

Dr V.N.Shirodkar Co operative Housing Society Ltd
134-2/1 ,2712/D/1 Bhamburda, Ashoknagar , Pune 411007
Email:-drvns.chs@gmail.com

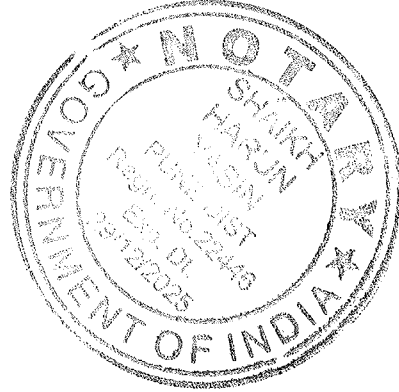
Date : 30-03.2025

To

DD Architects (Devendra Dhere)
Project Management Consultant
Pune

Dear Sir

Sub: Appointment letter.



Ref: Your presentation dated 28/11/2024 in the society and subsequent quotation dated 02/12/2024

As you are aware of the fact that, our society is considering the proposal of redevelopment. To facilitate effective and safe redevelopment, we wish to appoint redevelopment professionals.

Accordingly you submitted your interest on 02/12/2024 to the society along with detailed quotation.

That after going through your quotation and presentation, we are pleased to appoint you as a Project Management Consultant after majority resolution in our Special General meeting date 12/03/2025 to provide all the required incubation required during redevelopment activity.

This appointment is subject to certain terms and conditions to be incorporated in Memorandum of Understanding to be signed mutually by both the parties.

We are attaching draft Memorandum of Understanding and request you to approve the same from your side. We appreciate your expeditious reply to complete the formalities.

Pune

Date


For Dr.V.N.Shirodkar Co op Hsg Soc



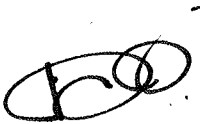
For Dr. V.N. Shirodkar Co-op. Hsg. Society Ltd.


Chairman

Secretary


Treasurer

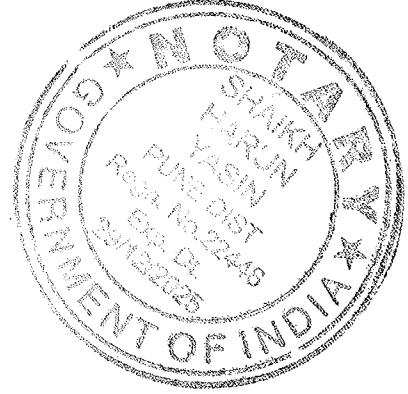
Received :


A.K. D.O.
21.03.2025



Consultancy Agreement

This agreement is made at Pune on 25.03.2025



BETWEEN

DD Architects (Devendra Dhere) having its registered office at 36 Shyamsundar Society Navi Peth Pune 411030 (hereinafter referred to as "Consultant" (which expression shall unless repugnant to the context or meaning thereof include its authorised representatives, successors and assigns).

AND

Dr.V.N.Shirodkar Coop Housing Society registered under the Cooperative Society Act and having its registered office at : Dr V N Shirodkar Co op Hsg Soc 134-2/1 Bhamburda Ashoknagar Pune 411007 hereinafter referred to as "Society"(which expression shall unless repugnant to the context or meaning thereof include its authorised representatives, successors and assigns).

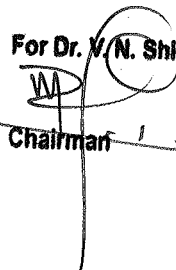


This Agreement is for the provision of Consultancy Services for stage 1 of Project as Architect/ Lawyer, to be performed as requested by the Society in accordance with the terms of this Agreement. Consultant represents that they have the knowledge, ability, skills, and resources to provide such services in accordance with the terms and requirements of this Agreement.

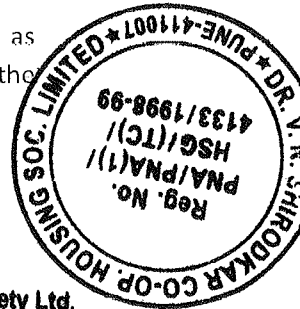
The Consultant and the Society will collectively be called as Parties. While the Society desires certain services from the Consultant in relation to redevelopment, viz. as per Scope Sheet circulated by Society and accepted by the Consultant.

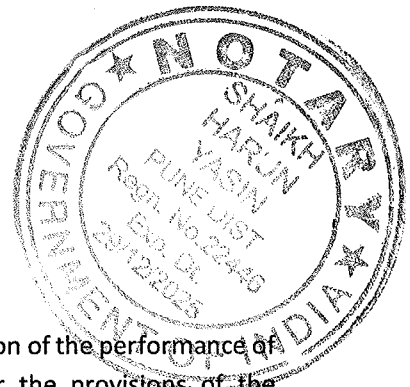
NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement, words and expressions shall have the same meanings as are respectively assigned to them in the conditions of the Client /Consultants CONSULTANCY Agreement hereinafter referred to as "CONSULTANCY AGREEMENT*.
2. In consideration of the payments to be made by the society to the Consultant as hereinafter mentioned in the Scope Sheet, the Consultant hereby agrees with the society to perform the Services in conformity with the provisions of the Agreement.


(Consultant)
DD architects
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For Dr. V.N. Shirodkar Co-op. Hsg. Society Ltd.
 Chairman
 Secretary
 Treasurer





3. The Society hereby agrees to pay the Consultant in consideration of the performance of the Services such amounts as may become payable under the provisions of the Agreement at the times and in the manner prescribed in the Consultancy Agreement.

