



Date: 16/09/2025

Ref: 001/Quo/AD

To,
Hon. Chairman / Secretary,
Ambika Darshan Premises CHSL,
M.G.Road,
Ghatkopar East,
Mumbai-400077

**Subject: Scope of work along with Quotation till appointment of Developer for
Redevelopment of your existing building**

Dear Sir/Madam,

With reference to the above subject, herewith we have attached PMC quotation for Redevelopment of your existing Building with scope of work involved during the Redevelopment of Project.

Kindly go through it and feel free to call Arch. Hemant Ambre on +91-9769692281 for any clarification to be required from our end

**Yours Faithfully,
For Mahaviraay Realtors LLP**

Rakesh Padalia

**Rakesh Padalia
(Designated Partner)**

Encl:

1. "Annexure A"- Company Profile
2. "Annexure B"- Scope of work
3. "Annexure C"- Quotation



"Annexure A"

COMPANY PROFILE

We are pleased to introduce ourselves as a company "Mahaviraay Realtors LLP" where company is engaged in Real estate business of Project Management Consultant, Development & Redevelopment and we are keen to serve you as a Project Management Consultant for Redevelopment of your existing society

About us

Mahaviraay Realtors are an exemplary team of Redevelopment Consultants, Developers and Redevelopers endowed with a rich experience in various segments of Real Estate. Incepted in 2021 with a brand-new name -- 'Mahaviraay Realtors', a towering past and a resolute present makes it a name to reckon with today and forever A dedicated panel of professionals administers seamless services for Redevelopment, Self-Development, Project Management Consultant, Project feasibility study, Deemed conveyance, Land liaison matters and provides accurate consultation for upcoming projects. A clinical model infused with utmost transparency is executed by an unparalleled team of experts who work in sync with the society members/panel right from designing desires to delivering dreams.

The Reason for our being

We, at Mahaviraay Realtors are rightly stated as 'Your Pure and Prudent Redevelopment Companion'. With the aim of erasing all apprehensions, anxiousness, struggles and fears that are encapsulated with the word 'Redevelopment', we have redefined the 'Live your Location with the luster of new Life spaces' concept. The very thought of 'Redevelopment' evokes a series of questions regarding the five W's, that determine the future of the project -

- 1) WHO- Who should I approach for my dream project?
 - 2) WHY- Why should it take so long for my dream home?
 - 3) WHERE- Where can I get unbiased and trustworthy advice throughout?
 - 4) WHEN - When will I move into my new home in real time?
 - 5) WHAT- What will be the benefits and risks involved in the process?
- With 'Mahaviraay Realtors' by your side, all your interests are safeguarded to the highest order. We leave no stone unturned to make your journey to Redevelopment/Self-development an elevating experience.



Vision and Mission-

We mission to empower residents and societies with prudent designing and tower the nation with a new era of happy homes. We believe that every family deserves to own life spaces in a way that ensures the privilege of modern aesthetic living thereby improving the productivity of all residents. A well planned home grants its members a lifestyle of freedom and bonding at the same time. Our principles of purity, integrity, transparency, commitment to quality, timely delivery and progressive structural concepts are the positives that make us your partners in glory.

Our vision is to add sparkle to acres, miles and kingdoms of sprawling land by crafting towering masterpieces, for our esteemed customers. With our end-to-end systematic single window solutions, we aspire to touch hearts and homes with delightful destinations of everlasting bliss.

PARTNERS IN PROGRESSION

The Partners of Mahaviraay Realtors - Aashish Munikumar Mehta and Rakesh Ramniklal Padalia are treasured with immaculate work experience in their respective domains.

Know more about the Partners

Aashish Munikumar Mehta-

Transforming possibilities into towering realities has been his passion and profession since decades. By adding value to the project, every endeavor that he undertakes, manifests into a splendid address. He excels in the following domains:

- Public relations for procurement of society for self-development /redevelopment
- Educating society with the detailed processes of self-development/ redevelopment
- Acquiring permissions and restoring missing documents for the society, to fulfill for redevelopment/ self-development from various government offices BMC.
- Acting as a mediator between the society and the developer



Rakesh Ramniklal Padalia-

A young entrepreneur who studied MBA in Finance with more than 13+ years of corporate experience and expertise, Mr. Rakesh Ramniklal Padalia is the perfect go-to advisor for the following segments of Corporate Finance-

