

GANGOTRI CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registration No: NBOM/CIDCO/HSG/(T. C)/10344/DR/2024-2025 DATED 05/09/2024)

PLOT NO. 4, NL-5, BUILDING NO : 7 TO 12, SECTOR-3, NERUL, NAVI MUMBAI 400 706.

Ref No.

Date :

Ref no: GCHSLTD/067

Date: 19-04-2025



To,
M/s Dimensions Architects Pvt. Ltd.
Plot No. 99, Sector-8
Vashi, Navi Mumbai - 400703

Subject: Appointment as Project Management Consultant (PMC)

Dear Sir/Madam,

We are pleased to inform you that in accordance with the provisions of the Maharashtra Cooperative Societies Act and Rules, and as per the resolution passed in the Special General Body Meeting held on April 13, 2025, the members of Gangotri CHS Ltd. have approved the appointment of your firm, Dimensions Architects Pvt. Ltd., as the Project Management Consultant (PMC) for our society's proposed redevelopment project.

Your appointment was confirmed through majority voting by the members during the said meeting, reflecting the collective will, trust, and confidence of the society in your firm's professional capabilities and track record.

We extend a warm welcome to you on behalf of all the members of Gangotri CHS Ltd., and we look forward to a transparent, cooperative, and successful association as we move forward with the redevelopment process.

Kindly acknowledge receipt of this letter and confirm your acceptance of the appointment along with necessary documentation, as per CHS guidelines.

Thanking you,

Warm regards,
For Gangotri CHS Ltd.

Accepted and Agreed
For Dimensions Architects Pvt. Ltd



GANGOTRI CO-OPERATIVE HOUSING SOCIETY LIMITED

CHAIRMAN

SECRETARY

TREASURER

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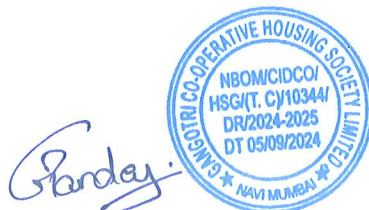
To,
M/S. Dimensions Architects Pvt. Ltd.
Near Sagar Vihar, Sector-08, Vashi
Navi Mumbai- 400 703.

SCOPE OF WORK AS PROJECT MANAGEMENT CONSULTANT OF REDEVELOPMENT PROJECT IN FAVOUR OF SOCIETY

1. Please refer to your offer Special General Body meeting dated 13th April 2025.
2. The Special General Body meeting of Gangotri Co-Op. Housing Society Ltd. under reference decided to appoint you as an Architect/Project Management Consultant in favour of the Society for the entire period of proposed redevelopment project under the provision of S. 79(a) of Maharashtra Co-Operative Societies Act, 1960. Your scope of Works as a Project Management Consultant in favour of the Society will be as under:-

A. PRE-TENDERING STAGE :-

1. Preparing a feasibility report with respect to the prevailing UDCPR provisions and other government policies about the utilization of FSI /premium FSI /TDR/Ancillary FSI.
2. Recommending the list of amenities, extra area, corpus fund etc. and preparing rough designs of the building as per the utilization of FSI and explaining the feasibility report to the society before and modifying the same including the suggestions from the members within the provisions of law.
3. Assisting society to conduct structural Audit and complete further process as per NMMC ACT at Municipal Corporation.
4. Preparing draft tender documents for calling offers from Developers and discussing the same with the Special General Body meeting for floating the same.
5. To assist in inviting the offers (Technical and commercial) from various builders/developers, conducting the process of bid opening as per the best practices and in a transparent way, doing the technical evaluation, preparing a comparison statement, and submitting the bid evaluation report to committee members/SGBM.
6. To assist the society in joint meetings with the short-listed Builders/Developers along with the Committee members and providing assistance in finalizing the most suitable developer



Signature



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7. Providing assistance to complete the process of the lease deed with CIDCO.
8. Providing assistance for conducting SGM as per the provisions of Govt. guidelines as per section 79A of MCS Act.
9. Formation of the website of the Society
10. Providing Assistance to get NOC of Deputy/Joint Registrar as per section 79A of MCS Act.

B. BEFORE CONSTRUCTION STAGE

1. To assist in Drafting a letter of intent based on terms negotiated with the selected Developer.
2. Ascertaining the measurement of each flat and finalizing the carpet area of each member in accordance with the approved drawing.
3. Listing down the requirement of each member and co-ordinating with Developers design architect for the final drawing.
4. Ascertaining the area with survey instruments like theodolite along with plane table survey to work out the area of the entire plot precisely and accurately.
5. To assist society in the process of approving the plans prepared by the developer keeping in mind the interest of the society only.
6. To Preparing bar charts/schedule of work to ensure timely completion.
7. Ascertaining the preparation of all detailed Electrical, Fire Fighting and Plumbing layout as provided by the Developer .
8. Ascertaining the preparation of all working drawings and structural drawings.
9. Ascertaining / conducting various soil investigations to decide and select the required material or construction techniques at the time actual work of the foundation.
10. Ascertaining the submission of the proposed layout and approval.
11. Ascertaining layout approval.
12. Ascertaining the submission of the building permission proposal to various Authorities.
13. Assisting / Obtaining of Commencement Certificate.
14. Assisting society/members to get DA & PAAA documents registered as provided by the developer.



