

TEEARCH PMC

To,
Hon'ble Secretary / Chairman,
Ambika Darshan Premises CHSL.,
M. G. Road,
Ghatkopar (East),
Mumbai – 400 077.

Date: 11th September 2025

Sub.: Acknowledgement letter of submission of offer to act as a "Project Management Consultant" for Redevelopment of existing Society known as "Ambika Darshan Premises CHSL." on land bearing FP No. 43 of Ghatkopar TPS III, CTS. No. 5887 (pt.) of village Ghatkopar situated at M. G. Road, in N Ward, Mumbai – 400 077.

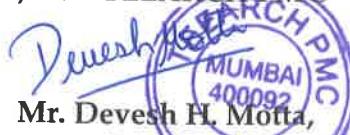
Respected Sir / Madam,

I/We, M/s TEEARCH PMC along with this letter are forwarding you our offer letter to act as a "Project Management Consultant" for Redevelopment of existing Society known as "**Ambika Darshan Premises CHSL**", as per your advertisement in the newspaper "**Navshakti**" Dt. 02.08.2025 for the requirement of "Project Management Consultants (PMC)" services, we are glad to submit our offer as a Project Management Consultant for Redevelopment of aforesaid Society and to provide you with all the documents listed below in sealed envelope which will fulfil your requirements:

- Our Quotation for PMC services, Detailed Scope of Work as PMC & Flow of Activities,
- TEEARCH PMC Projects List,
- "TEEARCH PMC" Organizational Asset Details,
- "TEEARCH PMC" Company Profile.

I / We hence request you to please acknowledge this letter and receive our offer.
Thanking You,
Yours faithfully,

For, M/s. TEEARCH PMC



Mr. Devesh H. Motta,
(Partner) ★
+91 83569 01314
pmc@teearch.in

TEERCH

TM

COMPANY PROFILE

TARUN H. MOTTA

- Founder and Partner of TEERCH
- Civil Engineer (V.J.T.I - 1976)
- Registered Licensed Surveyor (M.C.G.M - 1980)
- 45 years in Real Estate & Construction
- Member of Indian Council of Arbitration
- Key Role in Introduction & Formation of TDR policy
- Key role in Formation of D.P and DCPR 2034
- Ex-President: Practising Engineers, Architects and Town Planners Association of India - PEATA (2016-2018) & MCF Club
- Committee Member: Goregaon Sports Club
- Trustee: K.V.O Deravasi Jain Mahajan
- Trustee: Jain Academy Educational Research Centre



ABOUT PARTNERS



DEVESHT. MOTTA

- Partner at TEEARCH PMC, Atul Corporates and STD Consultants
- Bachelor of Civil Engineering
- Registered Licensed Surveyor (M.C.G.M - 2004)
- 21 years in Real Estate & Construction Industry
- Life Member of Mandapeshwar Civic Federation

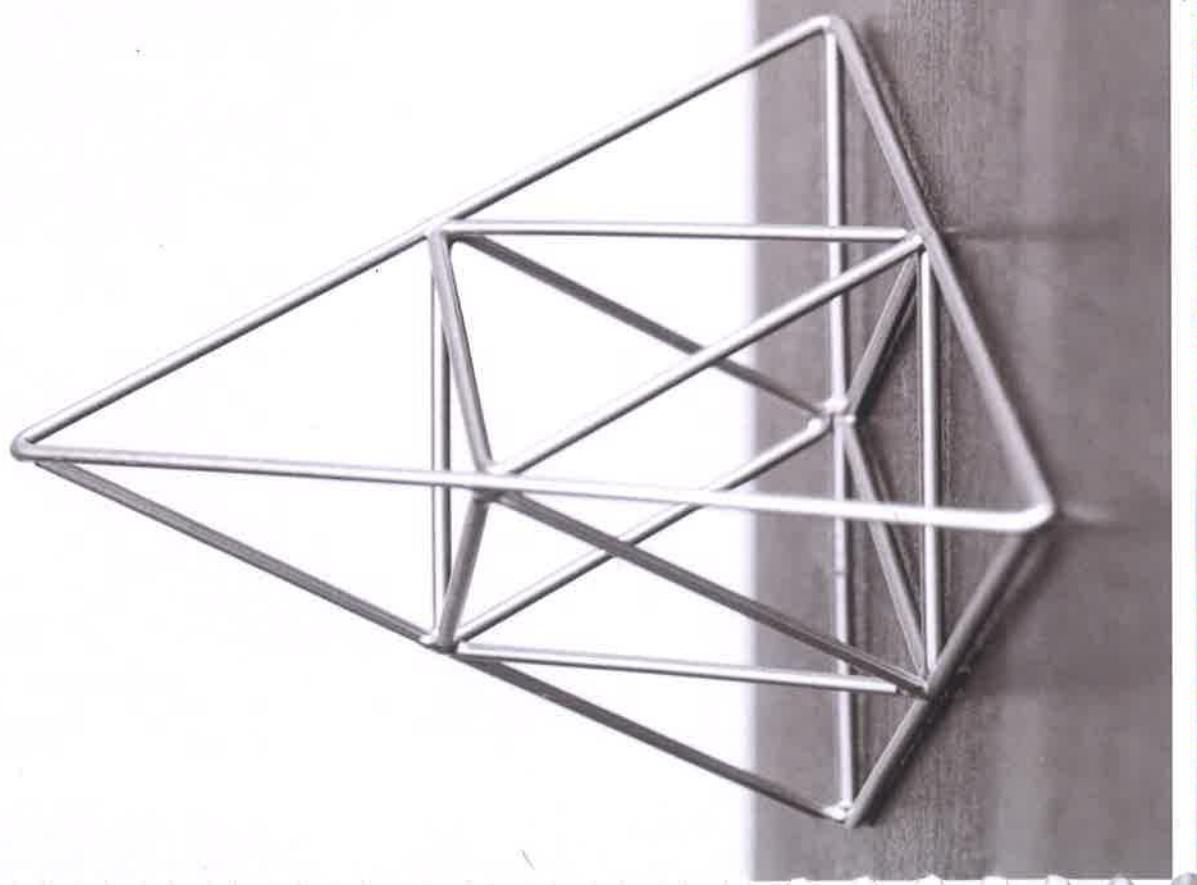
HITEN T. MOTTA

- Partner at TEERCH
- B.Arch., MBA (Finance)
- 19 years in Real Estate & Construction Industry
- Registered Architect with COA since 2006
- Executive Committee Member of Practising Engineers, Architects and Town Planners Association of India (PEATA)
- Chairman of TDR Policy, Co-Chairman of Zonal Sub Committee WS II



ABOUT US

- Established as Lic. Architect firm since 1982
- Expertise in Real Estate Construction Industry
- Specialize in Liaisoning & Project Management Consultancy
- Empanelled with BMC, MHADA, MMRDA, SRA, LICI & RCF
- Focus on maximizing benefits by interpreting regulations and simplifying approval processes
- Track record of delivering exemplary results in complex projects
- Team of 40 members including Architects, Civil Engineers, Project Managers, Finance, IT, Legal and other supporting staff



OUR EXPERTISE

-01-

Expertise in D.C
Regulations and Framing
policies

-02-

Getting Approvals
from various GOVT
authorities



-03-

Expertise in Urban
Development related
matters (DP, DCPR
Circulars & Notifications)

-06-

Expertise in Project
Management, Planning,
Designing, Scheduling,
Budgeting, Execution &
Deliverance within
prefixed period of time.

