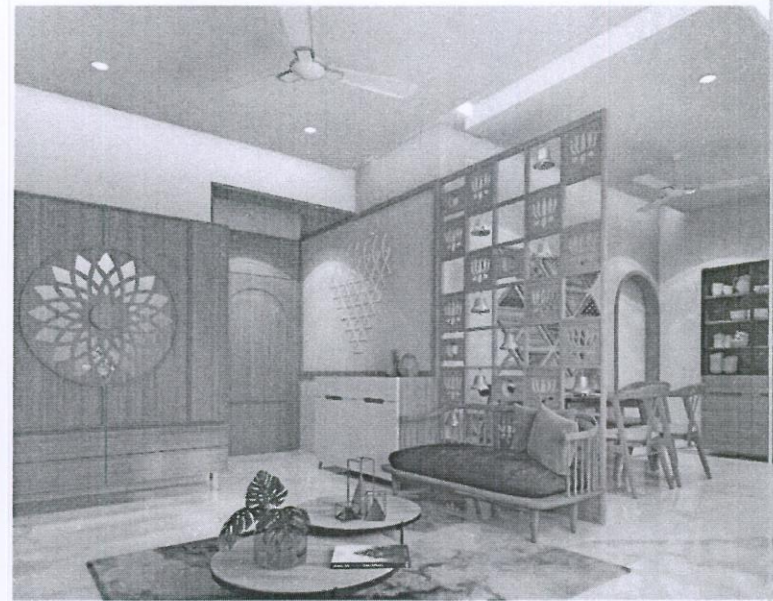
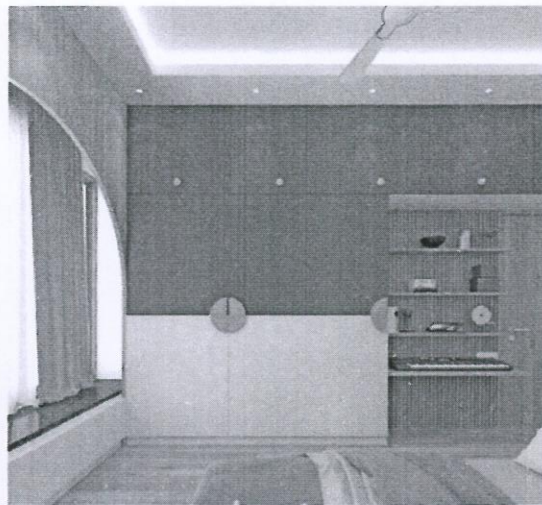
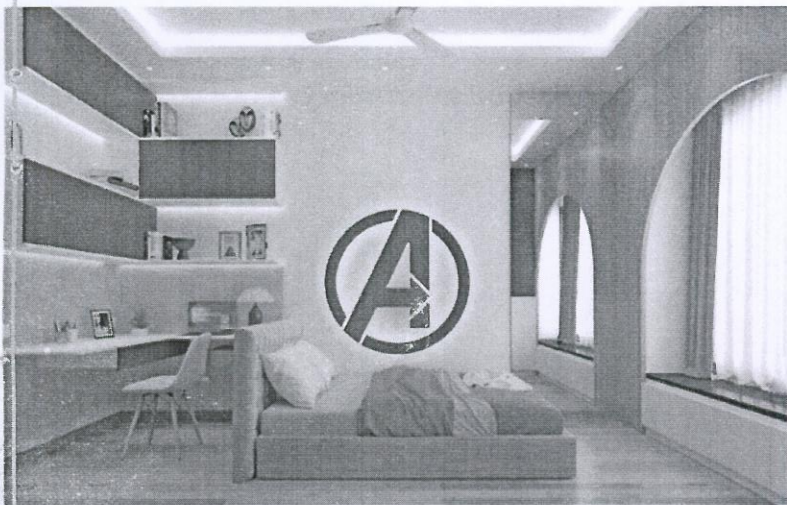