BB



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C. CONSTRUCTION STAGE:

1. Overall co-ordination with the society on technical and financial matter and co-ordination with builders/developers as may be required and between various engineering discipline & report to the Society if any variations/issues.
2. Maintaining complete co-ordination on the entire project in favour of Society.
3. Ascertain Preparation of the issue of a project co-ordination procedure o in favour f the Developer of Society.
4. To ascertain Programming the overall projects and following progress of all aspects of the work. Updating bar charts / Financial Charts and expediting and preparation of the Developer and issue of monthly project report to the society indicating the status and progress of work.
5. Preparation and issue of change notices, indicating any change in the project which will affect costs, planning etc.
6. To have overall co-ordination with society only.
7. Monitoring work progress as per the agreed construction schedule as given by Developer.

D. MATERIAL MANAGEMENT

1. Strict supervision of work in the interest of society and in accordance with the tender received and approved between society and developer.
2. Ensuring quality control and adherence to specification.
3. Carrying out periodical tests of the various construction materials received prior and /or during its use, cost of the same is to be paid by the respective developer.
4. Conducting laboratory tests of material used as well of the final product and certifying the work carried out by the builder/developer.
5. Concrete cube, slump test and other test related to construction work and material checking etc. laboratory should be on the construction site.
6. Ascertaining upon the quantum of various materials required for different constructional activities, checking their order placements and their timely procurement along with quality.
7. Ascertaining timely receiving and storing of the materials in the safe places as per the job layout.
8. Checking the materials received on-site for quantity and quality as per tender specification.



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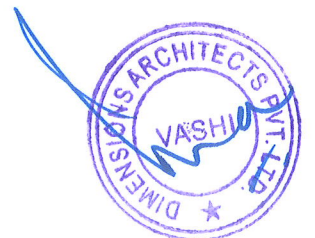
E. DAY TO DAY SITE SUPERVISION AND MONITORING THE PROGRESS OF WORK AND QUALITY CONTROL

1. Full-time supervision by site engineers. The PMC shall engage full time supervisory staff at site for day-to-day supervision and quality control. At least following engineer shall be posted full time at site Civil Engineer – 1 Nos (minimum 15 years' experience in supervision)
2. Periodical site visits in connection with works by the project Engineers / architect at least 2 times a month and providing corrective supervision.
3. Giving instructions regarding the method of carrying out the construction from the workmanship and materials consideration. Issue written orders for the certification of defective works. (If any)
4. Strictly implementing the schedule of work. Updating the activities in case of delay to meet the target completion time.
5. Periodical meetings with the concerned developer and its agencies so as to have a first-hand report about their practical difficulties if any and suggest them an alternative procedure to solve the same in the best interests of the society
6. To ensure that builder/developer incorporates a penalty clause in the work with each subcontractor.
7. To prepare monthly progress status report and submit to the managing committee.
8. To invite representative of the Managing committee in monthly progress review meeting.

F. END OF THE CONSTRUCTION STAGE

1. To assist obtaining various Completion certificates, Occupancy certificate.
2. To assist obtaining various Service connections such as permanent water connection, Electricity Connection, Gas Pipeline Connection, etc.
3. Preparation of 'as-built' drawing
4. Preparing a completion report as the end of the project.
5. Provide technical assistance for identification and rectification of defects during Defect Liability Period of the Developer'

The appointment of PMC is carried out as per instruction under Section 79(a) of MCS Act, 1960 to protect the interest of the Society and its members only.



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FINANCIAL BID

Sr. No.	Services/item	Fees
1	PMC services to provide the scope of work as mentioned under "WORKS BEFORE ENGAGEMENT OF DEVELOPER"& "BEFORE CONSTRUCTION STAGE" to "END OF THE CONSTRUCTION STAGE"	01 (One) % of construction cost as will be reflected in developer's agreement

STAGES OF FEES

- | | |
|---|-------|
| 1. On submission and acceptance of Feasibility Report – | FREE. |
| 2. on receipt of Commencement Certificate | -5% |
| 3. on completion of relocation of Society Members | -10% |
| 4. during construction period. On prorata to progress of work | -50% |
| 5. on obtaining Occupancy Certificate | -15% |
| 6. On completion of complete process of handing over | -20% |

Of flats to Society members






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OTHER TERMS & CONDITIONS:-

1. The GST as levied by government will be deducted by the society and reimbursed to the client after submission of payment receipt.
2. Fees of Part A to D shall be born & Paid by the selected Developer on behalf of the Society.
3. All official and incidental payments, liaisoning expenses required to get the approvals of Municipal/Government departments shall be borne by the Developer on the behalf of society as the case may be.
4. In case, in any event, due to unforeseen circumstances, the project does not materialize then or in the event of termination of your services by the society, in that such a case may be, the maximum fee that you shall be restricted to the item executed and fees mentioned against each item. No other claim will be levied on the society.
5. The designated representative of Dimensions Architect Pvt. Ltd. should be available to all society members for resolution of their queries about redevelopment work during the agreed visiting time with society members.

Thanks & Regards,

GANGOTRI CO-OPERATIVE HOUSING SOCITEY LIMITED

Place : Nerul, Navi Mumbai

Dated : 19TH April 2025



GANGOTRI CO-OPERATIVE HOUSING SOCIETY LIMITED

CHAIRMAN

SECRETARY
TREASURER