-05-

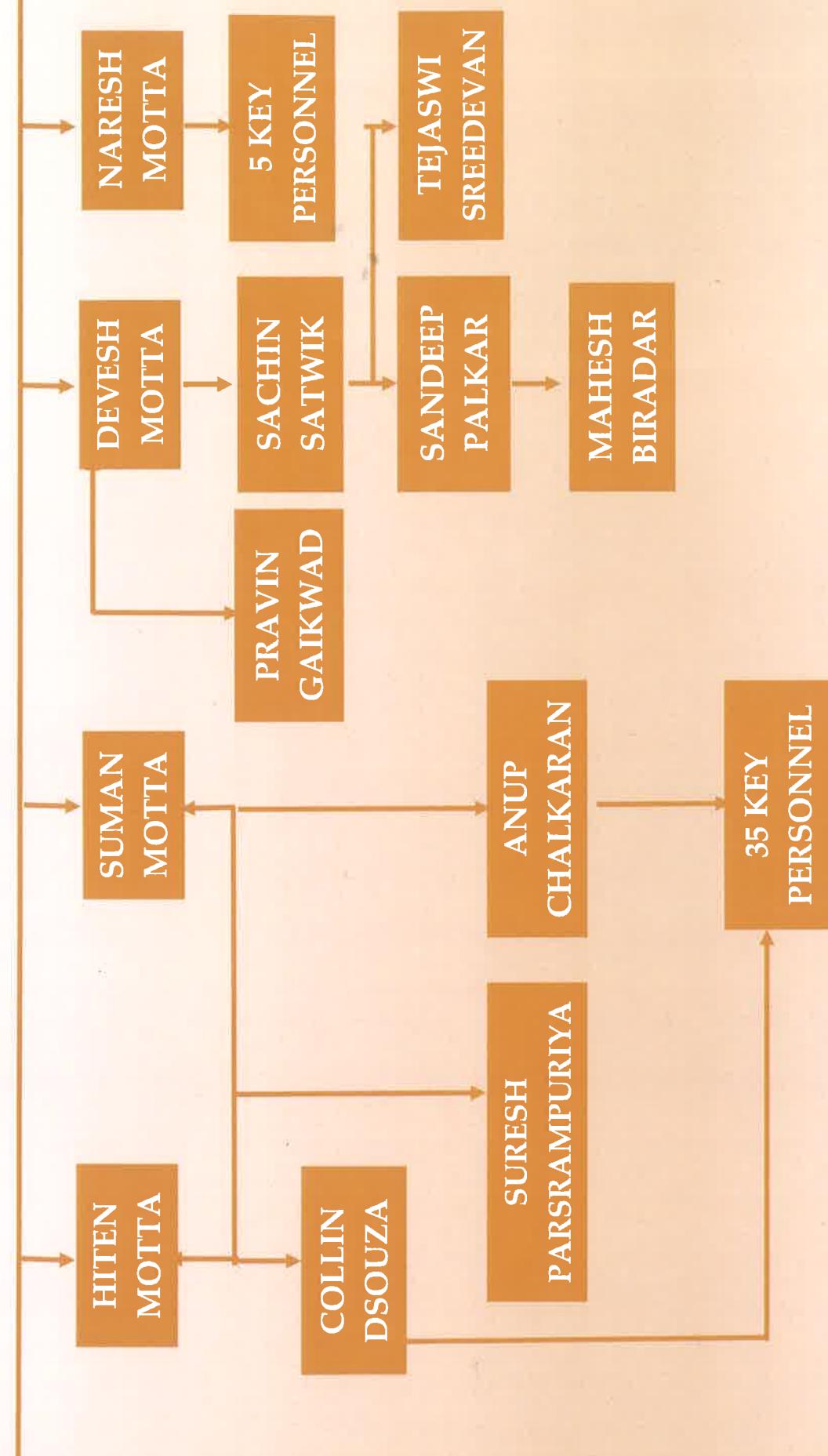
Expertise in formatting
TDR Policies &
obtaining TDR
Approvals

-04-

Specialized in GOVT
projects
(BDD Chawla - MHADA,
TATA, LICI, RCF)

ORGANIZATIONAL CHART

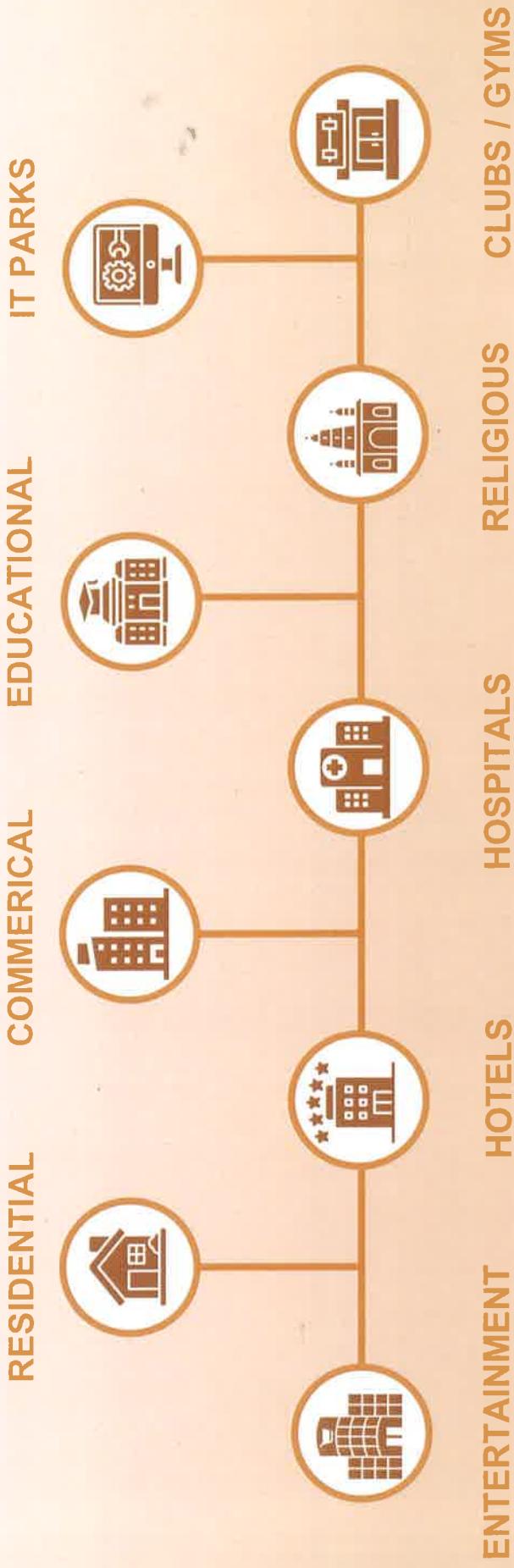
TARUN MOTTA (PARTNER)



PROJECT TYPES WE CATER

Teeearch provides tailored professional services to a broad clientele, including Residential, Commercial, Industrial, Educational, Institutional, IT, Hospitals, Hotels, Entertainment, Club, Gyms, Religious for Corporate, Public, and Private clients.

Here are some key areas in which Teeearch excels:



PROJECT LIST

Selected projects through the years as an Architect & Liasioning

PROJECT TYPE	COMPLETED	ONGOING	UPCOMING	TOTAL AREA SQ.FT
Residential	750	125	25	14,05,69,851
Commercial	35	10	5	3,94,70,851
Educational	20	10	5	10,17,412
Club/Gyms	10	5	-	19,15,000
Hotels	5	-	-	4,53,12,004
Hospitals	7	-	-	1,53,842
TOTAL	827	150	35	23,75,38,960

SCOPE OF WORK AS PROJECT MANAGEMENT CONSULTANCY



PHASE I - EVALUATION PHASE

- Educate and emphasize the importance of redevelopment.
- Site visit & physical survey of the Society's land and building/s.
- To procure and review the documents on behalf of Society:
 1. Latest D.P, T.P and A.E Remarks, CTS Plan
 2. Property Registration Card, 7/12 Extracts, Approved Layout Plan
 3. Old B.M.C Approved Plan/O.C Plan Set with OC Certificate
 4. Physical Survey of Society Plot & all individual flats / shops
 5. Carpet Area Statement of all existing members & BMC Assessment Abstract
 6. Deed of Conveyance / Deemed Conveyance Deed, Title Document
 7. Title Clearance, Road Status
 8. Right of Way if any (Ownership Documents of Grantor)
- Preparing Project Feasibility Report/s and the techno - commercial viability of the project for all applicable Schemes / combination of Schemes as per the current scenario of DCPR 2034 and explaining the same in the Special General Body Meeting (SGM).

