



Shakti Property Developers Pvt. Ltd.

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CIN NO. : U70100MH1999PTC121477

Our ref: NMA/0011/2015-16

Date: 31.03.2021

To,

**M/s. Shakti Property Developers Pvt. Ltd.,
Shop 102, First Floor, Shakti Enclave, Q Wing,
Shakti Complex, Opp. Billa Bong International School,
Jankalyan Nagar Road, Charkop,
Kandivali (w), Mumbai-400067.**

Dear Mr. Rajesh V. Mishra,

Ref: Architectural Planning, Design & Municipal Liaisoning Services for your scheme on plot bearing F.P. no. 22B(Pt.), TPS II, i.s. CTS no. 31, 31A(Pt.), 31D, 31E & 31F of village Kanheri, at M.G. Road, Borivali (East), for Ashtavinayak CHS (Proposed).

We are pleased to submit the proposal to render our services for Architectural Planning, Design & Municipal Liaisoning Services for your proposed project.

VBAPL has over 15 years of successful track record as Consulting Architects in many verticals and capabilities apart from Master planning & Architecture design such as 3D Visualization, Animation, Branding, Interior Design etc. They are not a part of this offer letter unless otherwise specified. Our team of 120 professionals comprising of Urban Planners, Architects, Interior designers and Graphics Designers and our portfolio includes Master planning, Architectural Planning & design, Interior Design, BIM, 3D Graphics & Animation

VBAPL provides multi-disciplinary Design Services having many verticals and capabilities apart from Architecture like Master Planning, 3D Visualization, Animation, Branding, Interior Design, BIM etc. for wide range of projects such as Town planning, Institutional, I.T. Parks, Hospitality, Healthcare, Transportation, Residential, Commercial & Retail. Our operations are carried out from our Head Office at Mumbai and branch offices at New Delhi, Jaipur & Jalgaon.

This proposal has been prepared by VBAPL to provide the scope of services necessary to achieve an excellent architectural design and describes our services in detail and proposes fees limit based on information made available to us.

Proposal sent via email id: sfarisus@yahoo.com

Contents of our proposal:

1. Project Description

- 1.1 Project details
- 1.2 Proposed project areas of scope
- 1.3 Architects design vision
- 1.4 Project Approach



2. Scope of Work

2.1 Fee proposal for building Design Consultancy scope

2.2 Annexure 'A' - Payment Schedule

2.3 Annexure 'B' - Scope of Building Planning and Design Services

2.4 Annexure 'C' - Scope of Municipal Liaisoning

1.1 PROJECT DETAILS

1.1.1	Project name	S.R. scheme on plot bearing F.P. no. 22B(Pt.), TPS II, i.s. CTS no. 31, 31A(Pt.), 31D, 31E & 31F of village Kanheri, at M.G. Road, Borivali (East), for Ashtavinayak CHS (Proposed).
1.1.2	Project category	SRA Project
1.1.3	Site location	F.P. no. 22B(Pt.), TPS II, i.s. CTS no. 31, 31A(Pt.), 31D, 31E & 31F of village Kanheri
1.1.4	Plot area	1485.89 Sq. Mtr.
1.1.5	Tentative proposed area for development	76725.00 Sq. ft.
1.1.6	Current stage of project	Amended LOI stage

1.2 PROPOSED AREAS OF SCOPE

1.2.1	Master planning area	NA
1.2.2	Residential	Yes
1.2.3	Non-residential	NA
1.2.4	Common amenities area for interior design	NA

1.3 ARCHITECTS DESIGN VISION

Our role is to create an architectural design that facilitates a sense of elegance and comfort, establishes a distinct identity and creates an aesthetic, visual experience that enhances the value for the clients. Also we wish to develop the approved concept into a functional, comfortable and cost-effective design solution that is climate friendly and equates to timeless aesthetic appeal and value.

1.4 DESIGN APPROACH

We understand that you intend to develop the S.R. scheme on plot bearing F.P. no. 22B(Pt.), TPS II, i.s. CTS no. 31, 31A(Pt.), 31D, 31E & 31F of village Kanheri, at M.G. Road, Borivali (East), for Ashtavinayak CHS (Proposed). As per your requirement, new plans and design shall be prepared to achieve your objective.