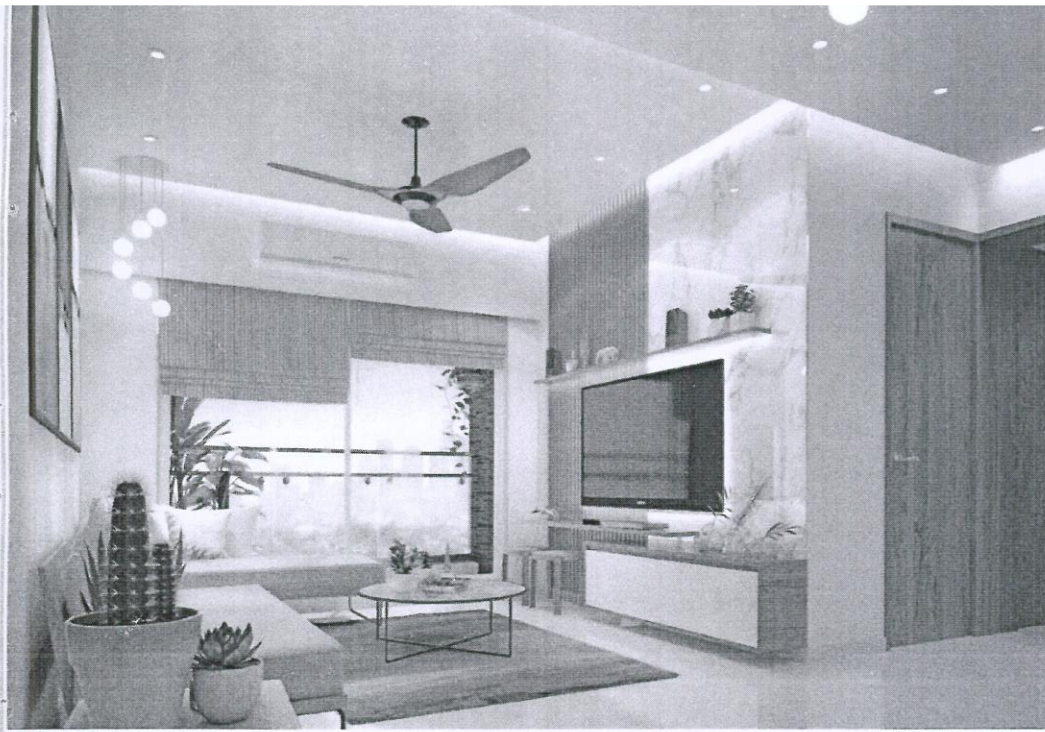
The Tent House
Proto type – Surat Resort