- Preparation of Draft Tender Document and explaining, approval from SGM Float tender via print media or by invitation close or open type allowing ample time for Developer submissions.
- Scrutinizing bids, preparing Comparative Statement on the basis of Technical Expertise, Commercial offer, Financial Status and explaining the same to the SGM.
- Conduct joint meetings with shortlisted Bidders, Society Redevelopment Committee (RDC), Society Managing Committee (SMC) for Renegotiation to arrange Site visits of short listed Bidders for at least 2-3 projects in consultation with the Society.
- Assisting the Society for Appointment of Developer under 79(A) in the presence of Authorized Officer from the office of Deputy Registrar of Co. Op. Hsg. Society.

PHASE III – PRE CONSTRUCTION

- After selection of the Developer, assisting the Society in handing over the LOI to the Developer.
- Attending various meetings with Architects, various consultants, Legal Teams and Society in finalization of the Proposed Plans, Development Agreements (DA), Power of Attorney (POA) & Individual Agreements Permanent Alternate Accommodation Agreement(PAAA).
- To check the final plan and getting approval from the SGM before submitting to BMC for IOD approval.
- Coordinating with the Developer for premiums to be paid for CC, to load full / part FSI, TDR, Fungible and Performance Bank Guarantee etc. as per DA / Tender terms & conditions.
- Assisting and monitoring the planning for vacating the existing members as per DA / Tender terms and conditions & demolition of the existing structure.
- Reviewing the schedule which is to be submitted by the Developer after vacating the members.

- Once the members vacate the plot, supervising the demolition.
- QC of total construction work and material, also w.r.t various drawings prepared by consultants as per provisions of DA and Tender conditions.
- Discussing Quality, Progress, safety related issues & monitoring work progress w.r.t schedule and submitting monthly progress report to Society in weekly/monthly meeting.

PROJECT CLOSURE:

- Preparation of project completion report and handing over all original copies of the approvals, other necessary documents and allotting the flats in new building to the existing Society members after checking for the amenities / facilities as per DA / Tender Conditions and reviewing Occupation Certificate and allow the Developer to occupy his portion of area to the new intended buyers in the new building.

SEARCH

P.M.C

PROJECT GALLERY

SELECTED PROJECTS THROUGH THE YEARS AS
PROJECT MANAGEMENT CONSULTANCY

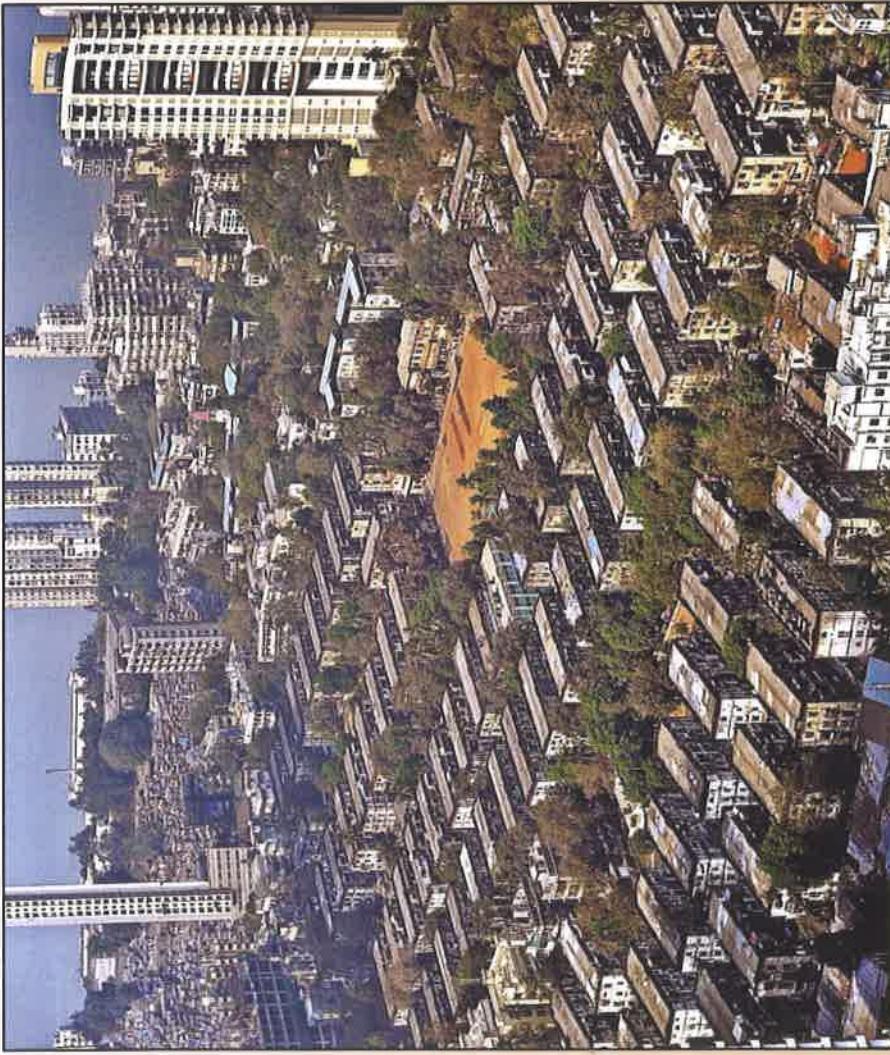


TEARCH

P.M.C



TATA PROJECTS LIMITED



BDD CHAWLS - REDEVELOPMENT - 2,26,00,000 SQ.FT

(WORLI) 15000 + NO. OF MEMBERS



ASHARA C.H.S - 57,616 SQ.FT
(BORIVALI WEST)



M.K. V.V.I. V. SCHOOL - 3,95,000 SQ.FT
(BORIVALI WEST)

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UPENDRA C.H.S - 2,00,000 SQ.FT

(DAHISAR EAST)



MAYANK CHS- 41,977 SQ.FT

(BORIVALI WEST)



DEOHIA GROUP
PLACEMENT & DEVELOPMENT



SHIVANGAN - 1,63,812 SQ.FT
(DAHISAR EAST)



TRIVENI CHS- 1,05,000 SQ.FT
(BORIVALI EAST)

RESIDENTIAL, COMMERCIAL AND EDUCATIONAL

Sr. No.	PROJECT NAME	LOCATION	TOTAL AREA SQ.FT
1	B.D.D. Chawl	Worli	2,25,81,482
2	LICI Jeevan Shanti CHSL	Vile Parle (W)	70,86,468
3	Deonar Municipal Colony	Deonar	47,08,000
4	Jai Punit Nagar CHSL	Borivali (W)	6,40,306
5	Lancelot CHSL	Borivali (W)	6,27,437
6	Sat Kripa CHSL	Borivali (W)	5,67,727
7	Mandapeshwar Dham CHSL	Borivali (W)	5,59,744
8	Manish Nagar	Andheri (W)	5,54,935
9	Amrut Sagar CHSL	Borivali (W)	4,22,344
10	Crystal Paradise CHSL	Andheri(W)	3,73,739

PMC PROJECTS ONGOING

RESIDENTIAL, COMMERCIAL AND EDUCATIONAL

Sr. No.	PROJECT NAME	LOCATION	TOTAL AREA SQ.FT
11	Jai Matru Ashish CHSL	Borivali (W)	3,70,812
12	Shyam Gokul Garden CHSL	Kandivali (E)	3,70,000
13	Shree Durgadatta Thard CHSL	Malad (E)	3,45,600
14	Court Chamber CHSL	Borivali (W)	2,98,500
15	Kalabhushan CHSL	Bandra (E)	2,45,453
16	Eksar Laxminarayan CHSL	Borivali (W)	1,97,200
17	Shree Shubh CHSL	Borivali (W)	1,67,500
18	Sai Gyandeep CHSL	Santacruz (W)	78,469
19	Shree Sai Chhatra CHSL	Borivali (W)	27,464

PMC PROJECTS ONGOING

RESIDENTIAL, COMMERCIAL AND EDUCATIONAL

Sr. No.	PROJECT NAME	LOCATION	TOTAL AREA SQ.FT
1	Triveni CHS Ltd.	Borivali (E)	3,09,520
2	M . K . School	Borivali (W)	2,85,955
3	Abhishek Society	Kandivali (W)	2,60,261
4	Shivangan CHSL	Dahisar (E)	2,47,700
5	Upendra Nagar	Dahisar (E)	1,59,906
6	Ashara CHS Ltd.	Borivali (W)	86,819
7	Mayank Heights	Borivali (W)	66,927

PMC PROJECTS COMPLETED

TEARCH

P-M-C

PRESTIGIOUS CLIENTS



The Wadhwa Group
Leading Residential Developers



TATA PROJECTS LIMITED



LIC
भारतीय जीवन बीमा नियन्त्रित जीवन बीमा कंपनी



ROSE BUILDERS
GROUP



vas
infrastructure ltd.



