

February 2022.

To,

EMPIRE KISMET CHS.

**Plot No.27A, 48 Carter Road,
Bandra(W), Mumbai -400050**

Sub : PMC Proposal for Redevelopment of your Society

Dear Sir,

As Requested Please find herewith our offer for PMC Services


Fee Structure

STAGE	WORK	FEES plus G.S.T. as applicable
I	<u>EVALUATION STAGE: Assessment of Existing Documents, Procurement of unavailable documents and Preparation of Feasibility Report</u>	
	<ul style="list-style-type: none"> Checking all the relevant papers and working out feasibility / commercial viability report. 	` 150,000.00
	<ul style="list-style-type: none"> Physical Measurements of the Flats / Shops with Electronic Instrumental. <ul style="list-style-type: none"> ✓ Flats ✓ Shops ✓ Garage / Private Terrace 	` 1,500.00 / Unit ` 1,000.00 / Unit ` 500.00 / Unit
	<ul style="list-style-type: none"> Total Station Land Survey of the Plot with Electronic Instruments to ascertain the physical area in possession with the society. 	` 25,000.00
	<ul style="list-style-type: none"> We will require the following documents for carrying out techno-commercial feasibility study and presenting a compiled report for the same, the documents required are as follows:- <ul style="list-style-type: none"> ✓ Conveyance Deed. ✓ Latest Property Registration Card. ✓ B.M.C. approved plan. ✓ Latest C.T.S. plan. ✓ Latest Town Planning [T.P.] Remarks. ✓ Latest Development Planning [D.P.] Remarks. ✓ 7/12 Extract. ✓ Index II Plan. 	

	<ul style="list-style-type: none"> ✓ Measurement Survey of Flats / Shops. ✓ Land Survey of Plot <p>[If any document/s is / are not available, the same can be procured by paying prescribed fees from the relevant departments].</p>	
	[50% will be given with the appointment and balance 50% after submission of report].	
2	<p><u>BIDDING, PRE- CONSTRUCTION DOCUMENTATION AND DESIGN, LAUNCH STAGE:</u></p> <p>A. <u>BIDDING</u> Our fees will be ` 2,50,000.00 plus G.S.T. as applicable.</p> <ul style="list-style-type: none"> a. On Submission of Draft Bid Documents. b. On published Newspaper advertisement for invitation of Bids. c. On Submission of First Scrutiny and Comparative Statement. d. On Submission of Financial Report from C.A. e. On Submission of Report of Site visits of Developers. <p>Note:</p> <p>The expenditure for the preparation of Tender Document [Newspaper advertisement, Stationery and Printing Charges] will borne by the Society and the Income generated from the sale of Tender Documents to the Prospective Developer will also be kept by the Society.</p> <p>B. <u>PRE- CONSTRUCTION DOCUMENTATION AND DESIGN, LAUNCH STAGE:</u> Our fees will be ` 25.00 / Sq.ft. on area plus G.S.T. as applicable.</p> <ul style="list-style-type: none"> a. On Appointment of Developer in S.G.M. b. On Approval of the proposed plan by the Society in S.G.M. c. On Finalization of the Development Agreement in S.G.M. d. On Developer obtaining I.O.D. e. On vacating the existing building premises. 	<p>20%</p> <p>20%</p> <p>20%</p> <p>20%</p> <p>20%</p> <p>20 %</p> <p>20 %</p> <p>20 %</p> <p>20 %</p> <p>20 %</p>
3	<p><u>PROJECT MONITORING STAGE:</u></p> <p>Our fees will be ` 50.00 / Sq.ft. on Construction Area plus G.S.T. as applicable.</p> <ul style="list-style-type: none"> f. On Commencement of the foundation work. g. On Completion of work up to Plinth h. On Completion of 25% of the R.C.C. work. i. On Completion of 50% of the R.C.C. work. j. On Completion of 75% of the R.C.C. work. k. On Completion of 100% of the R.C.C. work. l. On Completion of 25% of the Allied Works. 	<p>10 %</p> <p>10 %</p> <p>10 %</p> <p>10 %</p> <p>10 %</p> <p>10 %</p> <p>07 %</p>

m. On Completion of 50% of the Allied Works.	08 %
n. On Completion of 75% of the Allied Works.	07 %
o. On Completion of 100% of the Allied Works.	08 %
p. On Virtual Completion of the works by Developer	05 %
q. On Developer obtaining C.C., O.C. and Re-establishment of the Flat Owners.	05 %

Thanking you.
Yours Faithfully


Er. Yomesh Rao
B.E. Civil, LLB,LLM