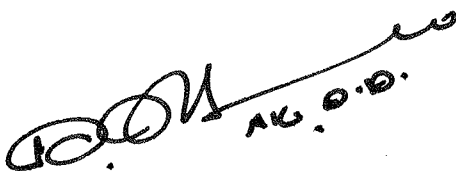
1. General Conditions of the Agreement - General Provisions

1.0 Definitions

Unless the context otherwise requires, the following terms whenever used in this Contract have the following meanings:

- a) "Applicable Law" means the laws & amendments thereof and any other instruments having the force of law in India (as they may be issued and in force from time to time);
- b) "Contract" means the Contract signed by the Parties, to which these General Conditions of Contract are attached, together with all the documents listed as mentioned above of such signed Contract.
- c) "Effective Date" means the date on which this Contract comes into force and effect
- d) "Government" means the Government of India, Government of State and corporation (PMC) where the Society is situated.
- e) "Local currency" means Indian Rupees.
- f) "Member" in case the society consists of society members/flat/shop owners of more than one entity, means any of these entities, and "Members" means all of these entities.
- g) "Personnel" means persons hired by the Consultants or by any Sub-Consultant as employees and assigned to the performance of the
- h) Services or any part thereof; "Local Personnel" means such persons who at the time being so hired had their domicile inside India; and
- i) "Party" means the Society or the Consultants as the case may be, and Parties means both of them;
- j) "Services" means the work to be performed by the Consultants pursuant to this Contract for the purposes of the Project, as described in scope of services here to;
- k) "Sub-Consultant" means any entity to which the Consultants subcontract any part of the Services in accordance with the provisions of Clause 7.0.4
- l) "Third Party" means any person or entity other than the Government, the Client, the Consultants or a Sub-Consultant.

1.1 Relation between the Parties


(Consultant)

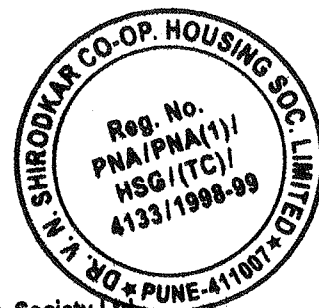


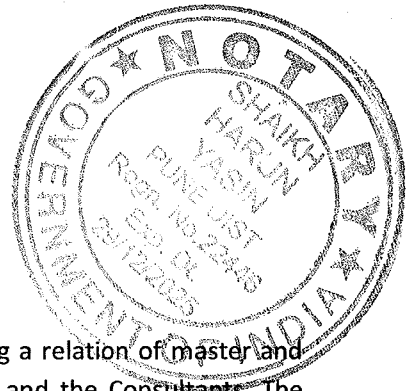
For Dr. V. N. Shirodkar Co-op. Housing Soc. Ltd.


Chairman

Secretary


Treasurer





Nothing contained herein shall be construed as establishing a relation of master and servant or of agent and principal as between the Society and the Consultants. The Consultants, subject to this Contract, have complete charge of Personnel performing the Services and shall be fully responsible for the Services performed by them or on their behalf hereunder.

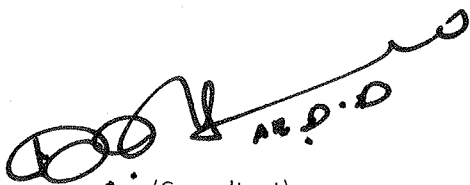
1.2 Term Of Agreement –

The entire work is divided into three phases:

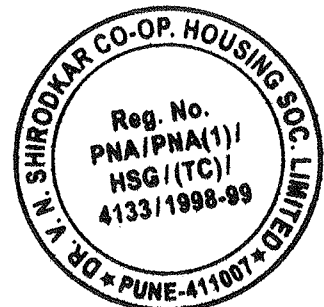
- 1.2.1 Phase 1: Upto selection of Developer.
 - 1.2.2 Phase 2: Upto handing over the possession to the Developer for redevelopment.
 - 1.2.3 Phase 3: Upto receipt of possession and conveyance of new building.
- The term of the Agreement is upto the conveyance of super-structure to be built after demolishing.

2. OWNERSHIP AND USE OF DOCUMENTS-

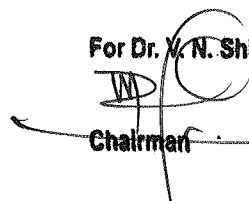
- 2.0.1 All documents prepared by the Consultant are instruments of service and shall remain the property of the Society. The Society shall be permitted to retain copies, including reproducible copies, of all documents prepared by the Consultant for information and reference in connection with the Society's use and occupancy of the project. In case Society decides to terminate services of the Consultant for any reason, society shall have full access and rights to get the papers, designs, work done till the date of termination.
- 2.0.2 Society shall have an irrevocable, fully paid-up perpetual certificate and right, which shall survive the termination of this agreement, to use the documents, including the originals thereof, and the ideas and designs contained therein, for the completion of, and in connection with, the project, regardless of the Consultant involvement. The documents shall not be used by the Society on other projects, except by agreement in writing.
- 2.0.3 Submission or distribution to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of the Consultant's rights.


(Consultant)

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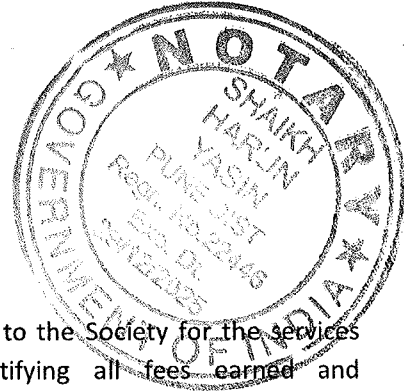


(Society)
For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.