EKTA worldTM
INNOVATE. ACHIEVE.



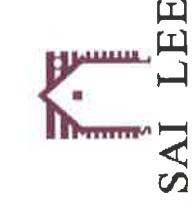
DEDHIA GROUP
DEVELOPERS



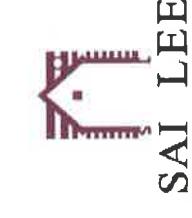
Ajmera
cityscapes



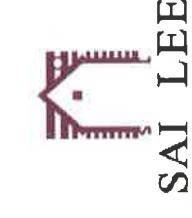
Transcon
Art of Transforming



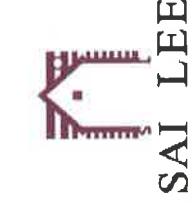
KANAKIA
PERFECTION ALL THE WAY



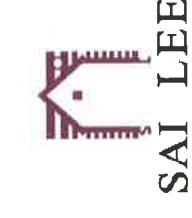
SAI LEE
Builders & Developers



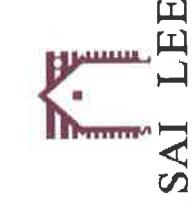
GITANJALI
TRUST FOREVER



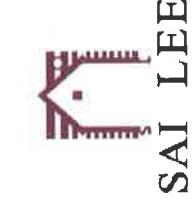
VASWANI



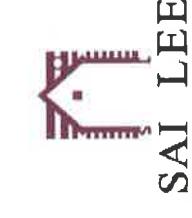
GUNDECHA
गुंडेचा



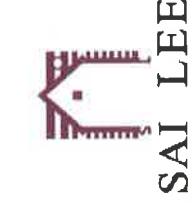
Rashtriya Chemicals And
Fertilizers Limited



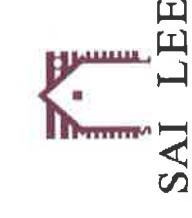
RNA
CORP.



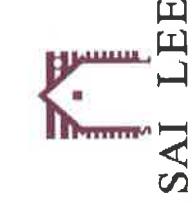
JBCN
International School



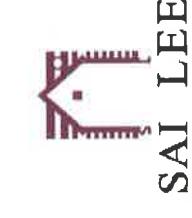
Rajesh
LifeSpaces
Crafting spaces, creating happiness



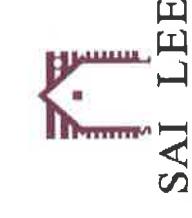
DHAVAL
DEVELOPERS
Building spaces, living life



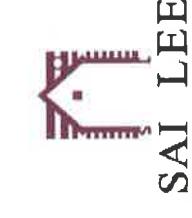
Modi Spaces
First Class Residential Apartments



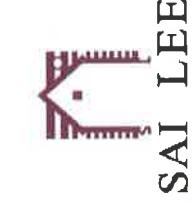
BHOOJI
ESTD: 1987
BHOOJI CONSTRUCTION LTD.
Engineering, Planning, Construction, Development
and Management of Residential, Commercial &
Industrial Projects



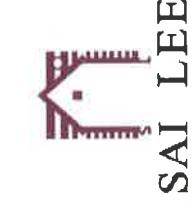
GOREGAON
SPORTS CLUB



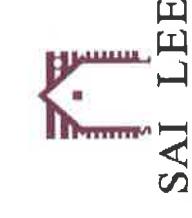
RUSHI GROUP
Shaping the future



THE
ORCHID
— FIVE STAR LEISURE HOTEL —



CRESCENT
arkade group



CRESCEANT
Shaping the future

THANK YOU

Thank you for allowing us to present you with the TEARCH Company profile. For more information please contact :

ADDRESS

Nine Square Building, Ramdas Sutrale Marg,
off Chandavarkar Road, Nr. N . M . Medical,
Borivali (West), Mumbai, Maharashtra 400 092.

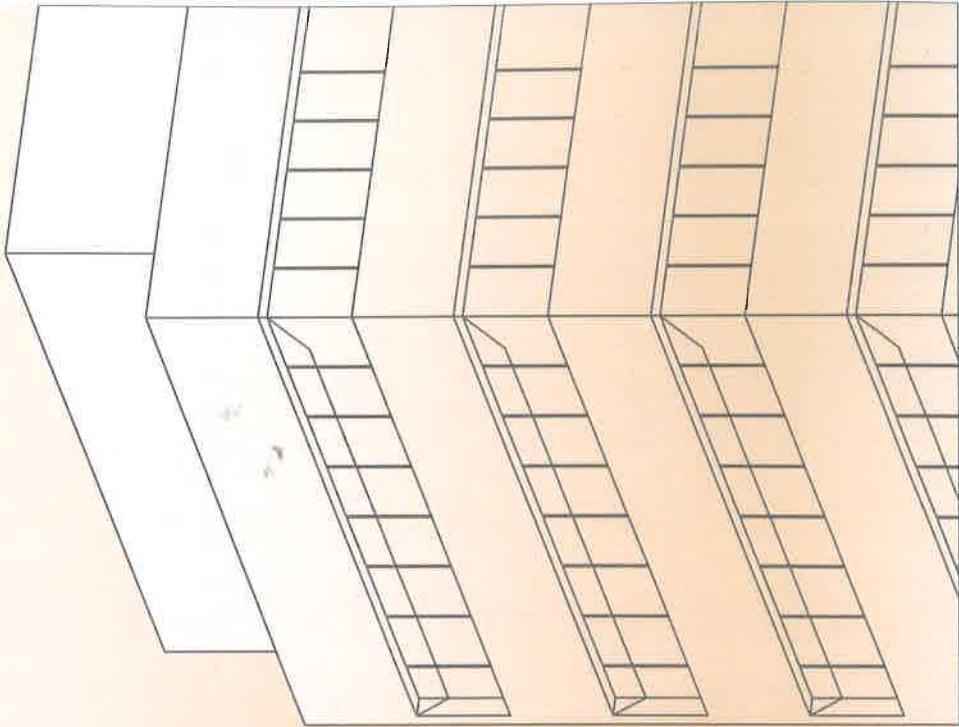
PHONE

022 2892 8888 | +91 97695 87537 | +91 98675 99995

EMAIL

pmc@teearch.in

REACH US AT



TEEARCH PMC

To,
Hon'ble Secretary / Chairman,
Ambika Darshan Premises CHSL.,
M. G. Road,
Ghatkopar (East),
Mumbai - 400 077.

Date: 11th September 2025

Sub : TEEARCH PMC Projects List submission along with offer to act as a "Project Management Consultant" for Redevelopment of existing Society known as "Ambika Darshan Premises CHSL." on land bearing FP No. 43 of Ghatkopar TPS III, CTS. No. 5887 (pt.) of village Ghatkopar situated at M. G. Road, in N Ward, Mumbai - 400 077.

Ref. : TEEARCH PMC Projects List.

Respected Sir / Madam,

As per the above mentioned reference, we would like to express our thanks to you for Inviting expressions of interest for Redevelopment of above mentioned existing Society.

Please find attached "TEEARCH PMC" Projects List for your reference.
We have excellent tie ups with almost all the government authorities that grants necessary approvals to real estate projects, not limited to BMC but also SRA, MHADA, MMRDA etc. Our values make us different and stand out from what's currently being provided in the market. Through a collaborative and integrated approach, our highly motivated team aims to be transparent throughout the process, while adequately knowing the client needs, being trustworthy and getting work done at the required speed.

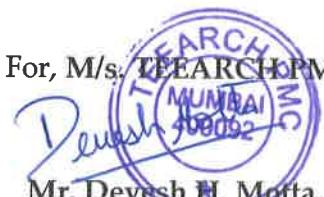
Attached herewith is,

- "TEEARCH PMC" Project Management Consultancy Projects List.