- Strategic planning
- Cashflow Management
- Budgeting
- Scenario & Sensitivity Analysis
- Preparation of feasibilities report before/after execution of Tenders for Development/Redevelopment/Self Redevelopment
- Built up the current operations and trend for the year
- Performed industry research along with SWOT analysis of the product, Competitor analysis, compared sensitive outlook with actuals, financials metrics such as gross margin, R & D & operating income
- Analyze the progress/ status of the project in terms of time and expected cost of completion reporting cost overruns
- Restructured & renegotiated with Investors/ Bankers on commercial terms for Self-Redevelopment/Redevelopment/Development Project
- Preparation of IMs, Project reports, CMA data for FIs/ Banks/Investors, Negotiating & finalizing with FIs/HFC in terms of interest rates, Moratorium period, processing fees & other charges
- Formulation of Each sale model for each sale unit for different client, Maintained MIS for performance characteristics of project regards to Revenue & sales

Comprehensive Architect: -

Hemant Rajaram Ambre-

An architect by qualification and a multi- achiever by profession, Hemant Rajaram Ambre is endowed with 15 years of operational and strategic experience in the realm of Real Estate. From mentoring young architects to acquiring successful approvals from regulatory authorities, Mr. Ambre has been a trail blazer par excellence. His vast knowledge in project approvals and clearance, grants all stakeholders a hassle-free arrival to their new kingdom. His belief in a gentle and foresighted approach to project development, adds more sparkle to his existing glory.



Services offered by us from pre-execution to project completion-

1. Requirement of Documentations pertaining to Redevelopment/Self Redevelopment/Development of the Project
2. Detailed project reports
 - i. Feasibility study
 - ii. Economic study
 - iii. Scenario & sensitive analysis
 - iv. Profit probability analysis
 - v. Risk involvement
3. Architecture planning in accordance to members suggestions, choices & approvals
 - i. Preparation of flat size
 - ii. Layout plans
 - iii. Building elevation
4. Project Funding
 - i. Preparation of detailed project cashflow
 - ii. Detailed analysis of stage wise funding requirement till completion of the projects
 - iii. Preparation of report for Banks/NBFCs/Other financial Institutions
5. Building Permissions
 - i. Preparation of plans as per current Norms
 - ii. Intimation of Disapproval (IOD)
 - iii. Commencement certificate
 - iv. Occupation certificate / Building completion certificate
6. Agreement guidance & furtherance
 - i. Draft agreements
 - ii. Book Keeping & Accounts
 - iii. RERA registration
 - iv. All relevant NOCs
 - v. Timely progress assessment



7. Sales/Marketing/ Project Closure
 - i. Relevant Marketing activities
 - ii. Detailed sales strategies
 - iii. Handover of flats
 - iv. Sales completion
 - v. Housing Loan execution
 - vi. Possession & enrollment of New Members
 - vii. Handover of documents to society

THE PROMISE OF PURITY-

You can fully place your trust in us as you embark upon a new journey of making your sky-touching dreams a reality. The tiniest intricacies, legalities and documentations shall be notified, guided and spearheaded by us right from initiation to completion of the project.

MAHAVIRAAY

A promise of purity



Annexure "B"

SCOPE OF WORK

ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES

STAGE I: EVALUATION STAGE: Assessment of Existing Documents, Procurement of unavailable documents and Preparation of Feasibility Report

1. DOCUMENTATION:

- a. Collecting all the documents available with the society [if not available, the same can be procured by paying prescribed fees from relevant departments], which are required to assess the F.S.I. entitlement of the project and thereby understand the Feasibility of the project.
- b. The List of the documents stated as but not limited to
 - Society Registration Certificate
 - Registered Conveyance deed in the name of the Society.
 - Index II of the plot.
 - Latest Property Registration Card of the plot.
 - 7/12 Extract of the plot.
 - Latest C.T. Survey plan of the plot.
 - Latest Development Planning [D.P.] Remarks for the plot.
 - Latest E.E. and T.C. Remarks / Road Line Remarks. Latest Town Planning [T.P.] Remark of the plot if the plot is under Town Planning Scheme. Copies of electricity bills and water bills. Existing B.M.C. approved plan showing F.S.I. calculations. Copies of I.O.D., C.C. and O.C. List of existing members.
 - Actual Survey of the Plot.
 - Actual Physical Areas of the Flats.
 - Litigation affecting the property, if any [between society, members, neighboring societies, M.C.G.M.