Chairman


Secretary


Treasurer




3. INVOICING

- 3.0.1 **Invoices:** Consultant shall issue an invoice to the Society for the services performed under this Agreement identifying all fees earned and reimbursable expenses incurred in by the Consultant. Invoices shall be submitted in a standard format by the Consultant. Reimbursable expenses shall be subject to prior written approval of the Society.
- 3.0.2 **Partial Payment:** No partial payment by Society shall constitute or be construed as final acceptance or approval of any services or as a release of any of Consultant's obligations or liabilities with respect to such services.
- 3.0.3 **Subcontractor Payment (if applicable):** Society shall pay all expenses for expenses performed and furnished in connection with the performance of the services, within a period of two weeks.
- 3.0.4 **Final Payment and Release:** The acceptance by Consultant or Consultant's successors of final payment under this Agreement, shall constitute a full and complete release of Society from any and all claims, demands, and causes of action whatsoever that Consultant or Consultant's successors have or may have against Society pursuant to this Agreement except those claims specifically identified in writing by Consultant as unsettled at the time of the final request for payment.

4. TERMINATION OF AGREEMENT

- 4.0.1 **Termination for Convenience:** This agreement may be terminated for convenience by the Society or Consultant in whole or in part, upon at least thirty (30) days' written notice to the Consultant.
- 4.0.2 **Compensation:** In the event of termination, the Consultant shall be entitled to compensation for all services satisfactorily performed to the termination date, together with approved Reimbursable Expenses then due, for the services provided by the Consultant prior to termination.


A. D. D.

(Consultant)

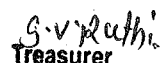
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architects
DREAM | DESIGN | DELIVER

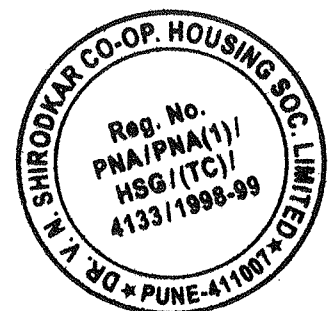
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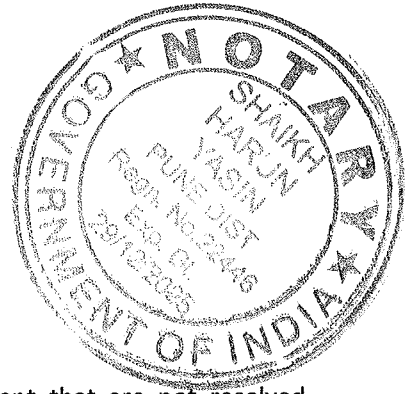
For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.


Chairman

Secretary


Treasurer





5. DISPUTE RESOLUTION

5.0.1 Consultant's claims for breach of this Agreement that are not resolved informally are governed by government Laws, as it may be amended from time to time, unless preempted by other applicable law. The submission, processing and resolution of Consultant's claims are governed by rules adopted by the government Laws, as currently effective or subsequently amended.

5.0.2 Owner's Representative: The Society designates the Secretary/ Chairman/ Committee, Operations and Facilities, as its representative in dispute resolution procedures.

6. Arbitration Clause.:

Any dispute or controversy arising under or in connection with this Agreement and / or Service Order / Work Order, shall be settled exclusively by arbitration, conducted before a panel of three arbitrators in Pune Jurisdiction, Maharashtra, in accordance with provision of Indian Arbitration Act ,1996

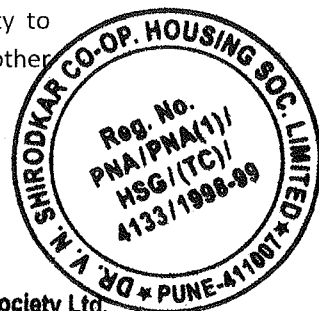
7. INDEMNITY


Both the Parties shall hold each other harmless and free from any loss, damage or expense arising out of any occurrence relating to this Agreement or its performance and shall indemnify Consultant, employees, agents, successors and assigns and Society against any damage or claim of any type arising from the negligent or intentional acts or omission of the Society, its member, agents and/or assigns.

8. MISCELLANEOUS PROVISIONS


8.0.1 **Appointment of Representative:** Society may designate an individual representative or a committee to act partially or wholly for Society in connection with this Agreement. Consultant shall coordinate its services solely through the designated representative.

8.0.2 **Independent Contractor:** Consultant acknowledges that it is engaged as an independent contractor and that Society shall have no responsibility to provide Consultant or its employees with transportation, insurance or other




AE.O.D.

(Consultant)

**DD**
architects
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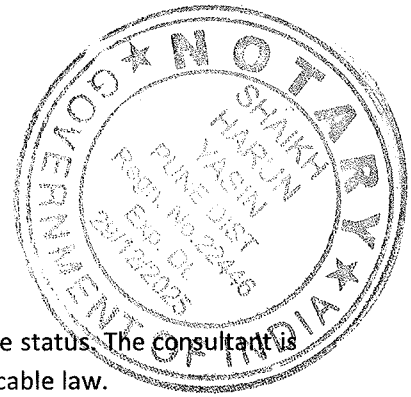
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For Dr. V. N. Shirodkar Co-op. Housing Society Ltd.


Chairman

Secretary


Treasurer



fringe benefits normally associated with employee status. The consultant is responsible for all income taxes required by applicable law.

8.0.3 **Confidentiality:** Both the Parties shall treat any supplied information as confidential and shall not disclose any such information to others except as necessary for the performance of this Agreement or as authorized in writing.