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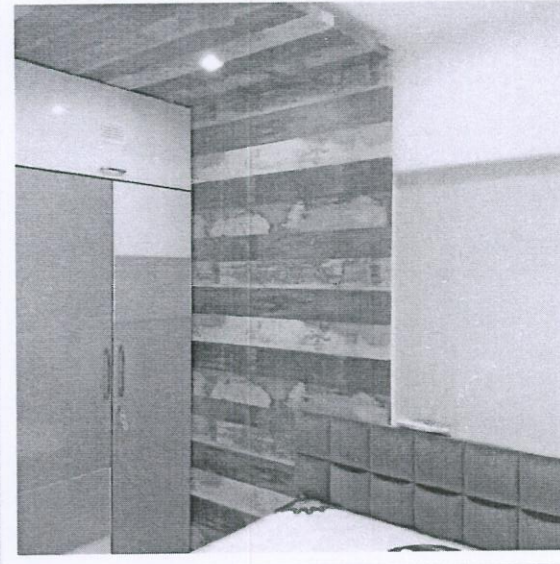
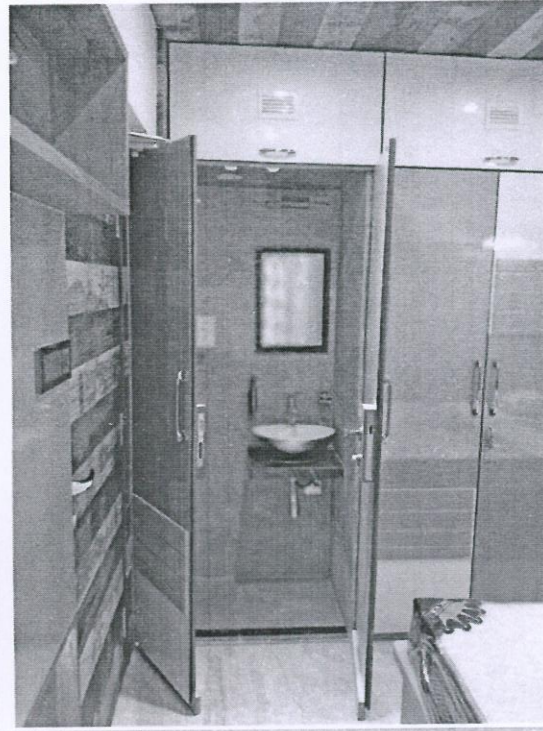
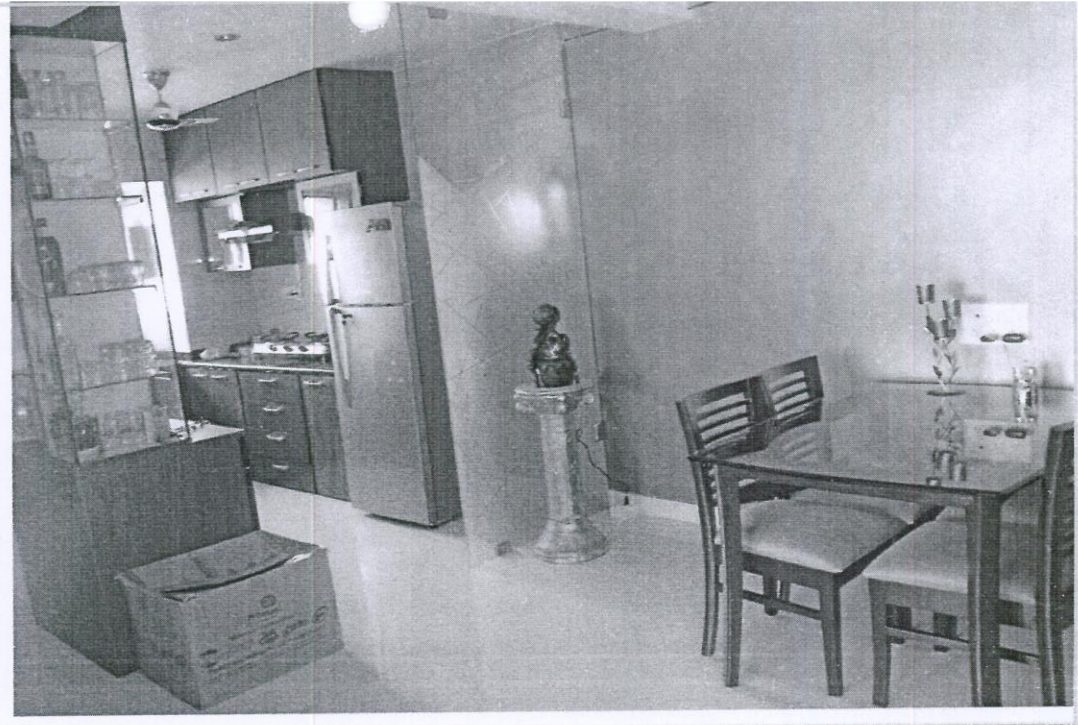
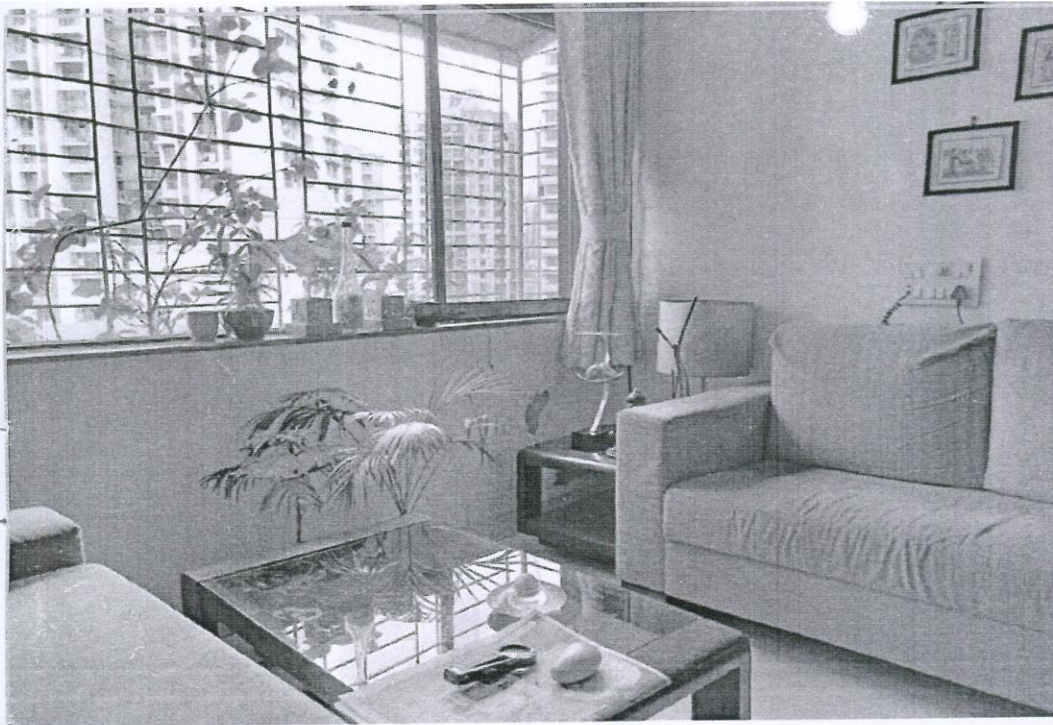
2BHK Apartment
Andheri West 735 Sqf