Thanking You,

Yours faithfully,

For, M/s. TEEARCH PMC



Mr. Devesh H. Motta,
(Partner)

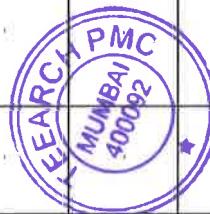
+91 83569 01314

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"SEARCH PMC" WORK LIST

Sr. No.	Name of The Society	Plot Area (Sqmt.)	Total Constructional Area (Sqft.)	Scheme Under DCPR 2034	No. of Existing Members	No. of Total Proposed Members	Development Status			Period of Commencement	Period of Completion	Developer if Any
							Res.	Shops	Res.	Mhada / Govt / Semi Govt.	Pvt. Society	
1	BDD Chawl Redevelopment (Design & Liaison Architect) N.M. Joshi Road Worli Mumbai	218,530	22,581,482	33(5)	15,000 + No Of Members					PHASE III Under Construction		Appointed on November 2018
2	LICL Jeevan Shanti CTS No. 1577/1 to 6, 1578, & 1579 Vile Parle (West)	67,732	70,86,468.00	33(3)(A)	592	0	812	0		LICL PHASE III Approval Under IOD is in Progress		Appointed on October 2024
3	Deonar Municipal Colony's Co-Op Housing Association Deonar Mumbai	45,000	47,08,000		33(9) / 33(20)(B)	433	1			PHASE I Feasibility & Evaluation of Documents is in Progress		Appointed on April 2025
4	Govind Nagar, Borivali (West) (Design & License Architect) CTS. No. 2419, 2419/1 to 2419/32 Village Eksar CTS. No. 4474/A Village Borivali Borivali (West)	10,134	942,463	33(9)	327	9	550	22		PHASE III Under Approval Process (HPC)		Appointed on October 2023
5	Manish Nagar Bldg. No. 14 - 18 CHSL Andheri (West) CTS No. 826/A	6,973	8,72,766	33(9) / 33(1) / 33(20)(B)	168	0				PHASE I Feasibility & Evaluation of Documents is In Progress		Appointed on October 2024
6	Lancelot CHSL CTS. No. 59/A Village Magathane Borivali (West)	5,997	784,296	33(19)	110	46				PHASE I Feasibility, Evaluation of Documents & Title Clearance is In Progress		Appointed on December 2023
7	Jai Punit Nagar CHSL CTS. No. 12/1 Village Magathane Borivali (West)	6,120	640,306	33(9)	168	18				PHASE III Preparation of Proposed Plans & DA is In Progress		Appointed on November 2023
8	The Mandapeshwar Dham CHSL CTS Plot No. 168, LM Road, Borivali (West)	5,350	559,744	33(7)(B) / 33(11) / 33(20)(B)	114	0				PHASE I Feasibility & Evaluation of Documents is In Progress		Appointed on 23 June 2024
9	Sat Kirpa CHSL Prem Nagar Bldg. No. 6 MCF Garden Road 1 Borivali (West)	5,426	5,67,727	33(11) / 33(20)(B)						PHASE I Feasibility, Evaluation of Documents & Title Clearance is In Progress		Appointed on May 2025
10	Anurag Sagar Building No. 1 & 2 CHSL CTS. No. 57 Village Magathane S.W. Road 1 Borivali (West)	4,037	422,344	33(20)(B)	84	0				PHASE III Preparation of Proposed Plans & DA is In Progress		Appointed on December 2022



M/s Chheda Developments

11	Crystal Paradise CHSL CTS. No. 844/29 Village Ambivali Veera Desai Road Andheri (West) Mumbai - 400 102	2,858	373,739	33(19)	104			Industrial Estate PHASE I Feasibility & Evaluation of Documents Is In Progress	Appointed on July 2024
12	Jai Matru Ashish CHSL CTS. No. 484/A/1, 484/B/3, 638/A/4 Village Borivali Borivali (West)	3,544	370,812	33(20)(B)	61	0		PHASE III Preparation of Proposed Plans & DA Is In Progress	Appointed on July 2023
13	Shyan Gokul Garden CHSL CTS No. 495/A Village Poincaré Kandivali (East)	3,527	369,013	33(7)(B)/ 33(20)(B)	72	0		PHASE II Tender Draft Preparation Is In Progress	Appointed on December 2024
14	Shree Durgadatta Tharid CHSL, CTS. No. 427, Malad (East)	3,303	345,605	33(20)(B)	88	45		PHASE II Tender Draft Preparation Is In Progress	Appointed on May 2024
15	Court Chamber CHSL F.P. No.-14 Of T.P. Scheme Borivali III S.V. Road Mumbai-400 071.	2,282	298,443	33(19)	25	21		PHASE III Preparation of Proposed Plans & DA Is In Progress	Appointed on August 2024
16	Mahavir Nagar CHSL D.G. Palkar Street CTS No. 692 (1 to 6) F.P. No. 119 of TPS - III Borivali LT Road Borivali (West)	2,728	285,365	33(20)(B)/ 33(11)				PHASE I Feasibility & Evaluation of Documents Is In Progress	Appointed on July 2025
17	Eksar Laxminarayan Building CHSL CTS No. 2262 A/1, 2262 B D. N. Mhatre Road Eksar Borivali (West)	2,513	197,155	33(20)(B)	70	0		PHASE III Preparation of Proposed Plans & DA Is In Progress	Appointed on February 2024
18	Shree Shubh CHSL F.P No. 210 TPS - III Borivali (West)	1,600	167,434	33(20)(B)	32	0		PHASE III Preparation of Proposed Plans & DA Is In Progress	Appointed on November 2023
19	Om Arun CHSL Survey No. 40, Hissa No. 1(pt.) & Survey No. 43, Hissa No. 1(pt.) CTS. No. 1054 Village Dahisar S.V. Road Dahisar (East)	2,319	151,640	33(7)(B)	43	0	TEELA 2023 MUMBAI MC	PHASE III Vacating The Premises Is In Progress	Appointed on November 2022
20	Zama CHSL Holy Cross Road C Colony CTS Nos. 881 A / 881 B Village Eksar Borivali (W)	1,868	146,552	33(20)(B)/ 33(11)				PHASE I Feasibility & Evaluation of Documents Is In Progress	Appointed on September 2025
21	Kalabhusan CHSL Kalanagar Madhusudan Kalelkar Marg Bandra (East)	1,328	138,942	33(11) / 33(20)(B)/ 33(12)(B)				PHASE II Tender Document Is Under Approval	Appointed on May 2025
22	Shree Raghuvanshi Apartment Fl ⁿ No. 1 of TPS-I Borivali (West)	1,982	129,598	33(7)(B)	33	1	62	PHASE IV Construction Is In Progress	IOD February 2023

