

[■■■■■ ■■■■■■] Preparing suitable preliminary sketches of the redevelopment plan in consultation with the Society and

[REDACTED] To develop the final site layout plan and preliminary drawings showing necessary details of floor-wise

[REDACTED] To finalize structural system in co-ordination with R.C.C. consultant.

[REDACTED] To prepare Municipal Drawings as per Unified DCPR as amended up to 31/01/2024 (or latest the date)

[REDACTED] To calculate and discuss the calculations for Built up Area, Carpet Area & RERA Carpet Area Calculation

[REDACTED] To prepare Drawings for obtaining approvals of CFO, Parking, Superintendent. of Garden, etc.

[REDACTED] To develop detailed working drawings to suitable scale for construction, showing necessary details and

[REDACTED] To prepare plans, elevations, sections as required for Approvals & Construction.

[REDACTED] CO-ORDINATION / FOLLOW UP:

[REDACTED] To co-ordinate with the Managing Committee regarding project progress and stages of work, follow up

[REDACTED] To co-ordinate with various Consultants involved in the project and follow up with them for progress and

[REDACTED] To follow up with all concerned government departments and authorities for obtaining the various approvals

[REDACTED] To coordinate with Structural Engineer for finalizing the structural systems suitable for the redevelopment

[REDACTED] LIAISONING

[REDACTED] To prepare plans & submit proposals along with required documents to the various departments like CIDCO

[REDACTED] To prepare Municipal Drawing and submit the proposal along with required documents to CIDCO/NMDC

[REDACTED] To apply & obtain LOI / IOA along

[REDACTED] To apply & obtain Commencement Certificate (CC) & Further Commencement Certificate (FCC), etc.

[REDACTED] Visit the site along with concerned government officers and authorities from time to time as and as advised

[REDACTED] To apply for and obtain the Occupation Certificate after completion of work.

[REDACTED] PROFESSIONAL FEE

[REDACTED] Project Management Consultancy = 2.5% (Two- point five Percent) OR

[REDACTED] Architectural Consultancy Services = 3.00% (Three Percent)

[REDACTED] The percentage of fee will be worked out on the basis of total cost of construction of constructed area

[REDACTED] The basis of calculation, with a sample calculation given in scope of work point no 3 .

[REDACTED] TERMS & CONDITION

[REDACTED] All the incidental charges / out of pocket expenses shall be paid by the client separately.

[REDACTED] The society shall assist and co-ordinate for obtaining necessary Approvals and paperwork.

[REDACTED] GST as 18.00% or as levied by the Government shall be paid by the client separately.

[REDACTED] All Licensed Consultants shall be appointed by the society with guidance from PMC and their fees shall be

[REDACTED] The Architects / PMC shall coordinate services in areas like Lift, Fire Fighting, Electrical, Sanitary & Water

[REDACTED] This agreement may be revised if required by both the parties by the adding the supplementary agreement

[REDACTED] You will not have right to alter/ amend the design / drawing without our approval in writing which entails

[REDACTED] This agreement may be terminated if the performance is found unsatisfactory by giving 15-day notice in

[REDACTED] The said fee is valid for the period of 3 years or date of possession of as mentioned in the development

[REDACTED] We hereby agree & confirm

[REDACTED] Builder / Society

[REDACTED] For

[REDACTED] Authorised Signatory

[REDACTED] IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS THE DAY AND

[REDACTED] Chairman Secretary Treasurer

[REDACTED] (SUNIL.J. KAMBLE) (PRAKASH.S. PANCHAL) (KIRAN. B. AWARI )

[REDACTED] Members Present Name & Sign

[REDACTED] FOR THE ARCHITECT

[REDACTED] Ar. MILIND FULZELE

[REDACTED] (Proprietor)

[REDACTED] WITNESS:

[REDACTED] Mr. SANDEEP JAIN

[REDACTED] Mr. PRADEEP GAWDE

[REDACTED] AGREEMENT FOR PROJECT MANAGEMENT CONSULTANCY SERVICES

[REDACTED] SANDIPANI CO- OP HOUSING SOCIETY LTD

[REDACTED] Condominium-3, Sector-21& 22, Belapur, Navi Mumbai.

[REDACTED] &

[REDACTED] M/S SPACE DESIGN PVT LTD

[REDACTED] 1108, Satra Plaza, Plot No 19 -20, Sector-19 D Vashi

[REDACTED] AGREEMENT FOR PROJECT MANAGEMENT CONSULTANCY

[REDACTED] This agreement for Project Management Consultancy is made this day of 2025, by and between M/s

[REDACTED] And

[REDACTED] Mr. Milind Fulzele, Architect and Director of Space Designs Private Limited with Mr. Sandeep Jain, Arc

[REDACTED] Whereas the Society is the owner of all that piece and parcel of land admeasuring 5514.38 sq. mts. Be

[REDACTED] The Society being desirous of Redeveloping the said Property by demolishing the existing building/s a

[REDACTED] "The said PMC" by its offer letter date 30-03-2024, submitted its proposal to act as PMC with respect t

[REDACTED] Redevelopment of "the said Property" vide its letter of appointment dated 28/08/2024.

