

Shishira Co-operative Housing Society Ltd.

(Regn. No. BOM / WK (WEST) / HSG / TC / 4720 / 89-90)
YAMUNA NAGAR, OSHIWARA, ANDHERI (W), MUMBAI - 400 053.

Date : 08/04/2025

To,
M/S Shilp Associates,
315 to 317, E-Square, Subhash Road,
Above State Bank of India,
Vile Parle (East), Mumbai - 400057

SUB: APPOINTMENT LETTER AS PROJECT MANAGEMENT CONSULTANCY SERVICES FOR CARRYING OUT REDEVELOPMENT OF OUR SOCIETY BUILDINGS.

Ref: -

1. Your letter dated 16/09/2024
2. Discussion held on 20/12/2024
3. Approval in S.G.M. dated 09/03/2025

Dear Sir,

With reference to the above we state that the Society is pleased to appoint you as our Project Management Consultant for redevelopment of our housing society building known as Shishira CHSL, situated at Yamuna Nagar, Oshiwara, Andheri (West), Mumbai 400053 on the following terms and conditions: -

(A) YOUR SCOPE OF WORKS AS A PROJECT MANAGEMENT CONSULTANT WILL BE AS UNDER: -

(I) Phase I & II: -

1. The PMC will get the property surveyed in detailed from qualified licensed surveyor. (Extra Charge for Plane Table Plot Survey)
2. The PMC will apply for DP Remark, Road Regular Line Remark and any other required NOC for preparation of project report and to obtain the same. (Extra Charges will be applicable for any required remark or NOC from Government body)
3. Preparing feasibility report with respect to present government policy and explaining it to committee & society member.

V. Bhat
10/04/2025

For Shishira Co-Op. Housing Society Ltd.
[Signature]
Chairman / Hon. Secretary / Treasurer



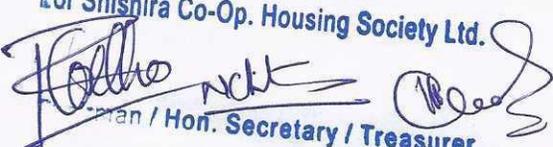
Shishira Co-operative Housing Society Ltd.

(Regn. No. BOM / WK (WEST) / HSG / TC / 4720 / 89-90)
YAMUNA NAGAR, OSHIWARA, ANDHERI (W), MUMBAI - 400 053.

4. Preparing draft tender documents and discussing the same with the committee and members which will be floated by the Society.
5. Technical evaluation of tenders received, preparing comparison statement and submitting the same to committee members.
6. Conducting joint meeting with the short-listed Builders / Developer along with the committee members and finalizing the most suitable developer.
7. The consultant shall be responsible for keeping the society duly informed of all relevant and updated notifications, classifications, circulars, guidelines and policy directives issued by the UD, Housing Department and any other applicable statutory or regulatory authorities, which may have a direct or indirect impact on the execution, compliance or progress of the redevelopment project. The consultant shall ensure timely dissemination of such information to the society to facilitate informed decision - making and adherence to all prevailing legal and regulatory requirements.

(II) Pre- Construction Stage (Phase III): -

1. The PMC will coordinate with the Society, Developer, Legal Advisor or any other person to ensure smooth and speedy completion of the project.
2. The PMC will prepare and assist the society in finalizing necessary documents such as various agreements, Letters of Intent, and technical as well as other details, Development Agreement, etc. This will be done by coordinating with the Society and its Legal Advisor.
3. The PMC will assist, review and advise the Developer regarding the Project Plan to be prepared by the Developer.

For Shishira Co-Op. Housing Society Ltd.

Hon. Secretary / Treasurer



Shishira Co-operative Housing Society Ltd.

(Regn. No. BOM / WK (WEST) / HSG / TC / 4720 / 89-90)
YAMUNA NAGAR, OSHIWARA, ANDHERI (W), MUMBAI - 400 053.

4. The PMC will check and approve detailed Building Plans/Drawings etc. (e.g. Conceptual Drawings, Presentation of detailed Drawings, Working Drawings, Detail Drawings etc.) Prepared by developers, as per the norms and as may be needed for the purpose of obtaining necessary permissions from various competent authorities to carry out construction activity.
5. The PMC will work closely with the Society and the Developer to get the plans approved by various competent authorities. The Developer shall be responsible for the approval and the PMC needs to coordinate with the Developer and assist the Developer in answering technical queries etc.
6. The PMC will advise the Society as to when to vacate its building and carrying out all the formalities with the Developer etc. as may be needed.
7. The PMC will verify and ensure that the various permissions obtained by the Developers are in order and are in the interest of the Society.
8. You will check and approve all relevant drawings and documents prepared and/or submitted by the Developer to complete the entire scope of the Redevelopment Project activity defined in the Tender document, Development Agreement and any mandatory procedures required not covered in above documents, but are necessary to complete the project.

(III) Construction Stage (Phase IV):-

1. The PMC will monitor and supervise the construction activity by timely periodic supervision visits to maintain the strict quality control as provided in the Tender document and Development Agreement.
2. The PMC will ensure during the construction activity, the quality of work, materials Used as prescribed, the amenities are provided as per the Development agreement and industry standard.

For Shishira Co-Op. Housing Society Ltd.

Chairman / Hon. Secretary / Treasurer



Shishira Co-operative Housing Society Ltd.

(Regn. No. BOM / WK (WEST) / HSG / TC / 4720 / 89-90)
YAMUNA NAGAR, OSHIWARA, ANDHERI (W), MUMBAI - 400 053.

3. The PMC will timely verify and ascertain the fulfillment of all the conditions mentioned in the various agreements.
4. The PMC will update and advice from time to time, the Society and the Developer regarding the work, quality, delays etc.
5. The PMC will arrange for regular meetings with Society representatives (Quarterly/by- Quarterly) at Site office / PMC's office to give details of the work completed by that date.
6. The PMC will ensure compliance of all formalities and legalities from commencement to completion of the project including obtaining of completion and occupation certificates, etc. as may be necessary.
7. The PMC will abide by the law of the land and carry out the detailed activities diligently and efficiently to protect the interest of the Society.

(B) YOUR PROFESSIONAL FEES AS A PROJECT MANAGEMENT CONSULTANT

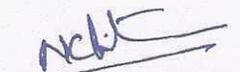
Your professional fees shall be as follows: -

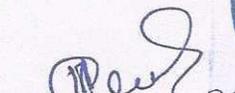
SR NO	PHASE I & PHASE II FEES STRUCTURE	FEES INCLUDING GST
1	ON APPOINTMENT FEES	Rs.
2	ON SUBMISSION OF FINAL REPORT FEES.	Rs.
3	ON SUBMISSION OF DRAFT TENDER DOCUMENT FEES	To be discussed and finalised later
4	ON SUBMISSION OF COMPARATIVE STATEMENT OF OFFERS RECEIVED BY BIDDERS	To be discussed and finalised later

Thanking you,

For Shishira CHSL,


Hon. Chairman


Hon. Secretary


Treasurer