NMA shall ensure that the designs and design documentation would be of very high standards and fully coordinated incorporating

The design inputs of all the other Specialist Consultants as appointed by you. We will work closely with these consultants to ensure that the Good for Construction (GFC) drawings issued to site are fully coordinated and comprehensive.



2. Scope of Work

2.1 Fee Proposal

VBAPL is being engaged as 'Consulting Architect' to provide Master planning, Municipal Liaisoning & Building design services in conjunction with your designated Structural, MEP, QS, Landscape, Facade, Specialist Lighting, LEED/ Environment, Traffic and other Specialist Consultants engaged by you directly for this project.

From the project brief forwarded by, we understand that the total plot area shall 1485.89 Sq. M. and construction built area as per architectural design of the various buildings would be determined on completion of master planning for billing purpose.

Based on the above understanding, our proposed Payment Schedule and detailed Scope of Work are attached, and accordingly we hereby submit our Fee Proposal as under:

- For Architectural Design Services as per Annexure 'B' rendered Residential Building fees for the Building Planning & Design Service shall be calculated @ Rs. 30/- sq. ft. of the Construction Built up area (BUA).
- For Municipal Liaisoning Services as per Annexure 'C' rendered Residential Building fees for the Building Planning & Design Service shall be calculated @ Rs. 15/- sq. ft. of the Construction Built up area (BUA).
- TDS can be deducted as applicable.

Service tax as applicable would be in addition and any increase or fresh levies imposed by State / Central Government shall also be borne by you. The above fee shall be paid as per the attached Payment Schedule, Annexure 'A'.

Reimbursable:

The following are not included in our fees and the expenses shall therefore be reimbursable.

- (a) Display models, High resolution perspective images, large format colour prints and promotional brochures & other marketing material especially requested by the client.
- (b) Any extra prints / drawings over and above the agreed deliverables.
- (c) Document compilation effort required for MOEF (Environment) clearance or for LEED certification as may be required.

Payment of fees as per stage of work completed and settlement of reimbursable expenses shall be made within thirty (30) days of receipt of detailed invoices and supporting documents. Payment of term sheet decide both the parties mutually after LOI.

Agreeing to the above, we request you to sign a copy of this letter in confirmation of your acceptance and return the same to us along with the first stage payment to enable us to commence design works for the project.

Thank you & Regards,

For Vivek Bhole Architects Pvt. Ltd.



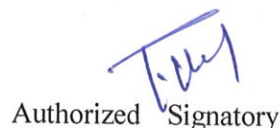
Authorized Signatory

Milind Bhole
(B/233/LS)



Signed & Accepted

For M/s. Shakti Property Developers Pvt Ltd



Authorized Signatory

2.2 Annexure 'A'

PAYMENT SCHEDULE – For Building planning & Design (For Scope as per Annexure B) both the parties decide mutually after LOI.

Sr.No	Stage	% Fee	Cumulative % Of Total Fee
1.	Upon confirmation of appointment.	10%	10%
	Concept / Schematic Design Stage		
2.	Upon review and comments on concept drawings and design prepared for the project approved by client.	5%	15%
3.	Upon presentation of sketch design alternatives to establish design direction.	5%	20%
4.	Upon presentation of Schematics including 3D view of finalized design direction.	10%	30%
	Detail Design Stage		
5.	Upon preparation and submission of detail design including outline specifications for facade materials, large scale profiles and sections.	10%	40%
6.	Upon Issue of advance working drawings and incorporating inputs of MEP, Structural and other consultants as relevant (In 2 equal installments based on progress of work.	15%	55%
	Construction Stage		
7.	Upon Issue of first set of GFC drawings and commencement of construction.	10%	65%
8.	During Construction : From start of construction we shall be paid a monthly fee installment based on total fee for this stage (including for Interior Design Coordination) over the construction contract period of maximum 36 months	30%	95%
9.	Upon Project completion and issue of virtual completion certificate.	5%	100%

PAYMENT SCHEDULE – For Municipal Approvals (For Scope as per Annexure C)

Sr.No.	Payment Stage	% Fee
1.	On getting L.O.I. as per D.P.rules 2034.	20% of the total estimated fees.
2.	On Getting I.O.A.	10% of the total estimated fees.
3.	On getting Commencement Certificate (C.C.)	20% of the total estimated fees.
4.	On Further Commencement Certificate of building	10% of the total estimated fees.
5.	Distribution of 30% amount per Slab	30% of the total estimated fees.
6.	On application of application for occupancy certificate.	10% of the total estimated fees.