[REDACTED] The details of the scope of work pertaining to the redevelopment of "the said Property". Are hereinafter

[REDACTED] Whereas the PMC has represented that they have all the requisite qualifications, licences, permits and

[REDACTED] Whereas the Parties have reached an understanding on the same and now wish to record in writing ba

[REDACTED] NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THR F

[REDACTED] APPOINTMENT OF PMC

[REDACTED] The Society hereby appoints the PMC herein as its Project Management Consultant for the Redevelop

[REDACTED] The Project Management Consultant is hereby appointed with clear understanding that it shall in no wa

[REDACTED] SCOPE OF WORK OF PMC

[REDACTED] : STAGE - 1

[REDACTED] The Society shall provide the PMC with list of approved carpet areas of all member flats.

[REDACTED] The Society shall provide the PMC with Total Station Survey of the premises/ plot in soft copy AutoCA

[REDACTED] Scrutiny of all documents and drawings provided by Society by PMC.

[REDACTED] Preparation of Feasibility Report in line with latest UDCPR.

[REDACTED] Checking of title, all requisite documents as provided by the Society, correspondences and legal provi

[REDACTED] Assisting in preparation of various Statutory documents, representations to the concerned Authorities a

[REDACTED] Please note that this does not include handling of litigation in any manner whatsoever nor does it inclu

[REDACTED] The PMC may offer legal assistance only if agreed to by both the Parties to this agreement and the sh

[REDACTED] : STAGE-2

[REDACTED] Preparation of Tender document by PMC and placement of Advertisement in Newspaper as per preva

[REDACTED] Issue of Tenders to the developers.

[REDACTED] Collection of Tenders & collection of tenders copy fees shall Collect & owned by the PMC.

[REDACTED] Opening of Tenders

[REDACTED] Recommendation of Developer to the society by presenting comparison report. Society shall shortlist t

[REDACTED] The PMC shall assist the Society in negotiations on offers received from Developers before finalization

[REDACTED] Calling for General Body Meeting for selection of a Developer and proceeding as per directives laid do

[REDACTED] Assist in preparation of Development Agreement, in Plan of Action with the Developer in consultation v

[REDACTED] Analysis and study of all revised Drawings submitted to the concerned Authority from time to time for c

[REDACTED] Regular verification of changes suggested by Society and to be incorporated in drawings and Designs

[REDACTED] : STAGE-3

[REDACTED] PMC shall coordinate with the Developer's team of Professionals with regards to Architectural, Structu

[REDACTED] Coordinate with the Developer's team of Professionals for Implementation of Redevelopment work as

[REDACTED] Appointment of full-time qualified personnel for Architectural, structural, MEP and Civil work supervisio

[REDACTED] Periodical site visits by PMC for coordination, strict compliance to standards as specified in the contrac

[REDACTED] Quality Control and adherence to specifications and Standards as per standard practice.

[REDACTED] Monitoring Quality of Materials used on site for Construction by conducting relevant Laboratory tests a

[REDACTED] Coordination with other agencies involved in the Project for smooth flow of activity.

[REDACTED] Monthly progress Report shall be prepared by the PMC and the same shall be submitted to the Societ

[REDACTED] 2:4 STAGE 4

[REDACTED] To ascertain obtaining of various completion Certificates from the concerned Governing Body.

[REDACTED] To ascertain obtaining of Occupation Certificate from the concerned Governing Body.

[REDACTED] To ascertain obtaining of permanent water and electricity connection.

[REDACTED] To ascertain every clause mentioned in the Development Agreement has been fulfilled before handov

[REDACTED] 3.0 : FEES CONSIDERATION / COMPENSATION

[REDACTED] The professional fee for the said project management Consultancy work is presently works out as follo

[REDACTED] The Parties have agreed that the PMC shall be paid a consideration amount of 2.5% (Two Point five p

[REDACTED] /developer and to formulate Agreement between the Society, the PMC and the Builder/ developer, the

[REDACTED] may be introduced by the Government from time to time shall also be payable along with our professio

[REDACTED] The consideration amount shall be payable by the Society to the PMC, as per the details in Schedule ‘

[REDACTED] The PMC shall raise an Invoice on the Society for the part of the consideration amount that becomes c

[REDACTED] Each Party shall be responsible to bear the taxes as applicable on the consideration amount. The PMC

[REDACTED] Any change/revision in the consideration amount and/or additional consideration amount shall be agre

[REDACTED] GENERAL TERMS AND CONDITIONS

[REDACTED] The duration of the PMC shall be from the date of appointment of the PMC as mentioned in the Societ

[REDACTED] In case of FORCE MAJEURE, if it becomes impossible for the PMC to perform their services not attrib

[REDACTED] If it becomes impossible for the PMC to perform their services not attributed to them due to non-procur

[REDACTED] In case of change of Developer/ Contractor being appointed to complete the pending work under any c

[REDACTED] In case of “No Progress on Site”, if Society wishes to temporary withhold the PMC services for such pe

[REDACTED] The timeline as jointly decided by society & PMC, if due to any reason, litigation etc if the PMC Work is

[REDACTED] Any delay due to non-performance of Developer/ Contractor shall not be attributed to the PMC. PMC s

[REDACTED] The offer of the PMC includes travelling charges.