8.0.4 **Subcontracting:** In case Subcontracting is required, the Society to identify and notify the subcontractor(s) to Consultant prior to any subcontractor beginning work.

8.0.5 **Force Majeure:** No party shall be liable or responsible to the other for any loss or damage or for any delays or failure to perform under this Agreement due to causes beyond its reasonable control, including, but not limited to, acts of God, employee strikes, epidemics, war, riots, flood, fire, sabotage, terrorist acts or any other circumstances of like character.

8.0.6 **Governing Law:** This Agreement shall be construed, interpreted, and applied in accordance with the laws of the government without regard for choice of law principles. All obligations of the Parties created hereunder are enforceable in Pune is the sole venue for any legal action to enforce this Agreement.

8.0.7 In no event shall either party be liable to the other party for consequential, incidental or special damages arising from any claim or action hereunder, whether based on contract, tort or other legal theory

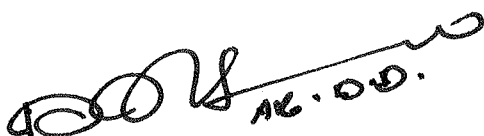
8.0.8 Notices

Any notice or other communication to be given by any Participant to this MOU shall be in English, shall be legible in writing, and addressed to the following recipients:

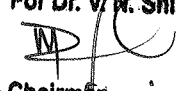


Attention: Chairman/ Secretary Dr.V.N.Shirodkar Coop Housing Society registered under the Cooperative Society Act and having its registered office at : Dr V N Shirodkar Co op Hsg Soc 134-2/1 Bhamburda Ashoknagar Pune 411007

8.0.9 Consultancy fees & Payment schedule to be added::




A.C. O.D.
(Consultant)



7
For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.
 Chairman
 Secretary
 Treasurer
(Society)

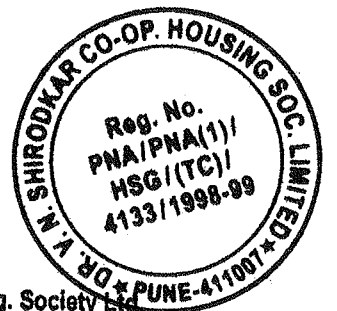


Rs.6,50,000/- (Rs. Six lakhs fifty thousand only)+18% GST as applicable.
Commercial & Technical Terms & Conditions

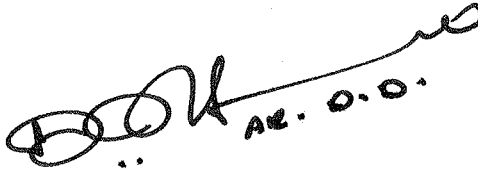
Payment terms will be as follows:

1. 1000 Rs. per member at the time of appointment i.e. Rs 65000 /- + 18 % GST as applicable
2. 1000 Rs. per member after presenting the feasibility report to all the members. i.e Rs.65000 /-+18% GST as applicable
3. 1000 Rs. per member after handing over draft tender document i.e. Rs. 65000/- +18% GST as applicable
4. 1000 Rs. per member the time of final selection of Developer i.e.Rs.65000 /-+18% GST as applicable
5. 1000 Rs. per member at the time of finalization of Redevelopment agreement with Society i.e. Rs.65000/-+18% GST as applicable
6. 1000 Rs. per member at the time of Bhoomi poojan i.e.Rs. 65000/-+18% GST as applicable
7. 1000 Rs. Per member at the time of entire RCC completion i.e. Rs.65000/-+18%GST as applicable
8. 1000 Rs. Per member at the time of entire External Plaster i.e. Rs.65000/-+18%GST as applicable
9. 1000 Rs. Per member at the time of completion of all balance works i.e., Rs.65000/- +18%GST as applicable
10. 1000 Rs. Per member at the time of handing over the new flats to all existing members i.e.Rs.65000 /-+18% GST as applicable

BY SIGNING BELOW, the Society has executed and bound itself to this Agreement as of the day and year first above written. The Agreement shall become effective only upon the execution of the Agreement by both Parties. Change orders, additional services, amendments, modifications, deletions, or other changes to the Agreement, if any, shall become effective only upon the written notice to either of the Parties. Only Consultant is authorized to award official agreements binding on Society.



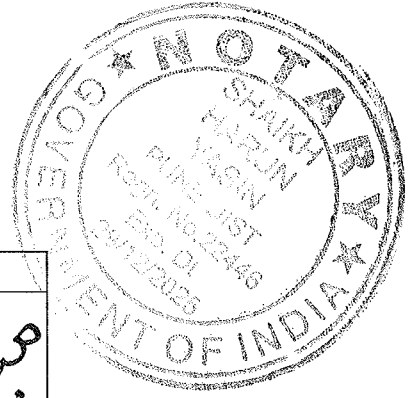
For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd


A.E. D.O.
(Consultant)

8 Chairman

Secretary

S. V. Rathi
Treasurer
(Society)



CONSULTANT	PHOTO	SIGNATURE
DEVENDRA DHEBE		
SOCIETY	PHOTO	SIGNATURE
Chairman Mr RAMESH MADHAV DESHMUKH		
Secretary/ Treasurer MRS. SUREKHA VISHNU RATHI.		
WITNESS I MR. JAYANT NIVRUTTI PHALAK		

.. A.C.D.D.
(Consultant)

(Society)

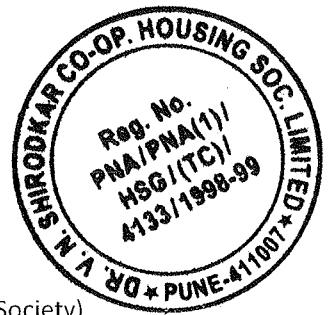
For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.