23	Santacruz Sai Gyandeeep CHSL F.P. No. of 10 of TPS - I, H/W Ward Junction of Podat Road & Sai Baba Road Santacruz (West)	791	110,734	33(20)(B) / 33(11)	16	0	Tender Document Is Under Approval	Appointed on March 2025	
24	Mathew Mansion CHSL CTS No. 1179, 1179/1, 1179/2 Elsas I, I.C. Colony Borivali (West)	645	67,483	33(20)(B)	12	0	PHASE I Feasibility & Evaluation of Documents Is In Progress.	Appointed on February 2024	
25	Shree Sai Chhatra CHSL F.P. No. 87 of TPS-1 of Borivali Borivali (West)	420	27,464	33(7)(B)	13	0	PHASE III Received IOD Existing Building Demolition Is In Progress.	Appointed on October 2022	M/s Dediha Group
26	Triveni CHSL Plot No. 138(pt.) CTS. No. 72-A & 74 Village Magathane Rajendra Nagar, Dattapada Borivali (West) Mumbai - 400 092	4,733	309,520	33(7)(B)	51	0	Completed	IOD August 2013	OC March 2021 M/s Atul Developers
27	MK School Borivali Education Society F.P. No. 129 of TPS-III Borivali (West)	11,107	285,955	33(2)	School Building	School Building	Completed	IOD March 2021	OC September 2023 The Borivali Education Society
28	Abhishek CHSL CTS. No. 1339/B/2 Village Kandivali Kandivali (West)	3,980	260,261	33(7)(B)	93	0	Completed	IOD January 2018	OC May 2023 M/s Divya Enterprises
29	Shivangan CHSL CTS. No. 2587 & 2589 Village Dahisar Dahisar (East)	3,788	247,700	33(7)(B)	92	0	Completed	IOD March 2020	OC January 2024 M/s Yash Enterprises
30	Shri. Upendra CHSL CTS. No. 974 Village Dahisar Y.R. Tawade Road Dahisar (East)	2,445	159,906	33(7)(B)	113	0	Completed	IOD December 2018	OC March 2023 M/s Dediha Group
31	Ashara CHSL CTS. No. 504/B F.P. No. 86(pt.) TPS-1 of Borivali R.C. Patel Road Borivali (West)	1,328	86,819	33(7)(B)	27	0	Completed	IOD June 2015	OC January 2018 M/s Devleela Developers
32	Mayank Apartments CTS. No. 993/5 Village Eksar Holy Cross Road, I.C. Colony, Borivali (West)	1,024	66,927	33(7)(B)	23	0	Completed	IOD August 2021	OC February 2024 M/s Dediha Group
	TOTAL	435,411	30,527,704		18,208,00	245,00	2,869,00	15,068,00	



TEEARCH PMC

To,
Hon'ble Secretary / Chairman,
Ambika Darshan Premises CHSL.,
M. G. Road,
Ghatkopar (East),
Mumbai – 400 077.

Date: 11th September 2025

Sub – TEEARCH PMC Company Introduction & Professional Fees to act as a "Project Management Consultant" for Redevelopment of existing Society known as "**Ambika Darshan Premises CHSL.**" on Plot No. 43 TPS III, CTS. No. 5887 (Pt.) of village Ghatkopar situated at M. G. Road, in N Ward, Mumbai – 400 077.

Ref. : TEEARCH PMC Offer Letter for the above mentioned project.

Respected Sir / Madam,

As per the above-mentioned reference for inviting expression of interest for Redevelopment of the above-mentioned existing Society, as per your advertisement in newspaper "Navshakti" & "Free Press Journal" Dt. 04th September 2025 for requirement of "Project Management Consultants (PMC)" services, we are glad to submit our offer as a Project Management Consultant for Redevelopment of aforesaid Societies.

I/We, "TEEARCH PMC", would like to introduce ourselves as an empanelled & approved Project Management Consultant (PMC) at BMC, MHADA, SRA, MMRDA for Mumbai Metropolitan Region, Life Insurance Corporation of India (LICI) and Rashtriya Chemicals & Fertilisers (RCF).

At "TEEARCH", our Partner, Er. Tarun H. Motta has experience of more than 44 years in Real Estate and Construction Industry. He is registered Licensed Surveyor with BMC since 1980. He was President of PEATA (Practising Engineers, Architects, Town Planners Association) in 2016 – 2018. Currently he is the Member of Council of Arbitration. He played a major role in formation of D.P. and DCPR 2034. He has a key role in introduction and formation of TDR policy for 1st time. He has successfully completed more than 20.00 CR Sqft. of work (850+ Projects of including Residential, Commercial, Industrial, Entertainment, Hotels, Hospitals, Clubs, Malls, Shopping Centre & Education) & more than 3.00 CR Sqft. of work is under process of approvals & execution.

The Partner, Arch. Hiten T. Motta has experience of more than 16 years in Real Estate and Construction Industry. He is registered Architect with COA (Council of Architecture)



1 | Page

empanelled of BMC since 2006. Currently he is the member of PEATA (Practising Engineers, Architects, and Town Planners Association), Chairman of TDR Policy of BMC, And Co- Chairman II at Zonal Sub-Committee WS II of BMC and Grade 1 License holder of MHADA.

"M/s TEEARCH PMC" is sister concern LLP of "M/s TEEARCH" dedicatedly setup for handling Redevelopment Projects headed by Partner Er. Devesh T. Motta & Shri. Suman H. Motta and a Team of Senior Architects and Engineers.

Our Senior Architects, Arch. Anup Chalkaran & Arch. Collin D'Souza has experience of more than 40 years in Planning, Designing and Liasoning in Real Estate and Construction Industry who also is in charge of a team of expert Architects, Planners and Liasoning Architects / Executives.

Our Senior Engineer, Er. Sachin S. Satwik has experience of more than 29 years in Construction, Execution and Tendering in Real Estate and Construction Industry who also is in charge of a team of expert Engineers, Surveyors for Tendering, Execution & Construction monitoring.

We have excellent tie ups with almost all the government authorities that grants necessary approvals to Real Estate projects, not limited to BMC but also SRA, MHADA etc. Our values make us different and stand out from what's currently being provided in the market. Through a collaborative and integrated approach, our highly motivated team aims to be transparent throughout the process, while adequately knowing the client needs, being trustworthy and getting work done at the required speed.

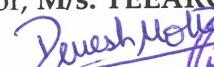
Attached herewith is:

- Details of Professional Fees.

Contact Person:	Mr. Anup Chalkaran	Mobile No: + 91 98675 9995
	Mr. Sachin Satwik	Mobile No: +91 97695 87537
		Email Id : pmc@teearch.in

Thanking You,
Yours faithfully,

For, M/s. TEEARCH PMC


Mr. Devesh H. Motta
(Partner)
+91 83569 01314
pmc@teearch.in



Details of Professional Fees to act as a "Project Management Consultant" for Redevelopment of above mentioned existing Society.

Plot Area: 1,885.82 Sqmt. (Approx. as per PRC) / Road Width: 27.45 Mtr.

Note: The calculation stated below is subject to available road width of 27.45 Mtr.

Total proposed FSI: 1,885.82 X 4 (FSI) X 1.35 (Fungible) = 10,183.43 Sqmt. = 1,09,613.40 Sqft.

Total Construction Area: 1,97,304 Sqft. Approximately as per Reg. No. 33(20)(B) / 33(11) / 33(12)(B) / 33(7)(B) of DPCR 2034.

Total Professional Fees:

Our professional fees towards above stated work will be **Rs. 36,00,000/- +18% GST (Rupees, Thirty Six Lakhs only plus 18% GST)** Lump sum for total construction area of the entire project as per 33(20)(B) / 33(11) / 33(12)(B) / 33(7)(B) under DCPR 2034.

The construction area shall mean total area of the project including total built-up area covered on all floors, additional area by way of lift, lobby, staircase, podium, basement, Refuse Area and stilt etc. as per the approved plans.

PHASE - I:

Professional Fees: ₹ 35,000/- plus G.S.T as applicable.

Phase	Work	Fees (₹)
I.	At the time of Appointment of PMC	10,000/-
	<u>Evaluation Stage:</u> Assessment of Existing Documents, Procurement of unavailable Documents and Preparation of Feasibility Report/s. <ul style="list-style-type: none">• Checking all the relevant papers and working out Draft Feasibility Report/s for applicable DC Regulations.• To provide Final Feasibility Report/s of all the Schemes / combination of Schemes (if required) applicable to the Society plot as per DCPR 2034 along with Schemes comparative statement	25,000/-
	Documents required for carrying out techno-commercial feasibility study and presenting a compiled report for the same are:- <ul style="list-style-type: none">• Latest Development Planning (D.P) Remarks 2034.• Latest Town Planning (T.P) Remarks (if applicable).• Latest C.T.S Plan / Latest Property Registration Card.• Registered Conveyance Deed.	

	<ul style="list-style-type: none"> • Last B.M.C Approved O.C Plan Set and Occupation Certificate (O.C). • 7/12 Extracts. • Carpet Area Statement of existing members along with Assessment Abstracts of B.M.C. • Physical Land Survey of Plot along with all individual flats / shops / garages in AutoCAD format. • Society Registration Copy. <p>Note: If any document is /are not available, the same can be procured by paying prescribed fees from the relevant departments through consultant. (The cost for procuring the documents & survey to be borne by the Society)</p> <p>Any other Document if required, will inform you for accordingly.</p>	
	Total of PHASE I	35,000/-

PHASE - II:

Professional Fees: ₹ 9,65,000/- plus GST as applicable.