[REDACTED] EXCLUSIONS

[REDACTED] Expenses towards any material testing or likewise nature for proof verification shall be borne by the So

[REDACTED] Any liasoning expenses shall be borne by the Developer/ Contractor.

[REDACTED] Any NOC or approval or miscellaneous charges if incurred will be borne by society/developers.

[REDACTED] COVENANTS OF THE PMC

[REDACTED] The PMC shall employ its best resources and efforts to meet assigned deadlines and applicable stand

[REDACTED] The PMC shall not engage in its services any person or agency with prior criminal record/ conviction.

[REDACTED] The PMC shall comply with all safety and security standards at places of services to be provided as pe

[REDACTED] The PMC shall cover all its employees/ individuals under the relevant medical and accident policies an

[REDACTED] The PMC shall not engage in any practice or conduct which violates local, State or Central law, order o

[REDACTED] PMC shall to its maximum potential try to obtain maximum benefits to the Society such as carpet area.

[REDACTED] All decisions made by the PMC are subject to final approval and consent of the Society. Any decision

[REDACTED] EXECUTION OF THE PROJECT

[REDACTED] All stages of work shall be carried out by the PMC with due diligence as time is the essence of contrac

[REDACTED] PMC shall at specified intervals submit to the Society, progress chart prepared by the Developer relate

[REDACTED] The Society hereby agrees that it shall not terminate the said agreement before completion of the Proj

[REDACTED] DEFAULT, TERMINATION AND CONSEQUENCES OF TERMINATION

[REDACTED] Notwithstanding anything in this agreement, the Society shall have the right to terminate the PMC serv

[REDACTED] For express or implied breach of any term of this agreement, a notice period of fourteen days shall be

[REDACTED] In case of any act of the PMC prejudicial to the interest of the Society or any one of its members, the S

[REDACTED] In case the quality of services provided by the PMC is not to the satisfaction of the Managing Committe

[REDACTED] Upon termination the Managing Committee shall take possession of all records and data in the PMC's

[REDACTED] Upon termination of this agreement the PMC shall be entitled to receive compensation for services pro

[REDACTED] The PMC reserves the right to terminate this agreement citing a valid reason for termination by giving

[REDACTED] GOVERNING LAW AND DISPUTE RESOLUTION

[REDACTED] All disputes, controversies, claims, and differences arising out of or in relation to this agreement shall b

[REDACTED] Both parties shall appoint a sole arbitrator. If both the parties disagree over appointment of a sole arbit

[REDACTED] arbitrator. These two arbitrators shall then appoint a third arbitrator for final decision. The decision by t

[REDACTED] The cost of arbitration shall be paid as per arbitration decision. Notice of demand of arbitration shall be

[REDACTED] If any party to this agreement commits or prepares to commit an act that is in material breach of any p

[REDACTED] MISCELLANEOUS

[REDACTED] This agreement binds both the parties and their heirs, successors, executors, administrators and can b

[REDACTED] The PMC shall not sublet its services to any other person/ firm/ company without prior consent from th

[REDACTED] Provisions of this agreement survive till the date of completion or termination of this agreement.

[REDACTED] Parties to the agreement shall provide full cooperation to ensure compliance with the terms laid thereir

[REDACTED] Neither party shall be held responsible for any delay or failure in compliance owing to force majeure ar

[REDACTED] Any notice within parties shall be in writing and sent either by facsimile, recognized courier or post whe

[REDACTED] Any change of address of any of the parties to the agreement shall be notified to the concerned party to

[REDACTED] The Society

[REDACTED] SANDIPANI CO-OP HSG SOCIETY LTD

[REDACTED] Address: Plot No.3, Sector 21& 22, Belapur, Navi Mumbai 400614 Email:

[REDACTED] Contact person & mobile no.:

[REDACTED] The Society

[REDACTED] SPACE DESIGN PVT LTD

[REDACTED] Address: 1108, Satra Plaza, Plot No -19-20, Sector 19b Vashi Navi Mumbai.

[REDACTED] Email:

[REDACTED] Contact person & mobile no.: Office telephone numbers:

[REDACTED] IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS THE DAY AND

[REDACTED] Chairman ■ Secretary ■ Treasurer

[REDACTED] (■) ■ (■) ■ (■)

[REDACTED] FOR THE ARCHITECT

[REDACTED] Ar. MILIND FULZELE

[REDACTED] (DIRECTOR)

[REDACTED] WITNESSES

[REDACTED] Mr. SANDEEP JAIN

[REDACTED] Mr. PRADEEP GAWDE

[REDACTED] ANNEXURE

[REDACTED] SCHEDULE A

[REDACTED] The ■ Consultancy ■ Fees ■ for ■ Architectural Project Management Consultancy Services shall be payable

[REDACTED] Note : Part-B Services As given in quotation ,If Required Will Be Annexure Attached As Schedule "B",

[REDACTED] SANDIPANI CO-OP. HSG. SOC ■ SPACE DESIGN PVT LTD