Note: 1. Work of the next stage shall commence upon approval/closure of the preceding stage. In case of early package release or partial sanction drawings submittal review required by Client, pro-rata stage payment shall be made to the Consultant a mutually agreeable.

2. Fee shall be payable for the actual are designed. In case, at any stage if the area is reduced for whatever subsequent reason, fee payable for the earlier stage can be impacted.
3. Fees paid on confirmation of appointment & commencement of concept design is not an advance against subsequent stages.

2.3 Annexure 'B' - Scope of Building Planning and Design Services

The below mentioned options shall be applicable if the project continues. As per your requirement and confirmation.

1.1 - Phase II - ARCHITECTURAL DESIGN DEVELOPMENT OF BUILDINGS:

1.1.1 CONCEPT DESIGN DEVELOPMENT STAGE:

- 1.1.1.1 Prepare preliminary draft computations, sketches and notes sufficient to explain the architect's general understanding of the client's requirements and discuss alternative strategies for processing with the development of concept designs.
- 1.1.1.2 Prepare conceptual layout of various types of blocks, generally fulfilling the requirements along with preliminary area statements etc., and present the same to the client.
- 1.1.1.3 Make amendments/modifications in the conceptual layout as may be necessary to incorporate clients observations & present a final concept scheme in order to obtain in-principle approval from the client.

1.2 - DESIGN DEVELOPMENT STAGE:

- 1.2.1 Interact with the Structure & Services consultants to obtain key inputs on various system / services requirements and integrate them with the preliminary architectural design scheme.
- 1.2.2 Develop preliminary elevations, sections, etc., for the finalized concept design and obtain clients comments / approval on the same.
- 1.2.3 Prepare submission drawings as may be required for statutory approvals and provide requisite number of copies to the client for necessary action.
- 1.2.4 Prepare preliminary basic drawings incorporating key engineering inputs and supply the same to various consultants to obtain their detailed inputs.
- 1.2.5 On approval and signoff of preliminary drawings, prepare marketing drawings with area statement etc., as required.
- 1.2.6 Discuss various options on specifications and finishes, etc. with the client and finalize a finishes schedule for the entire project with a view to assist the client/PMC with technical inputs in quantifying each item for preparation of Bill of Materials (BOQ).

1.3 - CONSTRUCTION STAGE:

- 1.3.1 Supply to the PMC/contractor, sufficient copies of the basic working drawings, to start construction on site. We shall also issue a CD of drawings to contractors to enable him to plot required number of prints for his site / office use.



1.3.2 Prepare and supply to the contractor such further drawings/details that may be required or proper execution Of the work on site, in accordance with agreed work progress schedule.

1.3.3 Give periodic supervision and inspection as may be required to ensure that the works are being executed in general accordance with the contract.
1.3.4 Assist in setting up quality benchmarks through samples and mock-ups done by the contractors and approve the same for incorporation in the project execution.

1.3.5 Attend every site coordination meetings with Project Managers & other Service.

1.3.6 Consultants to sort out any site related or other issues and review quality of works.
1.3.7 Assist/advise in trouble shooting & resolution of unforeseen construction/design related problems during progress of work.

1.3.8 Issue certificate of virtual completion on receipt of clearance from the Project Managers.
1.3.9 Assist/advise the client in the process of project commissioning and closer.

2.4 Annexure 'C' - Scope of Municipal Liaisoning Services

LIAISONING SERVICES

SCOPE OF SERVICES:

2.2.1 TERMS AND CONDITIONS :

The client shall authorize us to represent the client before concerned public authorities, sign the requisite letters, proformas, memorandums, documents, undertakings, etc., for getting the end result of approval of buildings plans, obtaining I.O.D., C.C., B.C.C. or O.C. etc.
For all the above works the client shall sign all the requisite proformas, undertakings, affidavits and declaration etc. It will be client's responsibility to produce /supply all the documents and pay requisite official fees whenever authorities demand, without any delays.