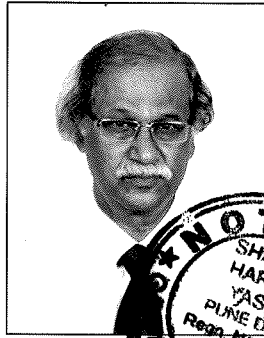
Chairman

Secretary

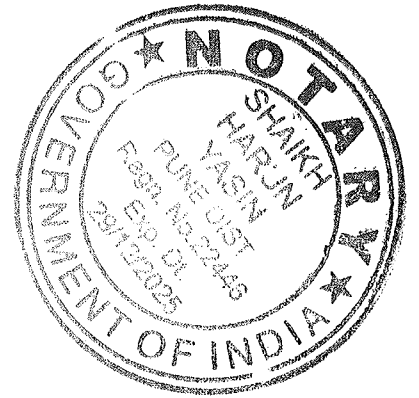
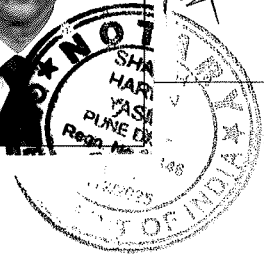
Treasurer



WITNESS II
DESAI VASUDEO
BHALCHANDRA



Signature of Notary



ATTEST:

Witness:

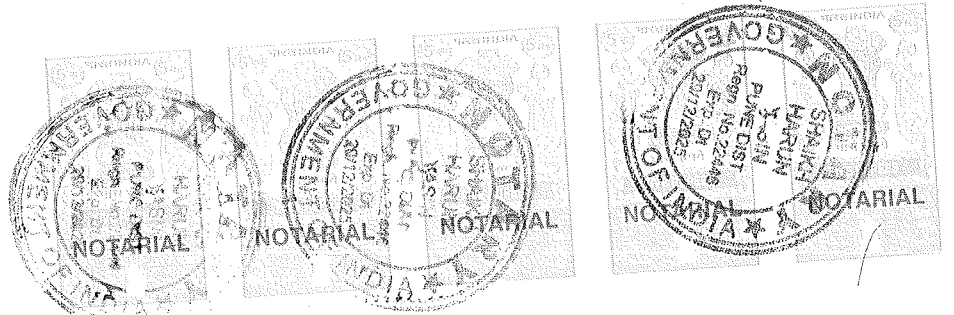
IDENTIFIED BY

ADVOCATE
SAND No. _____
MOBILE No. _____

BEFORE ME

SHAIKH HAMDIN YASIN
ADVOCATE & NOTARY
GOVT. OF INDIA
48 Miitha Nagar, Kondhwa Kd., Pune-40

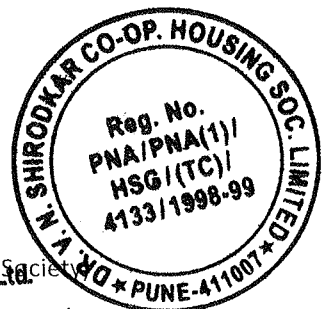
25 MAR 2025



Signature of Consultant
A.K. D.D.

(Consultant)

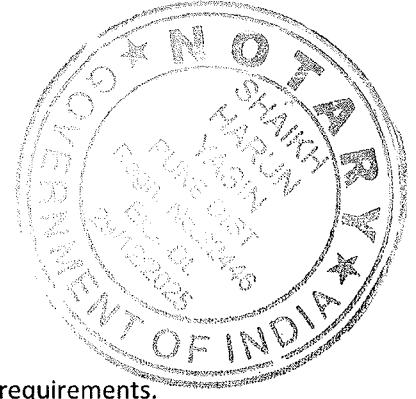
For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.



Signature of Chairman
Chairman

Secretary

Signature of Treasurer
Treasurer



Annexure I – to be filled in as per Role provided in the scope sheet

Role of legal Consultant in redevelopment Phase -1

1. This scope is for all members (existing _65_ units) flats and Society requirements.
2. Check list of documents / verification / preparation of documents.
3. Legal diligence of all flats and fulfilment of pending documents, if any (charges for individuals to quotes separately) Preparing individual file of each member consisting of carpet area drawing (including mojani), Old agreement, Index II, Property tax bill, MSEDCL bill, Share Certificate, Nomination declaration, any other relevant documents as per point 2.
4. Legal diligence to be done by visiting members house in the society.
5. Guide the members for getting the document copies from govt records.
6. Update to Society about the paper work status of each member. Do mention missing documents of members
7. Scrutinizing all title document of society/land/building.
8. Cooperate & work with architect & Coordinator for phase -1.
9. Monthly/Weekly Work statement reports for review with Society members.
10. Expected time (TAT) to complete above scope is 2 months from appointment date.
11. Other duties associated with advocate to handle any unforeseen issues or disputes related to this redevelopment project.

Annexure-II

Scope of Work Architect and Project Management Consultant

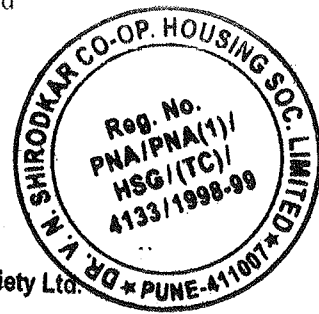
Phase I:

Redevelopment is a techno-commercial activity.

Therefore, it is necessary to ascertain its feasibility (in two stages, 1st draft discussion with Managing/Redevelopment committee members & final report) before such a step is taken. In fact, whether to go for redevelopment at all and how much financial benefit one should expect from such a proposal would depend on the feasibility report.