Phase	Work	Fees (₹)
I.	<p>Bidding / Tendering Stage :</p> <ul style="list-style-type: none"> • On Submission of Draft Tender Document. • On publishing Newspaper Advertisement for Invitation of Bids or Open / Close Type Tendering by Invitation. On Submission of First Scrutiny Report / Comparative Statement. • Short Listing of Bidders with due consultation with Committee as per Scrutiny points. Financial Capacity, Technical Background, Legal Background, Infrastructure, Work completed, Work in Hand etc. of the Bidders. • Arranging Site Visits of the Short Listed Bidders etc. Re-negotiations with the Short Listed Bidders in presence of the Society Committee Members. • Finalization of Developer in General Body Meeting in presence of authorized Officer from Dy. Registrar of the Co. Op. Societies office under 79(A) norms. 	<ul style="list-style-type: none"> • 20% • 20% • 20% • 20% • 20% • 20%



	Note: The expenditure incurred for the preparation of the Tender Document/s [Newspaper Advertisement, Stationery & Printing Charges] will be borne by the Society / PMC and the Income generated from the sale of the Tender Documents will also be kept by the Society / PMC as per Society's decision.	
	TOTAL OF PHASE II	9,65,000/-

PHASE - III

Professional Fees: ₹ 13,00,000/- plus GST as applicable.

Phase	Work	Fees (₹)
II.	<u>Pre-Construction Documentation and Design, Launch Stage:</u> <ul style="list-style-type: none"> • On Execution of Agreement with the Developer. • On approval of proposed plan by the Society in SGM. • On Finalization of the Draft Development Agreement (DA), Draft Power of Attorney (POA), Draft Permanent Alternate Accommodation Agreement (PAAA) in SGM. • On obtaining I.O.D. by The Developer. • On vacating the existing building premises. 	<ul style="list-style-type: none"> • 20% • 20% • 20% • 20% • 20%
	TOTAL OF PHASE III	13,00,000/-

PHASE – IV

Professional Fees: ₹ 13,00,000/- plus GST as applicable.

Phase	Work	Fees (₹)
III.	<u>Project Monitoring Stage:</u> <ul style="list-style-type: none"> • On Commencement of the Foundation Work. • On Completion of work up to Plinth. • On completion of 25% of R.C.C work. • On completion of 50% of R.C.C work. • On completion of 75% of R.C.C work. • On completion of 100% of R.C.C work. • On completion of 25% of Allied work [Flooring, Walls etc.] • On completion of 50% of Allied work. 	<ul style="list-style-type: none"> • 10% • 10% • 10% • 10% • 10% • 10% • 7% • 8%



	<ul style="list-style-type: none"> • On completion of 75% of Allied work. • On completion of 100% of Allied work. • On Completion of Works for O.C by Developer. • On Developer obtaining O.C and Re-establishment of the Flat owners. 	<ul style="list-style-type: none"> • 7% • 8% • 5% • 5%
	TOTAL OF PHASE IV	13,00,000/-

Total Professional Fees =

1. Our professional fees towards above stated work will be Rs. 36,00,000/- + 18% GST (Rupees, Thirty Six Lakhs only plus 18% GST) Lump sum for total construction area of the entire project as per 33(20)(B) / 33(11) / 33(12)(B) / 33(7)(B) under DCPR 2034.

Note:

- 1) Society has to pay GST / Applicable Tax over and above Fees at each stage.
- 2) The offer outlined above is negotiable.
- 3) The amount mentioned above are PMC charges for the entire project and will be distributed amongst all the Societies / Wings / Buildings proportionately.

Thanking You,

Yours faithfully,

For, M/s. TEEARCH PMC

Mr. Devesh H. Motte,

(Partner)

+91 83569 01314

pmc@teearch.in

The scope of our Project Management Consultancy Services will include following:

Sr. No.	Particulars / Activity	PMC Scope of Work
A. PHASE I		
1.	After appointment us as a PMC by the Society	<ul style="list-style-type: none"> 1) After our appointment as a PMC we will evaluate all the documents require for the proposal. If in the case any document/s is/are not available with the Society, the same will be procured by us paying prescribed fees from the relevant departments through the consultant on behalf of the Society. The expenses towards procuring the Documents & Physical Survey will be borne by the Society. 2) We will check & assist the Physical Survey of the plot as well as all flats/shops area individually and we will prepare a carpet area statement as per physical survey as well as per approved OC plans. 3) After gathering all the data we will prepare a Feasibility Report/s of various schemes / combination of various schemes under DCPR 2034 from which we will get detailed idea on the Techno – commercial viability of the project and minimum possible offers we can get for the Society members & the Society. We will explain all these Feasibility Report/s to the Society SGM and we will clarify the queries of the Society members about the same.
B. PHASE II		
1.	From Tendering Stage to	<ul style="list-style-type: none"> 1) We will prepare a Technical & Commercial Tender Document for the Society Redevelopment Project



	<p>appointment of the Developer</p> <p>incorporating all requirements / conditions / suggestions / objections of the Society members. We will present Final draft of the Tender to SGM and will get it approved from the SGM after question and answer session satisfying the Society members.</p> <p>2) We will float the Tenders through newspaper advertisement to call the Developers or by private negotiations by calling the Developers with their respective offers open or closed or any Developers suggested by the Society & we will negotiate with them in presence of the Society Managing Committee members for better offers.</p> <p>3) We will prepare a comparative statements of all the Developers we have called up with respect to their Financial capacity, Net Asset Value they owned, yearly turnover, last 3 years audited reports, P&L statements, Criminal background if any, any case is there pending in the courts, the projects they have done in past five to seven years, their performance with respect to completion of the projects within a stipulated time with occupation certificate or not, their current ongoing projects, their future projects in hand etc. complete & these all statements will be submitted and explained to the SGM for their better evaluation.</p> <p>4) We will then short list the Developers in consultation with the Society in SGM as per above data.</p> <p>5) We will arrange the Site Visits of the short listed Developers to their ongoing initial RCC construction projects as well as their ongoing projects nearer to the</p>
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		<p>completion stage along with some of the completed projects so we can evaluate their quality of work easily.</p> <p>6) After site visits we will seek the views / requirements / demands of the Society members in the SGM about the Developers and their offers given.</p> <p>7) After SGM we will arrange a meeting for re-negotiations with all these short listed Developers for getting better offer than what they have initially quoted for betterment of the Society and Society members in presence of the Society Managing Committee Members.</p> <p>8) After re-negotiations we will suggest / assist the Society for appointing a Developer in SGM in presence of the authorized officer from office of the Dy. Registrar of Co. Op. Societies.</p>
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C. PHASE III

