

# ROMEL ENTERPRISES

3/11, Kamna S. K. Bhole Marg, Prabhadevi, Mumbai-400 028.

Date : 09.04.2004

To,  
M/S. NEO MODERN ARCHITECTS  
C-101, Shree Sai Towers,  
Sodawala Lane, Borivali (West),  
Mumbai - 400 092.

**Sub : Engaging your services as our Architect & Technical Consultants for the Slum Redevelopment Scheme on plot Bearing C.T.S. Nos. 368 (Pt.) of Village Ambivali, at Jai Bhavani Road, Andheri (West), Mumbai.**

Dear Sir,

We are glad to appoint you as our Architects and Technical Consultants as you are very much conversant with these types of projects, for our proposed Slum Redevelopment Scheme, in the place of existing Slum/Chawls known as **Romel Co-operative Housing Society (Prop.)**, the land referred above with the following terms and conditions, as per our discussion on number of occasion.

A. You are authorised on our behalf to represent us before concerned public authorities, sign the requisite letters, proformas, memorandums, documents, undertakings, etc., for getting the end result of approval of S.R.A. Scheme, schematic layout and buildings plans, obtaining L.O.I., Layout Approval, I.O.A., C.C., B.C.C. or O.C. etc. and any such services required for the implementation of Redevelopment of reconstruction scheme.

For all the above works we shall sign all the requisite proformas, undertakings, affidavits and declaration etc. It will be our responsibility to produce the correct tenants/occupants list and the survey as per your requirements so also produce/supply all the documents and pay requisite official fees whenever authorities demand, without any delays.

## B. TECHNICAL AND ARCHITECTURAL SERVICES :

1. To prepare sketch plans of the proposed S. R. Scheme, Schematic layout Plans, building plans for the Redevelopment Scheme, as per modified draft D. C. R. 33(10), firstly for your approval and then to submit to S.R.A. for its approval and to obtain Letter of Intent.
2. You have to prepare Municipal drawings and such drawings as required by S.R.A. authorities for their approval and get it sanctioned by them.
3. To submit plans, layout plans and redevelopment scheme etc. to S.R.A. and get their approval, to obtain I.O.A. and C.C. For all the above purposes, the fees required to be paid to public authorities shall be paid by us.

### Fees like :

- i) Scrutiny fees.
- ii) I.O.A. Deposits.
- iii) Debris Deposits.
- iv) Deposits for fraudulent F.S.I.
- v) Premium for the condonation of deficiency in open spaces.
- vi) Drainage and Water connection charges and any such deposits or charges etc.
- vii) Infrastructure and M.R.T.P. Charges.

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4. After getting Letter of Intent for Slum Redevelopment (S.R.A.) Committee, as per D.C.R. 33(10) and approval of plans by S.R.A. and on obtaining (I.O.A. you have to reply I.O.A. conditions and then obtain Commencement Certificate (C.C.) to start the work of construction and complete the project within an agreed period, provided there are no delays from Society's side.

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

5. After obtaining Commencement Certificate (C.C.) from S.R.A., you have to prepare workings, structural drawings and such details required for inviting Tenders and for the proper execution of the construction works.
6. During the process of the work you have to 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.
7. After the building are completed, you have to help us to obtain Occupancy Certificate from S.R.A. and help to get water and drainage connection from S.R.A.'s main sources for Society.

NOTE : For this purpose whenever and whatever compliance required from our side, we shall do the same and expenses shall be borne by us. If we fail in our obligations and duties, neither yourself nor the Society shall be held responsible.

#### C. FEES FOR ARCHITECTURAL & TECHNICAL SERVICES :

For the above stated Architectural and Technical Services, as defined in Clause "B" above, you shall be paid at the rate 5% percentage of fees on total construction cost of project. The fee does not includes other out of pocket and over head expenss, so far as the approval of the plans are concerned.

NOTE :

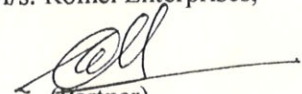
(i) The cost of the project means that the entire civil works, electrification, plumbing, sanitation site development, pavement, compound wall, etc.

(ii) For initial payments, total cost will be based on the Architect's rough estimation worked out per Sq. Ft. of built-up area and for final payments, the final cost is arrived on an actual contract amount and money spent on the project.

We hope, you will find the above in order and request you to confirm the same at your earliest and request you to start the work immediatley.

Thanking you,

Yours faithfully,  
For M/s. Romel Enterprises,

  
(Partner)

We accept the above terms and conditions in anticipation.  
For M/s. NEO MODERN ARCHITECTS,

Signature

Seal :

Date : 9 - 4 2004