In this phase, PMC will provide the following services:

1. Studying property documents, plans, remarks etc. made available to PMC by the Society
2. Estimating the total carpet area consumed in the buildings based on the approved plans or by measuring actual carpet area of typical flats if plans are not available.
3. Plot potential will be submitted initially.



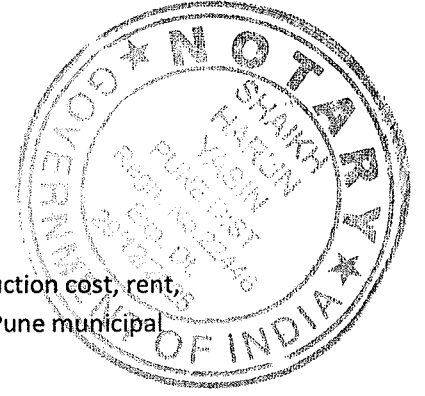
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A.C. D.O.
(Consultant)

11
(Handwritten signature)
Chairman

For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.

Secretary

(Handwritten signature)
S.V. Rathi.
Treasurer
(Society)



4. Estimating various project costs on account of TDR, Paid FSI, construction cost, rent, brokerage, transportation, bank guarantee, premium to be paid to Pune municipal council, professional fees of your consultants etc.

Project Outline:

Project : Redevelopment project of Dr V.N.Shirodkar
Co-operative Housing Society.

Location : Dr V N Shirodkar Co op Hsg Soc 134-2/1
Bhamburda Ashoknagar Ganeshkhind Road Pune
411007

Total members : Total 65 members


Project Duration : 48 Months (including preconstruction) this
may increase as per the progress of construction.

1.0 Scope of Works: Phase-1

The role of the Project Management Consultant in phase -1 is to act as a Project Management Consultant, appointed by the society, to study all the data provided by the society.

- To study & observe the Development plan positions for the said plot.
- To study the impact of new development regulations applicable for the said Plot.
- Calculating flat wise carpet area of flats & balconies.
- Calculating Built up / Carpet areas of each & every flat.
- Calculating the ratio of balcony & carpet area
- Corpus fund that should be offered to the society and betterment charges and rent (As per calculations) payable to individual Existing Members of the society.
- Project Management Consultant shall bear the full cost of website design and development; however, all rights, including ownership, administrative access, and control over content uploads, shall remain exclusively with the society.
- Maha Rera Compliance
- Technical Report
- Financial Feasibility report
- Benefits & drawbacks of redevelopment
- Sequence of operations
- Calculation of Lift machine room & Lift charges
- Calculation of Upkar Charges


A.L.D.D.
(Consultant)


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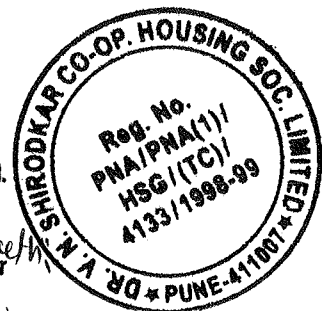
For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.

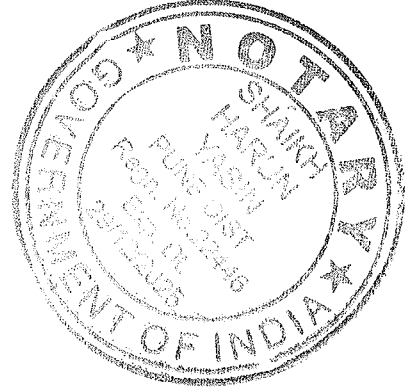

Chairman
12

Secretary


Treasurer

(Society)





- Calculation of Ancillary FSI Premium
- Calculation of Rada Roda Charges
- Calculation of Column excavation charges
- Calculation of Land Development Charges
- Calculation of Water line development charges
- Calculation of Building development charges
- Calculation of TDR Purchase charges
- In the context of redevelopment in Pune, the width of the road plays a crucial role in determining the Floor Space Index (FSI). Therefore, the project management consultant(PMC) should provide a confirmation regarding whether a road is classified as 9 meters or 12 meters wide, based on government records and applicable legal frameworks and considering any illegal extensions by societies and others on the road

Phase II: Tendering

Based on the study Project Management Consultant (PMC) shall prepare a tender document to invite bids from interested developers. The tender document shall be prepared on behalf of the Society and the same shall form a uniform basis for selection of a developer.

PMC services in this phase shall be as follows:

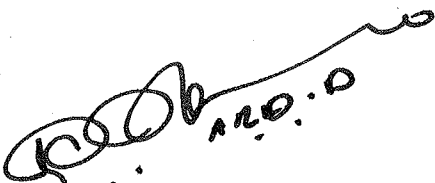
1. Preparing Tender Document consisting of the following:

Part A: Technical Bid

- Scope and important features of the proposal
- General & Special conditions of contract
- Specifications regarding desired structural quality
- List of desired amenities and land development facilities

Part B: Commercial Bid

- Free additional carpet area
- Hardship compensation (Corpus fund) payable to individual Existing Members of the society.
- Compensation for alternate accommodation (Rent) payable to individual Existing Members of the society.
- Free parking spaces
- Professional fees for Society's Consultants
- Betterment Charges payable to individual Existing Members of the society.
- Household Stuff (To & Fro) Transport Charges / Movers and Packers Charges for Shifting.

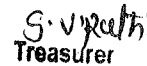

(Consultant)

For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.