2BHK Apartment
Goregaon West 735 Sqf

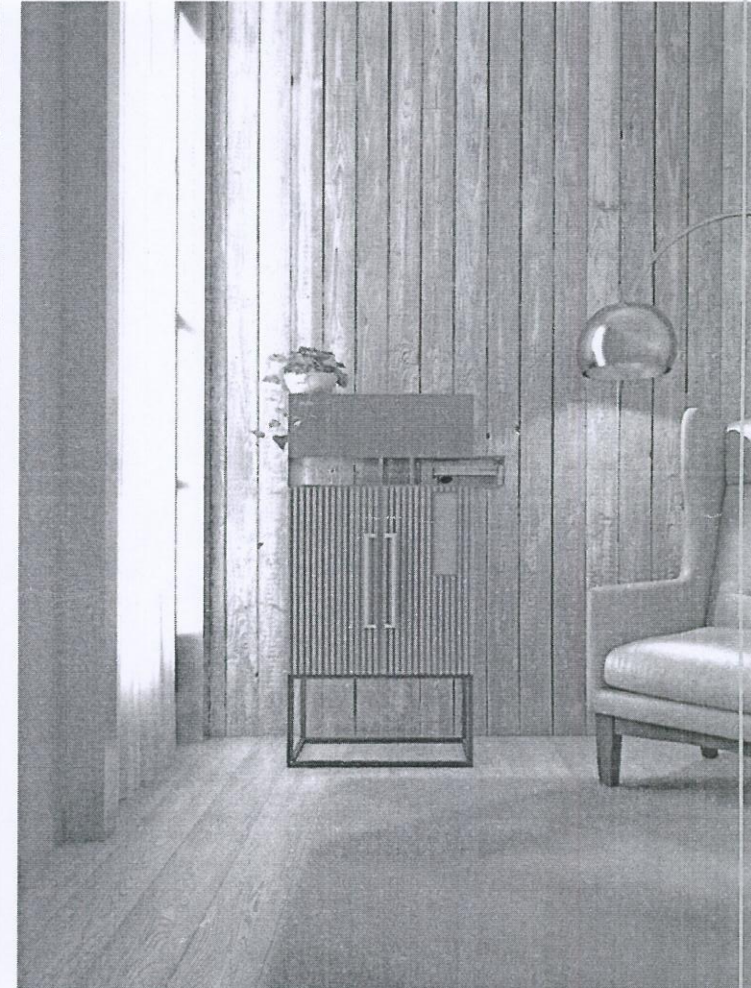
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1 BHK Apartment,
Andheri West – 485
Sqf