1.	From Preparing Development Agreements to Vacating the Premises	<p>1) We will assist the Society in preparation of the Development Agreement with the selected Developer along with the Society's Advocate / Solicitor.</p> <p>2) Simultaneously we will check the options of the proposed plans prepared by the appointed Developer & will assist Society to finalise the proposed plans as per Society member's requirements, vaastu compliance as well as BMC approval point of view under DCPR 2034. We will also check all these drawings with BMC approval point of view i.e.</p> <p>3) FSI consumption as per scheme worked out under DCPR 2034,</p>
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	<p>4) Height restrictions if any as per Airport Authority of India,</p> <p>5) Site Elevation, which can be raised if possible subject to approval by BMC / AAI with considering of avv. water logging conditions in that particular region in monsoon season,</p> <p>6) Open Space requirement as per BMC under DCPR 2034,</p> <p>7) Driveway width at Ground floor as per CFO requirement,</p> <p>8) Main Entrance Gate height wrt. CFO if Canopy type structure is propose if any,</p> <p>9) No. of Staircases & Lifts provided as per DCPR 2034,</p> <p>10) Staircase, common passages width,</p> <p>11) Allowable distance between Lifts & Stairways at each floor,</p> <p>12) Shaft size for Lifts as per CFO / PWD norms,</p> <p>13) No. of Parkings provided to compare the same with BMC requirement as per DCPR 2034 & in a practical way also,</p> <p>14) Mechanical Ventilation proposed by BMC / CFO if any,</p> <p>15) Rain Water Harvesting / STP location,</p> <p>16) Environmental additional conditions if any,</p> <p>17) HE NOC conditions if any,</p> <p>18) Requirements as per Tree NOC,</p> <p>19) Existing Nallah restoration if any,</p> <p>20) Bore Well construction / restoration if any,</p> <p>21) Assessment, Water Charges, NA Tax dues if any,</p> <p>22) Assistance require in any other IOD conditions etc. complete.</p>
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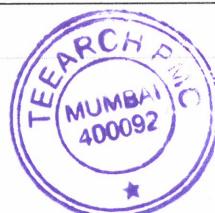
		<p>23) We will keep check on the Developer and their LS. / Architect team in getting approvals like initially with concessions, IOD, CC, Amendments if any upto OC in stipulated time frame.</p> <p>24) After getting IOD we will execute the activity of vacating the premises as planned earlier and as per the terms & conditions mentioned in the Tender Document & Development Agreement.</p> <p>25) After vacating the premises we will keep check on demolishing the existing structure precisely.</p> <p>26) Simultaneously along with the Demolition activity we will keep check on the Developers efforts of getting CC in terms of preparation / submission of the proposal, movement of the proposal from various BMC / Government Departments, payments made towards the purchase of Government FSI / General TDR / Slum TDR / Road TDR / Fungible Area etc. complete as per terms & conditions mentioned in the Tender Document / Development Agreement and getting the CC issued.</p>
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D. PHASE IV

1.	Commencement of The Work / Execution Stage :	<p>After demolition activity and after getting the CC, work will be commence. After commencement of the work we will have a close & precise supervision with our dynamic & enthusiastic team. We will appoint the experience, dynamic, vigilant and enthusiastic team as mentioned in the Tender Document from vacating activity till the completion and handing over of the project.</p> <p>We will supervise all the constructional activities like</p>
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	<p>1) After getting the CC & commencement of the actual work we will guide & supervise the initial Site Development work of constructing the initially required infrastructure.</p> <p>2) To check all required permissions, to keep the records of all the permissions on the site.</p> <p>3) Physical Survey, Line Out,</p> <p>4) Shore Piles, Excavation,</p> <p>5) RCC Foundation work (Piles, Rafts etc.) with Basement floors if any, Ramps if any, Podium Floors if any, Plinth work, Refilling Soil, RCC work of Columns, Beams, Slabs, Staircases, PT Slab or PT Beams if any, OH Tanks, UG Tanks, Pardies, RCC Walls, RCC Shear Walls, Loft, Chajjas, Lofts,</p> <p>6) STP, Rain Water Harvesting,</p> <p>7) Masonry work,</p> <p>8) Internal Plastering work, External Plastering work,</p> <p>9) All External / Internal / concealed / open Plumbing work,</p> <p>10) All External / Internal / concealed / open Electrical work,</p> <p>11) Waterproofing work of all the Toilets / Terraces / Part Terraces / Porches / Ramp / Podium floors / Chajjas / each & every element that is exposed to the weather,</p> <p>12) Tile Flooring / Tile Dado / Door & Window Marble / Granite Framing / Kitchen Platforms / Pantries / an external element if any,</p> <p>13) Aluminium Sliding windows / Openable windows / Louvered windows / Ventilators / Bakelite Doors in Aluminium Framing if any,</p>
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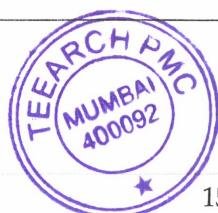
	<p>14) Wooden Door Framing / Wooden Door shutters,</p> <p>15) Fire Fighting work,</p> <p>16) HVAC work,</p> <p>17) Mechanical Ventilation work,</p> <p>18) Internal / External Painting,</p> <p>19) All internal fixtures / fastenings as mentioned in the Tender Document,</p> <p>20) All M.S. work,</p> <p>21) External Drainage,</p> <p>22) Water Connection,</p> <p>23) Electrical Mains connection / Alternate Supply,</p> <p>24) MGL connections,</p> <p>25) SWD,</p> <p>26) Internal Layout Roads, Landscaping,</p> <p>27) Solar Panels,</p> <p>28) All services etc. complete, at each stage of the work along with all specifications mentioned in the Tender Document precisely for quality control.</p> <p>29) We will keep check on all plans / drawings / designs received through BIM for clash detection so we can conclude the work within a stipulated time frame as mentioned in the Tender Document.</p> <p>30) We will supervise / perform all necessary Lab Tests / Site Test through the main Builder / Contractor such as,</p> <p>31) Soil Testing,</p> <p>32) Concrete Cube Testing (Rebound Hammer Test, Core Test wherever necessary), quality of shuttering material along with workmanship,</p> <p>33) Reinforcement Lab Tests,</p>
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	<p>34) AAC blocks Lab Test,</p> <p>35) Sand Test,</p> <p>36) Pressure Test for Concealed Plumbing work,</p> <p>37) Continuity Test, Full Load Test, No Load Test, Short Circuit Test for all Electrical work along with Alternate Supply Change over switch checking, will keep check on all Electrical HT work for its specifications to see whether it is as per PWD norms or not,</p> <p>38) Pond Test for all type of Waterproofing work,</p> <p>39) We will check Wind Load, Torque Stress Test along with De-glazing & water penetration test for Structural Glazing Façade work if any,</p> <p>40) Entire Fire Fighting System checking with Pressure system, synchronization with automatic panels with Fire Panels – Fire Pump Panels – Fresh Air Panels – Fire Alarms – Fire Siren Panels – Mechanical Ventilation Panels,</p> <p>41) HVAC work checking along with its distribution schematic map,</p> <p>42) Water Pump Automation Panels checking along with its Level Indication System checking if any,</p> <p>43) M.S. Work design, its execution specific if any,</p> <p>44) Smoke Test for Drainage work,</p> <p>45) All Elevator work whether it is as per PWD norms or not etc. complete.</p> <p>Note : Some of the Test as mentioned above will be Lab Test performed in the Labs, some of the Test will be Site Test performed on the Site and some will be in the forms of Design Reports certified by RCC Consultants etc. We will keep /</p>
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		<p>maintain all records of these Tests. We will prepare reports / instruction manuals / maintenance manuals as per requirements and will submit to the Client at the time of possession or at whatsoever stage it may require so it will be helpful to the Client for having knowledge about all the systems for its operating and maintenance point of view.</p> <ul style="list-style-type: none"> 1) To keep check on all monetary compensations of the Society & the Society members while construction activity is in progress & even after the completion of the project. 2) Checking all newly constructed areas / flats / shops of the existing members and handing over to them along with all AMC's / Guarantee / Warranty Certificates. 3) Getting Project closure successfully and peacefully with giving total possession to the existing members as well as the proposed / new buyers with Occupation Certificate.
E.	Safety Measures :	While executing & supervision of the work we will keep check precisely on safety measures from providing safety to each of the labours working on the sites to the safety of the by passers / adjoining plot / properties / buildings etc. keeping the Society completely indemnify against the Accidents / loss to the Society or adjoining property if any.
F.	Specifications :	We will check all specifications of each items / activity from start and at every stage of the work whenever wherever require and we will suggest the Client about change if any for the betterment of the project.



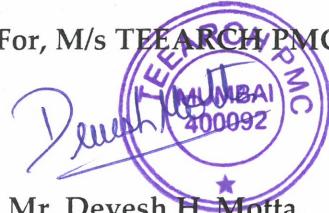
G.	<p>Record Keeping :</p> <p>We will keep / maintain records of all Approvals / Test Reports / Results.</p> <p>We will prepare all operating Instruction Manuals / Maintenance Manuals as mentioned in the Tender Document and will hand over it to the Client at the time of possession or at whatsoever stage it require to submit.</p> <p>We will keep and maintain all Inward / Outward Registers, RMC Registers, Material Procurement Register with all Challans.</p>
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Looking forward for a positive response and long relationship from you.

Thanking you,

Yours faithfully,

For, M/s TEEARCH PMC,



Mr. Devesh H. Motta,
(Partner)

+91 83569 01314

pmc@teearch.in