2. **FEASIBILITY STUDY:**

- a. Thorough study of the above-mentioned documents in co-relation with the latest Development Control and Promotion Regulations [D.C.P.R.] Rules will enable us to evaluate the project keeping in view the expectations of the members and future development; it will help us to determine the probability and the viability of the proposed development project.
- b. Undertake Feasibility Study considering maximum F.S.I. / T.D.R. benefits as per the prevalent DCPR of M.C.G.M.
- c. To take into consideration and explain Redevelopment /Managing committee about prevailing policy of the government and regulations applicable from time to time depending on ownership of land (Govt. /MHADA / MCGM / Private) also on the various schemes like 33(7)(B), 33(11), 33(12)(B) etc....

3. **FEASIBILITY REPORT:**

- a. The findings of the assessment will be put together in the form of Project Feasibility Report that will guide us about the rationality and the finances of the project.
- b. The Project Feasibility Report will give us indication about the project cost to execute redevelopment and thereby indicating towards the potential of the project; it will be a pointer as regards the prospect of the project and based on the same we can infer on the benefits that the society will be able to get pleasure of.
- c. The Feasibility Report will consist: -
 - The approximate Expenditure on the project taking into consideration the Total Construction Cost for the project, T.D.R. cost, Premiums, Fungible Premiums, the shifting / transit charges, the liaisoning, professional and approval charges for the project etc.
 - The approximate Income of the project, thereby knowing the Profitability in the project.
 - Interest and funding cost based on Cash Flow of the Project.
 - Type of the project viability vis-à-vis premium residential property / commercial cum residential property.
 - The amenities which can be provided by the prospective developer / builder.
 - The utility services [viz. B.M.C. water, Gas connection, Borewell water, Rain water Harvesting] which will be provided by the prospective developer.
 - The Corpus / Hardship / Inconvenience Fund to be provided to take care of the increased maintenance.
 - The Additional area that the members can expect in lieu of the Redevelopment.
 - Expected Alternate Accommodation rent, brokerage, shifting / re-shifting charges for the duration of project.

4. **PRESENTATION OF FEASIBILITY REPORT**

- a. We will present the status of the project taking into consideration the feasibility report first to the Managing Committee / Redevelopment Committee.
- b. To revise project feasibility report taking into consideration suggestions, recommendations, requirements, objections, directions given by the Managing Committee / Redevelopment Committee (if any) & any members approved by the society to do so.
- c. Educate members about Redevelopment Project and the Feasibility Report in the Special General Body Meeting [S.G.M.].
- d. The approval of Feasibility Report will be done in S.G.M.

PHASE II: BIDDING STAGE: Preparation of Bid Documents. Floating of the Bid Documents. Finalization of Developer/Appointment of Developer.

1. **PREPARATION OF DRAFT OF BID DOCUMENTS**

- a. Post approval of Project Feasibility Report the suggestions from S.G.M. will be integrated in the draft of Bid Document, which will contain:
 - **Technical Bid**
 - ✓ **Legal Conditions:** It would contain the Notice of Invitation of Bids, General conditions, Special conditions, etc.
 - ✓ **Technical Conditions:** It would contain Prequalification conditions, Specifications of the works and Material Specifications with the brand names for the developer.
 - ✓ **Financial Conditions:** It would contain papers of financial standing of the developer i.e. Bank Solvency Papers, Income Tax return papers, Goods and Service Tax [G.S.T.], P.A.N. etc.
 - **Commercial Bid:** Additional Area, Corpus / Hardship / Inconvenience Fund, Temporary Alternate Accommodation Rental, Brokerages, Transit Cost.
- b. Draft of the Bid Document to be prepared taking into considerations the following too:
 - Approved Project Feasibility Report.
 - Terms and conditions for redevelopment.
 - Technical specifications for construction of the building.
 - Amenities list to be prepared for inclusion in the Bid document.
 - Parking requirements for the Society.
 - Documents to be submitted for assessment of Developers credential.
 - Condition for reimbursement of professional fees by the developer.
- c. Bid Document to have one Fixed Component [Non-negotiable], either the Additional Carpet Area or the Corpus Fund as per the G.R.-79 A to be decided by the Society.
- d. The draft of the bid document to be approved by the Society in the S.G.M., the suggestions / alterations / modifications approved in S.G.M. to be incorporated.
- e. Drafting of the Developer Selection Criteria [Only for the Society].