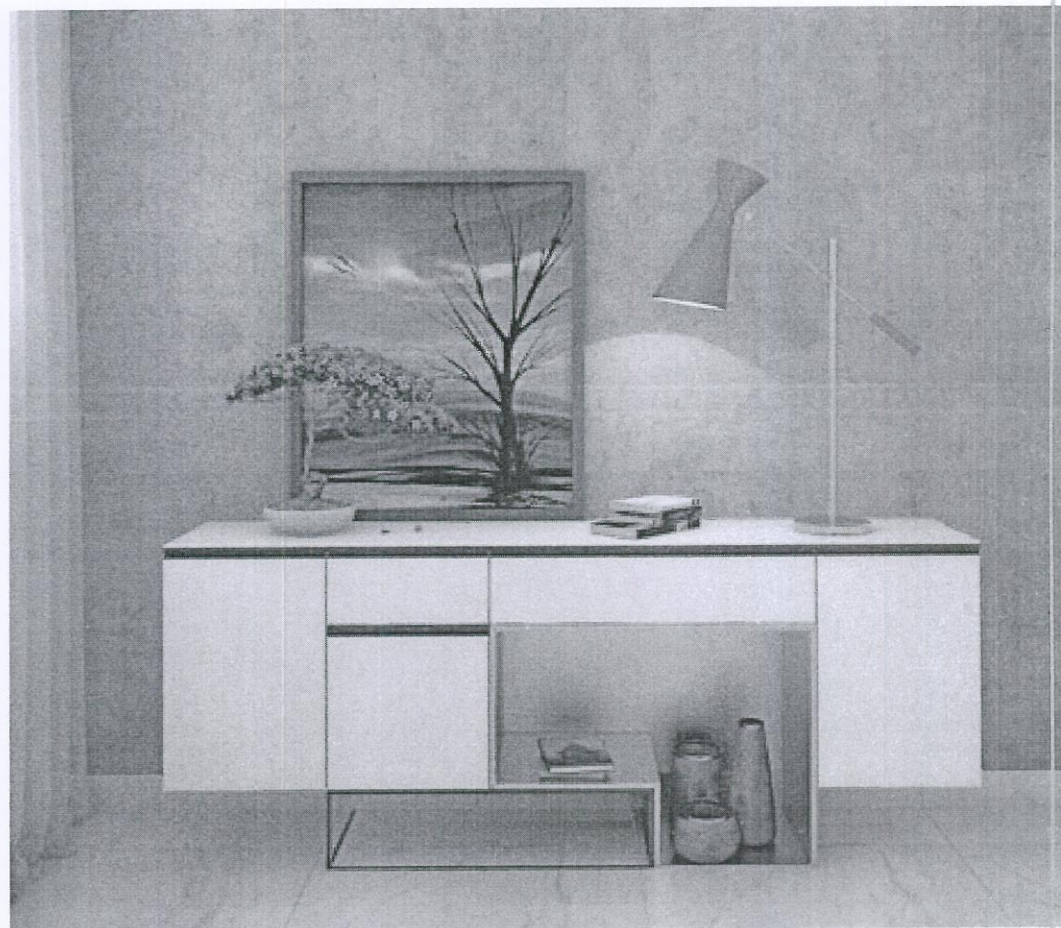
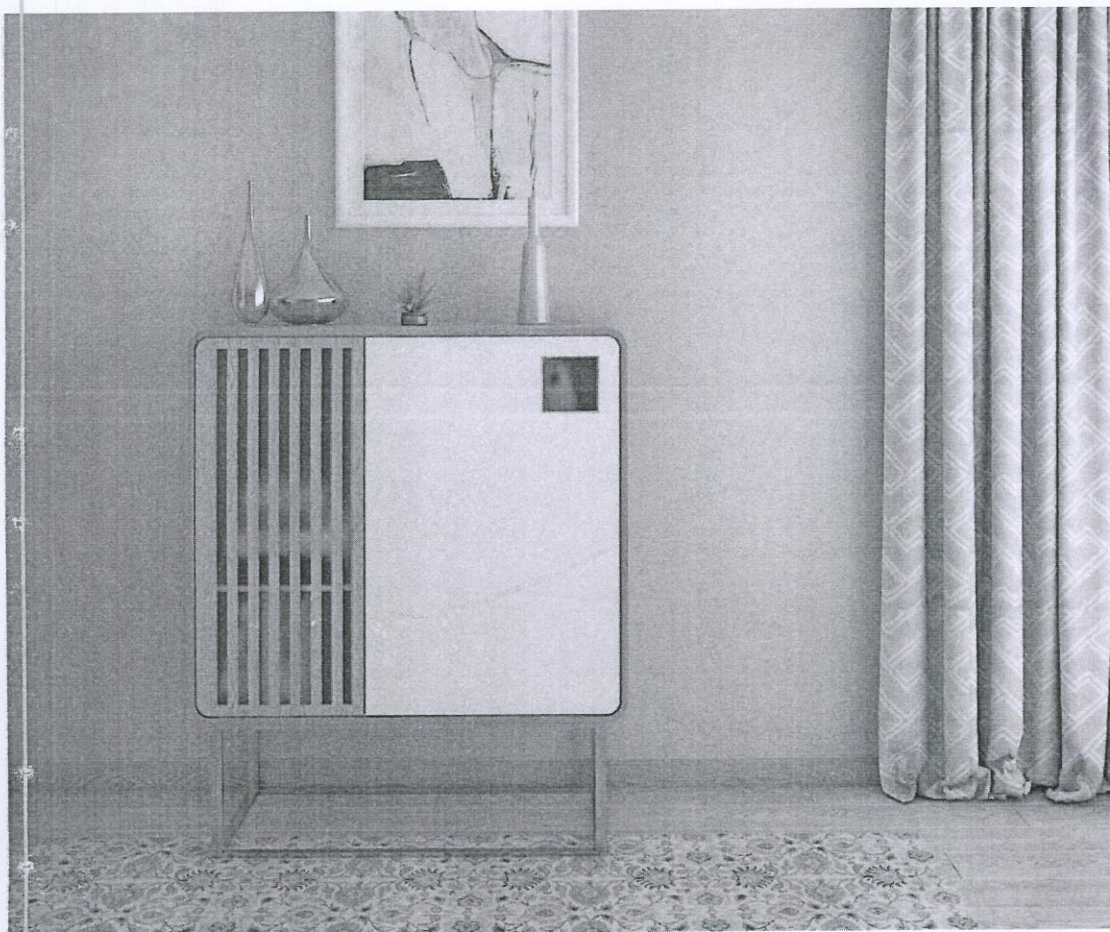
1 BHK Apartment,
Lower Parel – 455
Sqf

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Conceptual Product Design

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Conceptual Product Design

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Our Role

Architect:

- Preparing the financial feasibility of the project, conducting technical analysis of offers made by the developer to the society
- Preparing building plans in coordination with the society & developer according to the rules & regulations of MCGM & their approval
- Preparing a schedule of municipal process along with the developer

