



To,
The Chairman / Secretary
JAY CHAMBERS CO OPERATIVE
PREMISES SOCIETY LIMITED,
Plot No. 357, Dayaldas Road,
Vile Parle East – Mumbai 400057.

Thursday, February 08, 2024

Subject: Project Management Consultancy for your Society on Plot No. 357 at Dayaldas Road, Vile Parle East, Mumbai 400057

Respected Sir,

As desire by you I forward my quotation for Project Management Consultant services for redevelopment of above-mentioned Society. I am ready to render my services as Project Management Consultant for the scope of work mentioned herewith.

SCOPE OF WORK FOR REDEVELOPMENT UNDER DCPR 2034

PHASE – I

- 1) To calculate the existing tenant area as per information given by the society.
- 2) To prepare the feasibility with all possible DCPR 2034 Options for individual Plot and Amalgamated and submit the report.
- 3) To recommend the list of amenities, extra area, compensation for temporary accommodation, corpus fund etc.
- 4) To attend meetings of the Managing Committee of the Society & answer queries of members in respect of the Project Report whenever necessary.
- 5) To render PMC service from given tender notice for inviting the developers, preparing the comparative analysis of the bidders and analyzing the comparison of bidders.
- 6) To prepare the Tender Document for selection of Developer
- 7) To assist the society to select the bidders.
- 8) To check the proposed tentative plans submitted and the DA by the selected bidder

PHASE - II

Service from Submission for Proposal till obtaining Occupation certificate.

PROFESSIONAL CHARGES :-

The Professional charges for above mention Phases will Rs 5, 50,000/- (Five Lakh fifty Thousand Only) Taxes as Applicable.



MODE OF PAYMENT:

PHASE - I

Rs 2, 00,000/= (Rs Two Lakhs Only) Taxes As Applicable

Advance on appointment	Rs.	1, 00,000=00
Interim Payment on submitting the Feasibility	Rs.	50,000=00
Final on Appointment of Developer	Rs.	50,000=00

PHASE - II

Rs 3, 50,000/= (Rs Three Lakhs Fifty Thousand Only) Taxes As Applicable

Advance on second appointment	Rs.	1, 00,000=00
Interim Payment on receiving concession from MC	Rs.	75,000=00
Interim Payment on receiving IOD & First CC	Rs.	75,000=00
Interim Payment on receiving Further CC	Rs.	50,000=00
Final on Reviving Occupation Certificate	Rs.	50,000=00

The aforesaid services shall be to the satisfaction of Managing Committee, if appointed.

Thanking You,

Yours truly.

Architect
Jaweed Ghazali



To,
The Chairman / Secretary
JAY CHAMBERS CO OPERATIVE
PREMISES SOCIETY LIMITED,
Plot No. 357, Dayaldas Road,
Vile Parle East – Mumbai 400057.

Monday, February 12, 2024

Subject: Project Management Consultancy for your Society on Plot No. 357 at Dayaldas Road, Vile Parle East, Mumbai 400057

Respected Sir,

In Continuation of the Project Management Consultancy and with the telephonic discussion with **MR SRINIVASDAS** regarding the revision in Professional Charges.

As agreed I have revised the fees as mentioned below:

PROFESSIONAL CHARGES:-

The Professional charges for above mention Phases will Rs 4, 75,000/- (Four Lakh Seventy Five Thousand Only) Taxes as Applicable.

MODE OF PAYMENT:

PHASE - I

Rs 2, 00,000/= (Rs Two Lakhs Only) Taxes As Applicable

Advance on appointment	Rs.	1, 00,000=00
Interim Payment on submitting the Feasibility	Rs.	50,000=00
Final on Appointment of Developer	Rs.	50,000=00

PHASE - II

Rs 2, 75,000/= (Rs Two Lakhs Seventy Five Thousand Only) Taxes As Applicable

Advance on second appointment	Rs.	1, 00,000=00
Interim Payment on receiving concession from MC	Rs.	50,000=00
Interim Payment on receiving IOD & First CC	Rs.	50,000=00
Interim Payment on receiving Further CC	Rs.	50,000=00
Final on Reviving Occupation Certificate	Rs.	25,000=00

The aforesaid services shall be to the satisfaction of Managing Committee, if appointed.

Thanking You,
Yours truly.

Architect
Jaweed Ghazali