2. BID FLOATING, SUBMISSION AND OPENING

- a. Bid Documents will be collected by the interested Developers from society. To keep the Society fully informed of the number of Bid Documents being issued to the Developers.
- b. To submit a report on the Sale of the Bid Documents on expiry of the last date of sale of Bid Documents. This report will be made available to the Managing Committee on the next working date after the last date of sale of Bid Documents.
- c. The Developers purchasing the Bid Document have to quote their offers and submit the same along with an exhaustive profile as prescribed in the Proforma in the Invitation to Bid.
- d. Only Sealed Bids of duly filled Bid Document will be submitted in the Society Office.
- e. The Sealed Bids received to be opened within 15 days of last date of receipt of the Bids in Special Meeting of the Managing Committee Members where interested members of the Society can attend the meeting as observers and official representatives of the Developers who have submitted the Bids may also be present in the said meeting as observers.
- f. The offer pages to be signed on each of the said bids by its Managing Committee / Redevelopment Committee, PMC representative and Developers Representative [If available], preferably video shooting of the Bid Document opening process to be done.

3. EVALUATION and FINALISATION of BID

- a. We will scrutinize the Bids received from Developers and prepare a comprehensive comparative statement of all the Bids received by the Society. The comparison shall include Technical & Financial capability / competency of Developer and experience of the Developer of redevelopment projects.
- b. Preparation of Techno-commercial analysis / comparative chart for the offers received from all the Developers on various parameters including followings;
 - Technical Competency.
 - Approximate no of employees with their designation / qualification / experience.
 - Background and Infra-structure of the Developer.
 - List of all the projects completed / ongoing.
 - Financial capacity of the Developer based on their Balance Sheets / Income Tax Return, Net Worth Certificate based on CA report.
 - Additional Area and Corpus Fund offered.
 - Rental, Brokerages and Shifting rate offered.
- c. The short-listed Developers shall be called for the presentation on their credentials and their expertise in the redevelopment works, designing, approvals & construction capabilities.
- d. Site visit of the Shortlisted Developers shall be done.

- e. Evaluation of the short-listed Developers selected by the society based on the examination of their previous projects, market review to be done and thereafter a report for the same will be submitted to the society.
- f. Based on the scrutiny and evaluation of all the bidders atleast Five [5] developers will be shortlisted if there are more than 5 Bidders by the Managing Committee / Redevelopment Committee.
- g. The proposal / offer of the shortlisted Developers to be negotiated along with the society members for the last and final offer.
- h. We will prepare comprehensive report of the entire Bidding Process.

4. APPOINTMENT OF DEVELOPER IN PRESENCE OF DEPUTY REGISTRAR REPRESENTATIVE

- a. Copies of all the documents prepared up to this stage of the Redevelopment process will have to be submitted to Deputy Registrar of the specific ward for them to depute their authorized representative for the Special General Meeting to appoint Developer.
- b. Minimum quorum of the total member strength of the Society is required. The final Developer shall be selected by the general body with required vote of the total members.
- c. Letter of Approval from Deputy Registrar's office will be issued for Appointment of Selected Developer.



Annexure "C"

Professional Fees for PMC along with Schedule of Payments: -

Professional fees will be based on "Stage wise basis" as stated in "Annexure B" for Redevelopment of your existing building and will be paid as per the following schedule:-

Quotation:-

| Stage | Schedule | Total amount in Rs. |
|----------|--|---------------------|
| Stage I | Preparation of TWO Feasibility reports as per DCPR 2034 | Rs.50,000 + GST |
| Stage II | | |
| 1 | On Appointment | Rs. 50,000 + GST |
| 2 | Submission of Draft Tender for Redevelopment of existing society | Rs. 100,000 + GST |
| 3 | Submission of Comparison chart | Rs. 100,000 + GST |
| 4 | Assisting in finalisation of Builders/Developers (Including 79A process) | Rs. 100,000 + GST |