Civil Engineer:

- Preparing RCC drawings of the proposed building as per IS Code
- Checking quality of construction & the material used during the process of redevelopment

Legal Advisor:

- Preparing the development agreement
- Preparing Individual MOU with members of the society & developers
- Checking the legal aspects of the proposal

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Our Role

Architecture:

1. Architectural - Technical / Approvals Consultancy

- Preparing schemes and drawings for Municipal corporation / Statutory approvals after finalization of plans.
- Consultation with various municipal / statutory bodies in procuring building permissions such as intimation of disapproval (IOD), commencement certificate (CC), Amendment approvals, further commencement certificate (FCC), building completion / occupation (OCC).
- Consultation with various agencies and sub-consultants to procure all the mandatory building related compliances, remarks and NOC's such as Fire NOC, Civil Aviation NOC, MOEF NOC, CRZ NOC & M.H.C.C. NOC etc. from various departments related to such building permissions.

2. Architectural Design Consultancy

- Preparing plans for a particular plot as per the design brief along with Elevational façade design and building sections.
- Preparing 3d views of building & project presentation as per specific requirement of client.

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Our Role

- Preparing working drawings of the approved drawing for execution on site.
- Preparing designs and detail drawings for building infrastructure.
- Site checks at varying stages of building construction.
- Co-ordination with various consultants/sub consultants as and when required during project stages.

3. Interior designing

- Preparing interior design solutions for residential, commercial and institutional buildings.
- Preparing 3D interior views as per client's requirement.
- Preparing bill of quantities (BOQ's), material selection, furniture design and detail.
- Preparing interior drawings for site along with site checks at various stages of project execution.

4. MEP Consultancy

- Provision of holistic solution for Mechanical system , Electric & Plumbing of the entire building.
- Preparation of all details of all mechanical equipment requirement, electric systems and plumbing diagrams to enhance the functional relationship of the building elements with the system.

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Our Role

PMC:

PHASE I – Preparation of Feasibility Report

- On our appointment or award of work, we will prepare a feasibility report of redeveloping your society. We will request for following details but not limited to, from the office of your society for preparing feasibility report: PR Card, DP Remarks, TP Remarks, Existing MCGM approved plan, Conveyance Deed, Society Registration Certificate, list of members with their name and carpet area
- Feasibility report will include statement of existing plot area, existing carpet area of tenants, proposed built up area using incentive & fungible FSI for members & sale built up area for developer including fungible FSI by paying premium to MCGM as per latest ready reckoner rate prevailing in the vicinity.
- The feasibility report submitted to the society indicates our view / comments for the Society's perusal & information. We will also attend & assist the Managing committee meeting to answer questions regarding redevelopment work during this stage. If required, this report will be

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- presented by us in AGM / SGBM & seek a formal approval on the feasibility report. Approval of feasibility report by Society will be treated as completion of PHASE I.

PHASE II

i. Enlisting of Society's requirements

- Upon approval of feasibility report by managing committee of society, we will compile requirements of individual society members in terms of carpet area, corpus fund, extra area requirement etc. using questionnaire. This consolidated statement of requirements will form a basis of tender to be issued to prospective developers.

ii. Preparation & floating of tender.

- We will prepare the draft tender document based on approved feasibility report, final & agreed requirements of society members, technical specifications of works & selection criteria for prospective developer. Upon approval of draft tender document by Society, we will assist Society to issue tender notice for floating the tender by advertisement in the local newspaper whose cost will be borne by the society.

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iii. Bid Management

We will scrutinize & prepare comparison of techno-commercial offers submitted by bidders. We will coordinate & conduct project site visits of prospective developers' ongoing projects in surrounding areas along with committee / members of society. We will prepare site visit report & technical evaluation statement.

We will assist Society committee in negotiating with shortlisted bidders. We will submit techno-commercial evaluation statement & recommend Society in selection of developer. The same will be presented by us in Society's AGM/SGBM. Issuance of Letter of Interest to selected bidder will be treated as completion of PHASE II.

ation

with the legal advisor of the society or legal advisor suggested by us, for the said Agreement for the said redevelopment work.

ty report. Approval of

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ii. Coordination with developers for plans & approval

We will coordinate with the developer with regards to followings:

- Approval of plans through MCGM & other agencies
- Issuance of Intimation of Disapproval (IOD)
- Commencement Certificate (CC),
- Shifting of society members to alternate accommodation.
- Any regulatory changes during construction

iii. Construction Supervision

During the construction of new building as per approved plans, we will supervise construction work.

Major responsibility during this stage of construction will be as follows:

- To implement quality assurance & control at site
- Inspection of incoming materials
- Check & witness testing of materials.
- Confirm construction as per approved plans.
- Update the Society periodically about progress of work.
- Ensure necessary permits are obtained
- Ensure building, safety, and fire codes are met.
- Review Engineering and Architectural drawings to monitor progress.

