

# CHALLENGE CONSTRUCTIONS

CIVIL ENGINEERS, CONSULTANTS AND CONTRACTORS

REDEVELOPMENT CONSULTANCY

CONSULTANCY IN SPECIAL CIVIL WORKS

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Anant Pai Regd no:- STR/P/173

Neetin Khedkar B.Tech; IIT Bombay (Proprietor)

GST No:-27AAGPK8171J2ZB

September 16, 2025

Hon. Chairman/Secretary,  
Ambika Darshan premises CSL,  
Plot No 43, M.G. Road,  
Ghatkopar (E), Mumbai - 400077

Dear Sir,

**Ref:** Redevelopment of your Building CTS no. 5887 (part) at Ghatkopar (E), Mumbai 400077

**Subject:** Proposal for Project Management Consultancy in Redevelopment

Dear Sir,

We recently came across your advertisement regarding the re-development of your building, and we would be delighted to introduce our services.

For over a decade, we have been serving as a trusted Project Management Consultant (PMC) in the Ghatkopar-Chembur region, delivering **end-to-end solutions**—from feasibility studies and developer appointments to the final handover of completed flats to societies.

What sets us apart is our unwavering belief that **a redevelopment project must be meticulously managed from day one until the moment members repossess their new homes**. This ensures **timely completion, uncompromising quality, and complete transparency**.

To achieve this, we:

- Employ our **exclusive project management software** to track progress.
- Share **daily site visit updates** with photographs to the managing committee.
- Conduct **near-daily site inspections** to monitor quality and timelines.

We also collaborate with seasoned architects and domain experts who provide vital design and planning inputs, ensuring your redevelopment is not only structurally sound but also aesthetically and functionally superior.

We would be honored to present our services and showcase our **successful track record in similar redevelopment projects**. We are confident that our expertise, systems, and commitment will add significant value to your project.

We look forward to the opportunity to discuss your requirements in detail and tailor our approach to best serve your society.

We understand that your society enjoys a **prime location** on MG Road, with a **substantial plot size of approximately 1,885.82 sq.m.** This prominent location is naturally attractive to leading developers, making it a high-potential redevelopment opportunity.

To ensure your society secures the **best possible terms and offers**, we strongly recommend adopting a **fair and competitive bidding process**. Based on the preliminary information available to us, we are pleased to present our structured proposal below:

#### PROJECT OVERVIEW

Location: Ghatkopar (MG Road)

Possible Components: Residential, Commercial, Hotel, Hospital, and Garage Units

Plot Area: Approx. 1,885.82 sq.m.

#### Scope of Work & Time frames

##### Phase I – Preliminary Work (*Approx. 20 days*)

1. Review and study of property documents provided by the society
2. Preparation of a Preliminary Feasibility Report, backed by our technical proficiency and enhanced with insights from an MCGM-licensed architect for superior accuracy.
3. Discussions with society members on findings.
4. Preparation and presentation of a Final Feasibility Report.

##### Phase II – Pre-Tendering (*Approx. 1 month*)

1. Preparation of tender documents based on detailed discussions with society members.
2. Identifying and contacting potential developers.
3. Issuing a public advertisement for tenders (if required).

##### Phase III – Tendering & Pre-Execution (*Approx. 3 months*)

1. Conducting a pre-bid meeting and issuing a Common Set of Amendments.
2. Preparing a comparative statement of all bids received.
3. Shortlisting developers, visiting their completed projects, and assisting the society in negotiations.
4. Assisting in drafting the Letter of Intent (LOI) and Development Agreement.
5. Coordinating plan approvals prior to submission to MCGM.
6. Assisting in flat/shop allocation for members in the new development.

#### Phase IV – Execution (*Approx. 36 months*)

1. Technical review of civil, electrical, plumbing, and services drawings in line with society requirement.
2. Coordinating with the Architect, Geotechnical, RCC, and MEP consultants.
3. Ensuring timely submission of drawings/documents to approving authorities and obtaining IOD/CC.
4. Reviewing "As-Built" drawings.
5. Periodic site visits to monitor quality, cost, and progress.
6. Attending Joint Review Meetings and preparing Minutes.
7. Technology-enabled project tracking via our proprietary app, *QBuild* (developed by our sister concern, Ediquo Technologies), allowing members to view daily progress updates with photographs from anywhere in the world.
8. Monthly progress reports to the society.
9. Guidance in selecting finishes, fittings, and fixtures.
10. Final inspection of flats prior to society possession.

#### Phase V – Post-Execution (*Approx. 3 months*)

1. Measuring and verifying carpet areas of all flats.
2. Identifying and reporting defects, ensuring rectifications are completed.
3. Advising the society on formal handover of flats.

**Note:** All expenses incurred for the above services are expected to be reimbursed by the appointed developer to the society.

We are confident that our **structured approach, transparent systems, and proven track record** will ensure your redevelopment project is executed smoothly, on time, and to the highest quality standards.

We would be privileged to make a detailed presentation to your society and demonstrate how our expertise can protect your interests and maximize your project's value.

#### EXCLUSIONS:

1. Any liaison work with any Govt. Authority,
2. Any Survey or plot/ flats measurements/ preparation of plans
3. Obtaining any documents from any Govt. Authority
4. Insurance, site safety and local police or other requirements, Legal Advise
5. Helping Society in compiling members' requirements and grouping flats
6. Coordination among various consultants for providing drawings, details, work specifications and quantity/ cost estimates
7. Checking of bills/ invoices of consultants, contractors and agencies
8. Any printing / publishing/ advertising charges
9. Preparing bar charts, schedules or construction estimates

**PROFESSIONAL FEES:**

I	Preliminary Work	Rs. 60,000 to be paid in advance, Rs. 20,000 on submission of the preliminary feasibility report
II	Pre-tendering	Rs. 75,000 on submission of Draft Tender; Rs. 60,000 on presentation of the Draft
III A	Tendering	Rs. 60,000 on Invitation of Tenders; Rs. 70,000 on opening of bid. Rs. 75,000 for bid examination. Rs. 1,25,000 after finalization of the developer
III A	Pre-execution	Rs. 75,000 after finalizing LOI Rs. 60,000 after examinations of Plans Rs. 75,000 after finalizing DA Rs. 40,000 after obtaining IOD
IV	Execution	Rs. 80,000 payable monthly, [includes daily visit and daily progress reporting with oversight on quality control] <u>One monthly review meeting is proposed to be held to review quality and progress.</u> It is envisaged that this meeting is attended by senior staff of the developer and at least a few of the Society Members. Annual 5% escalation on monthly fees if the execution period extends beyond original schedule.
V	Post - Execution	Rs. 3,50,000 which shall be paid on receipt of OC
		Rs. 5,000 for each meeting after the first 2 meetings at every stage, except stage IV

We look forward to supporting the Society through to the Post-Execution phase. Should the Society choose to proceed without our services at any stage, we kindly request reimbursement for the efforts and resources already invested by us.

GST, as applicable, will be charged extra.

**TERMS & CONDITIONS:**

- ✧ Our invoices shall be paid within 10 days from the dates of their submission.
- ✧ Our offer is valid for a period of 2 months from date.

It is important that you take a presentation/ demo of our software so as to appreciate the extent of support we can provide during execution, in view of our unique software.

We hope you find our offer in line with your requirements. Should you require any clarification, please get in touch with us.

Yours Faithfully,

*Neetin P. Khedkar*  
Neetin Khedkar  
Challenge Constructions