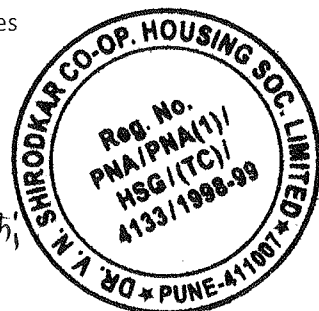

Chairman

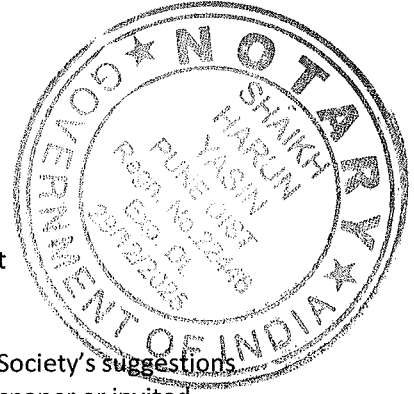
Secretary

13


Treasurer

(Society)





- Bank guarantee amount/Refundable Deposit Amount
 - MahaRera Compliance/Defect Liability period
2. Discussing the draft of Tender Document and incorporating Society's suggestions
 3. Suggesting draft for advertisement (Tender Notice) in a newspaper or invited tendering.
 4. Providing technical support for tendering
 5. Opening of bids at the Society
 6. Preparing a comparative statement from bids received
 7. Providing technical support for the selection process including joint meetings, visits to shortlisted developers' ongoing projects and negotiations with the developers
 8. Preparing final report on tendering including shortlist of bidders

Scope of Works – Phase-2

The role of the Project Management Consultant (PMC) in phase -2 is to act as an extension to the Society (Owner) on project alliance/Tendering/Comparative statement/Selection of Contractor/ Architectural plan discussions and ensure Completion of the redevelopment within the Time Period with assured quality, finalized during the conceptualization of the Project & peaceful handover.

To achieve the above objective, following are the array of services that we propose along with the necessary approach to affect the same:

A. Project Plan

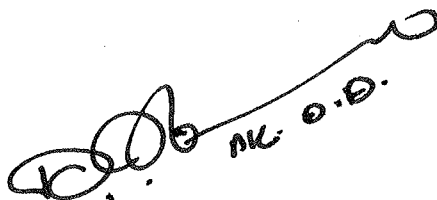
Conduct the 'kick off' project meeting with all the members to facilitate total project review. Check & modify of Work Breakdown structure for the project based on the final model. Prepare the project execution plan for redevelopment and present to all society members. Modify key project risks and set plans to mitigate.

B. Tendering, BOQ and Final Contracts / Developers

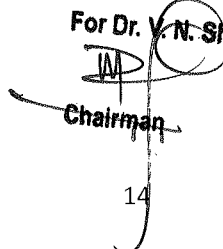
Reviewing of Drawings and Specifications and preparing Tender Documents in accordance with the Review and in consultation with the Client.

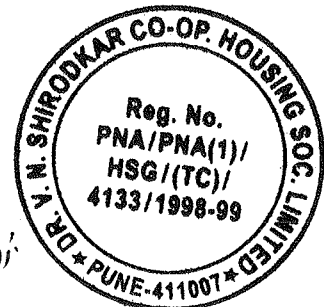
After the completion of tendering process, all the Developer's list along with the Comparative statement to be shared with Society. (Simplified format will be also shared so as to make it easy for all the members to Understand)

Act as a contract administrator in respect of all agreements and /or contracts with the developers & their contractual obligations.

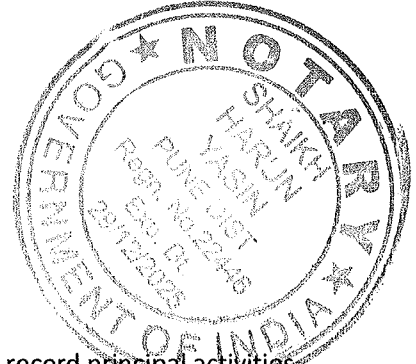

M.K. D.D.
(Consultant)

 **DD**
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Chairman
Secretary
G. V. Rathi
Treasurer



(Society)



C. Master Construction Program & Activity Flow diagrams

Prepare and maintain an integrated master construction program to record principal activities and identify critical milestone dates agreed with the consultants, architects and the Client. Ensure that applications for statutory approvals and consents are submitted in accordance with the master program and bring to the notice of the Owner /Society members any potential delays.

Prepare and maintain detailed construction activity programs (bar chart) and identify critical path activities.

Recommend appropriate action and obtain authorization and implement appropriate measures to recover the lost progress. (Timeline crashing and / or resource management).

D. Quality Control, Contract Management

Review and monitor Developer's quality control and quality assurance procedures in co-ordination with the consultants.

Check and ensure that the Developer deliver the products as per specifications.

E. Execution Management, Supervision and Monitoring

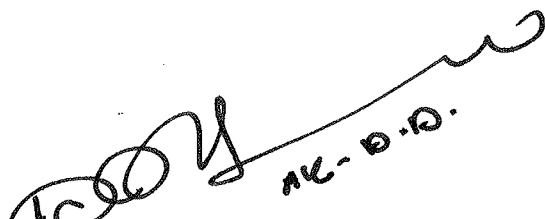
Project Management Consultant (PMC) will deploy their Engineers and supervisors on site to ensure periodical supervision and close monitoring of the project to control quality and deliver project in time. (Monthly two visits)

F. Value Engineering

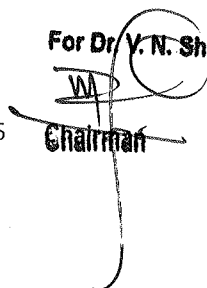
Project Management Consultant (PMC) commit to create Value Engineering for the project right from Design stage till completion and effectively save project Cost.