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Documents Required from the Society for Redevelopment:

- General Body Resolution of the Society to go for redevelopment
- Conveyance deed
- Society Registration Certificate
- List of members with their respective carpet areas
- Latest City Survey Plan (C.T.S. plan)
- Latest Property Card for the plot.
- Latest D.P. remarks, If the property is under TPS scheme then T.P. remarks
- Copy of municipal approval plans (old BMC plans of existing buildings)

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List of Standard Amenities:

- Building of RCC frame work with Earthquake resistance design
- External wall of 6" thick / brick (block) C.C. Wall & internal walls of 4" thick brick masonry wall
- Internal plaster of Neeru finish & external plaster in sand face finish
- Vitrified flooring in the entire flat
- Antiskid flooring in toilets
- Full height designer tiles in all toilets
- Concealed plumbing with good quality C.P. fittings & sanitary wares.
- Granite kitchen platform with stainless steel sink with 2' glazed tile dado above & provision for aqua guard & exhaust fan
- Provision for pipe gas connection
- Inlet & outlet points for washing machine
- Main door with latch & eye viewer. One side veneer finish & all other doors with commercial finishes both sides
- Granite framing for all sliding window openings & marble framing for all louvered window
- Powder coated sliding shutters window openings with tinted glass, operable louvers in toilets
- Teak wood flush doors with laminate to all bedrooms

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List of Standard Amenities:

- Fiber doors for toilets with marble frame
- P. O. P. finish for the walls with P. O. P. molding for the ceiling
- Concealed plumbing in bath & WC. Flush tank in WC. Necessary points for shower, mixer, bibcock & stop cock & wash basin
- Concealed electrical liners with electrical wiring & fitting of Anchor Roma
- Cable T.V., Telephone & Internet point in living rooms & bed rooms.
- Provision for AC duct in the bedroom with aluminum frame & electrical point
- Intercom system in all flats
- Decorative main entrance for the building
- Lift of OTIS or shindlers with auto functioning
- Concrete paving all around the building
- Attractive elevation for the building with apex or equivalent external paint
- Society office & security cabin as per the approval of the MCGM & Society
- 10 years Guarantee for the Anti termite treatment to be provided
- 10 years Guarantee for all the water proofing treatments.

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FAQ

Why Project Management Consultant ?

Old Societies in Mumbai where the FSI consumed is 1, are today looking at builders who can redevelop their societies & in bargain the flat owner gets extra space & a new building with all modern amenities.

Many a times during the redevelopment, housing societies are caught unaware when they don't follow the process of redevelopment in Mumbai as laid down by the Government of Maharashtra Section 79 (a) of Maharashtra Co-operatives Act 1960. As per the Act, it clearly states that the society needs to appoint a Redevelopment PMC or Architect who will prepare a detailed feasibility report.

The feasibility report will give the viability of the project, financial benefit if any & how much extra carpet they can expect from the builder; this will help the society & builder to reach an amicable settlement which would benefit the flat owners & builders.

A redevelopment PMC would also guide the society at every step during the redevelopment procedure to check if the builder is following the right procedure as laid down by the BMC & the Government of Maharashtra.

Redevelopment in Mumbai is a complex activity & societies should take the help of a Redevelopment PMC & avail consultation on timely basis.

The society should also appoint a lawyer who will guide them on the legal procedure for the redevelopment of housing societies.

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Why redevelopment ?

The future of redevelopment in Mumbai city is very bright since there are constraints on the availability of open land within the city & suburban limits coupled with fast growing demand for houses & shortage of housing stock.

There are thousands of buildings which are in bad shape & dilapidated due to their age, atmospheric wear & tear and other reasons. They have reached a stage where it is not possible to carry out structural repairs & rehabilitation as the same are not economically viable & may not be guaranteed for more extended service life.

Redevelopment of such old buildings has become a necessity since many buildings collapse each year, killing or injuring a number of people, the other reason being the requirement of extra space for the society members due to an increase in the number of family members.

Also the Government has allowed incentive FSI for carrying out redevelopment schemes in the city as well as in the suburbs.

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What if a Society does not have conveyance or any other relevant documents ?

Though the government is drafting the procedure for Deemed Conveyance, the society should appoint / hire a professional competent Advocate having expertise in Conveyance Cases for a legal solution.

The following property documents can be obtained from the respective departments: Property Card and CTS Plan from the city survey office, Old Building approved Plans & other permissions from the BMC office, Property tax paid from BMC's Assessment Department, ULC order from the Collector's office, Non-Agricultural Order & N.A. Tax Paid Receipt from the Collector's office, DP / TP remarks from the respective departments, Registration receipt, Stamp duty paid proof from the Registrar's office, Registered conveyance / Index II from the Registrar's office, Search report from an Advocate & Title Clearance Certificate about the property by an Advocate.