TECHNICAL AND ARCHITECTURAL SERVICES :

2.2.2 We shall prepare Municipal drawings and such drawings as required by B.M.C authorities for their approval and get it sanctioned by them.

2.2.3. To submit plans to get their approval, to obtain I.O.D. and C.C. For all the above purposes, the fees required to be paid to public authorities shall be paid by client.

Fees like :

Scrutiny fees.

I.O.D. Deposits.

Debris Deposits

Deposits for fraudulent F.S.I.

Premium for the condonation of deficiency in open spaces.

Drainage and Water connection charges and any such deposits or charges etc.

2.2.4 After getting I.O.D. we shall reply I.O.D conditions and then obtain Commencement Certificate (C.C) to start the work of construction and complete the project within an agreed period

NOTE : For this purpose, client shall fulfill all the compliances, obligations and make the payment for I.O.D. deposits and Debris charges etc.



- The Architect shall be responsible for periodic supervision of the projects, however day to day site supervision is not included in the scope of services of the Architect.
- In case of project getting unduly delayed or abandoned, the Company would be compensated for the work done by them.
- Out of pocket expenses for travel outside Mumbai and India if necessary would be to the client's account. This includes Business Class Airfare for CMD & Directors and Economy Class Airfare for other Employees, boarding & Logging expenses for each of our representative, if required. The same shall be done 4 days in advance of the travel date.

General Terms & Conditions:

Service Tax & other statutory charges would be payable extra as applicable.

- 3.1 To provide detailed requirements of the project to the Architect.
- 3.2 To provide correct site plan to a suitable scale showing boundaries, contours at suitable interval, existing physical features like roads, paths, trees, poles, structures, existing and proposed utility lines or services if any. In case such information is not available the Client should arrange for survey / collection of such necessary information and pay for the same.
- 3.3 To furnish soil conditions and tests as required by the Architect.
- 3.4 To furnish any other documents, information, assistance etc. that may be needed.
- 3.5 To give effect to the professional advice of the Architect and do not make any changes in the drawings and documents without the consent of the Architect.
- 3.6 To honour Architect's bills within a fort night (maximum 15 days) of its submission.
- 3.7 To appoint a representative who shall be responsible for the day to day supervision of the work, co-ordination between various consultants, preparing project estimates, floating tenders, finalizing contractors, certification of bills etc.
- 3.8 He shall also be responsible for the smooth flow of the project as per the time schedule.
- 3.9 To take a note of the observations made by the Architect on inspections and visits and ensure the corrections of the deficiencies in the work pointed out by him.

3. Clients Roles & Responsibilities:

1. Submission of Municipal drawings for approval of layout.
2. Submission of I.O.D.
3. Commencement Certificate of building
4. Further Commencement Certificate of building
5. Layout approval
6. Occupancy Certificate of building

For Municipal Approvals:

- We shall liaise with Municipal authorities on your behalf for obtaining various approvals required for redevelopment of your subject project.
- 2.2.5. After obtaining Commencement Certificate (C.C) from B.M.C, we shall prepare workings, structural drawings for the proper execution of the construction works.
 - 2.2.6. During the process of the work we shall visit the construction site from time to time for checking the construction work and whenever you feel necessary, for proper execution of work as per your drawings, instructions and specifications supplied to the Contractors.
 - 2.2.7 After the completion of Residential, we shall help client to obtain Occupancy Certificate from B.M.C and help client to get water and drainage connection from B.M.C's main sources.
- We shall liaise with Municipal authorities on your behalf for obtaining various approvals required for redevelopment of your subject project.

- When the Architect travels outside India at the client's request, the client must pay his fees for time spent travelling. Extra Fees for traveling abroad shall be as follows:
For Directors - \$500/- per day.

For Other Employees - \$200/- per day.
The same shall be done 4 days in advance of the travel date.

- All your decision-makers shall be available for important meetings to ensure decisions are taken on time and budget pre-decided to ensure project progresses as planned.