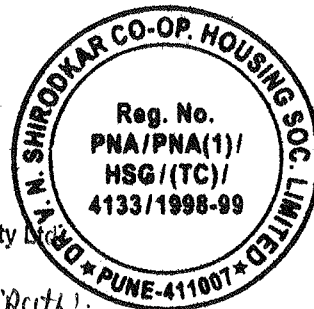
Project Management Consultant (PMC) engineers will visit the site and will cross check the following work executed by the developer.

- Inspection of strata
- Reinforcement work
- Slab inspection
- Receiving of test reports
- Concrete grade inspection
- Submission of inspection reports
- Give report of quality on the basis of test reports
- To suggest remedy in case of non-satisfactory test results
- To confirm repair work from stability, durability
- Point of view of structure


AC-D.D.
(Consultant)



15 For Dr. Y. N. Shirodkar Co-op. Hsg. Society Ltd.

Chairman
Secretary
g.v. Pathi
Treasurer
(Society)





G. Comprehensive Safety Program

The developer shall have adequate safety supervision
Review the safety program developed by each of the separate trade contractors and prepare and submit a recommended comprehensive safety program
Monitoring toolbox trainings, safety inductions and other awareness improvement practices for all workers, supervisors, engineers etc. working on the premises

Coordinate the conformance to the requirements of the Labor Laws by the contractors.

Phase III: Project Monitoring

Project Management Consultant (PMC) services in this phase are provided under the following modules depending on the stages of construction during project monitoring:

Module 1: Pre-construction Services

1. Preparation of Flat Wise Area Statement of Rehab Flats
2. Review of technical content in the Redevelopment Agreement based on the Tender Document and other terms negotiated with the selected developer
3. Review the list of amenities, infrastructural facilities and land development offered by the developer to check conformity with agreed terms
4. Review of Proposed Master Schedule & Milestones prepared by the Developer

Module 2: Plans & Approvals

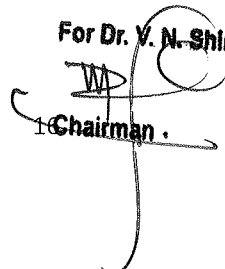
1. Review of plans prepared by the developer and technical support to Society during Approval of the plans and allotment of flats to members
2. Verification of plans, flat areas and amenities approved by the society w.r.t. the agreed plans
3. Verification of IOD, CC, OC, Completion Certificate & other approvals & Permissions
4. Verification of carpet areas of rehab flats

Module 3: Quality & Progress Monitoring

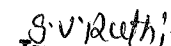
1. Monitoring quality of work w.r.t. architectural, structural and services drawings prepared by Developer's consultants and provisions of the Redevelopment Agreement
2. Deputing an engineer/ supervisor at site during construction period (*Provided on request*)
3. Site visits by Project Coordinator (monthly two visit)
4. Ordering testing of materials and products from time to time
5. Pointing out deviations in quality so that the Society can take necessary action
6. Discussing quality, progress and safety related issues with the Society in the monthly Review meetings, preparing minutes of such meetings with Redevelopment committee.
7. Monitoring progress of work w.r.t. master schedule and informing the Society about the delays, reasons thereof
8. Submitting monthly progress reports to Society


A.R. D. D.
(Consultant)

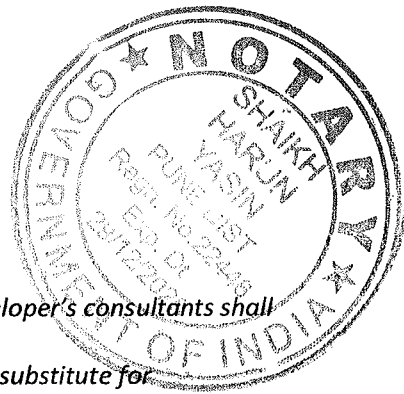
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For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd.

Chairman

Secretary


Treasurer
(Society)





Notes:

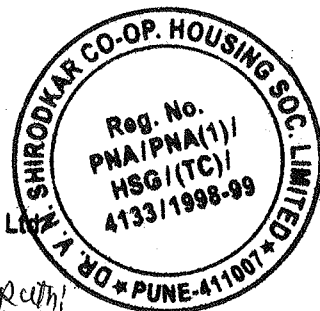
- The Redevelopment Agreement and drawings prepared by the Developer's consultants shall be treated as the basis for quality and progress monitoring.
- The proposed scope for quality monitoring as given above shall not substitute for Checking by developer's consultants.

Module 4: Contract Management

1. Advising on enforcement of contractual terms
2. Providing interpretation of contractual terms
3. Site instructions to the developer
4. Assisting Society in correspondence with the Developer
5. Advising in case of variations

Module 5: Possession (Taking Over)

1. Inspection of existing members' flats for amenities before the same are taken over
2. Inspection of external and common services and amenities before the rehab component is taken over
3. Collecting necessary guarantees for waterproofing, anti-termite treatment etc from the developer and handing them over to the Society
4. Preparation of Project Completion Report



For Dr. V. N. Shirodkar Co-op. Hsg. Society Ltd

Chairman

Secretary

Treasurer

IDENTIFIED BY

ADVOCATE

SANJAY

MOB. NO. [Redacted]

BEFORE ME

SHAIKH HARUN YASIN
ADVOCATE & NOTARY
GOVT. OF INDIA

48 Mitha Nagar, Kondhwa Rd., Pune-411

25 MAR 2025

[Handwritten Signature] A.C.O.D.

(Consultant)