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What are the advantages of Redevelopment?

The advantages for the developers are that, there is no huge investment regarding the TDR of such properties unlike new plot development, these projects are always with clear titles.

Though the time frame for the agreement procedure from the occupants or society members is more & the matter also requires frequent dealings with lawyers & courts etc., the investment for such projects happens to be much lesser.

The society gets better standard of living & latest amenities for the members.

Better level of infrastructure & services like new better construction & elevation, Grand Entrance Lobby & Lifts of reputed make, better Productive Plan for the new flats, more open spaces along with recreational facilities. Separate Society Office / Separate Toilets available for servants. Provision for Seismic design for the building with Fire fighting Systems, Health Club & Gymnasium with Ample Car Parking.

The other advantages are generation of Corpus for society, Increase in flat value more saleable value of the flat for the same carpet area as of the existing building since the structure is new with provision of modern amenities & improved life style.

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Best offers societies normally expect from a developer?

A Society expects one additional room per flat & Compensation so that the additional maintenance & the normal furniture expenses are covered.

Reimbursement of expenses necessary for alternate accommodation till the new flats are handed over.

Modern amenities & quality construction with parking facility, modern elevation & better usable planning.

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Does the process take too much time?

The redevelopment process takes time which includes the following Stages.

1. Consent of the society members
2. Extending EOI (Expression of Interest) by the society
3. Furnishing documents to the developer
4. Addressing society problems
5. Appointing consultants
6. Short listing the Developer
7. Extending LOI(Letter of Intent)
8. Preliminary Planning
9. Municipal approvals
10. Shifting to Alternate accommodation
11. Demolition & re-construction
12. Granting possession
13. Admission of new purchaser as a members of Society
14. Final handing over to the society.

Since the redevelopment work is of common interest, it requires major decisions to be taken by the society with the consent of the General Body. Necessary resolutions should be approved in the General Body meetings.

Recently the government of Maharashtra has issued specific guidelines to streamline the process of redevelopment so that the problems in the redevelopment can be eliminated at the initial stage resulting in the reduction of the time required for the redevelopment process.

The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)

(Regn. No. BOM./WGN / HSG. (TC) 4874 OF 89-90)

Shanker Ghanekar Marg, Dadar,
M U M B A I - 4 0 0 0 2 8

Ref. No. _____

Date 15th October 2022

Joint meeting of Managing Committee with Project Management Consultant held on 15th October 2022 at 9.30 AM in Society's office.

Following members attended the meeting

- 1) Deepak Thacker - Deepak Thacker
- 2) Sheraf Arai - [Signature]
- 3) Aparna Thacker - [Signature]
- 4) Santosh Kulkarni - [Signature]
- 5) Diwaker Sawant - [Signature]
- 6) Sudarshan Patil - [Signature]

Mr Rao - Project Management Consultant explained in detail the Feasibility Report to the members of M.C.

Subsequently it was decided to send the hard copies of the Reports to the members of the Society. It was also decided that members who are presently not residing in the Society should be sent the Feasibility Report through Email & to request the member ~~to~~ ^{and with} send their suggestions by 22.10.22 (Thursday 1ST). The suggestions received from members will be forwarded to the P.M.C.

and joint meeting of the PMC & MC members will
be held on 30.10.2022.

Jeet Chatterjee
Secretary,

The Vishwa Kutir Co-Op. Housing Society Ltd. (Regd.)

(Regn. No. BOM./ WGN / HSG. (TC) 4874 OF 89-90)

Shankar Ghanekar Marg, Dadar,
MUMBAI-400028.

Ref. No. _____

Date 11th October 2022

NOTICE

Joint meeting of
PMC and

Managing Committee will be held on 15th October 22 at 9.30 A.M in
the society office to transact the following business:

Agenda

1. To open the Redevelopment Feasibility Report received
from Project Manager Consultant and to have a
joint meeting with the PMC.

Best Regards,

Jeepan Shankar

Secretary

- 1) Mr Vithoba Kelambe (B2) *(B2)*
- 2) Mr Shresh Aras (I-1) — *(I-1)*
- 3) Mr Diwaker Sewant (D-1) *(D-1)*
- 4) Mr Dilip Vaidya (D-2) — Out of Country
- 5) Mr Sudhashe Patil (F-1) *(F-1)*
- 6) Mr Santosh Kudekar (S-3) *(S-3)*
- 7) Mrs Aparna Tharekar (I-3) — *(I-3)*
- 8) Mrs Medha Bantiwadekar (R-4) — *(R-4)*