



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

Amra Marg, Uran Road, Sector-24, C.B.D. Belapur, Navi Mumbai - 400 614. Mob: 7045045980,
Website:- www.nilgirigardenschs.com / E-mail : nilgirigarden97@gmail.com

Ref: NG/CIR/2025/420

Date:29/11/2025

To,
The Members
Nilgiri Gardens Chs Ltd.
CBD Belapur,
Navi Mumbai.

Dear Members,

Subject: Minutes of Special General Body Meeting held on 23rd November 2025.

Please find the enclosed Minutes of the Special General Body Meeting held on 23rd November 2025 at community hall of Grih Kalyan Kendra at Ekta Vihar Complex next to the Main Gate of our society, Amra Marg, Sector-25, CBD Belapur, Navi Mumbai-400614. These minutes are approved by the Managing Committee Members in its meeting held on 28th November 2025.

This is for your information and record.

Thanking You,

For Nilgiri Gardens Chs Ltd.

(Janardhan Deshmukh)

Honorary Secretary





Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

Amra Marg, Uran Road, Sector-24, C.B.D. Belapur, Navi Mumbai - 400 614. Mob: 7045045980,
Website:- www.nilgirigardenschs.com / E-mail : nilgirigarden97@gmail.com

NILGIRI GARDENS CO-OP. HSG. SOC. LTD, CBD BELAPUR

=====

Minutes of the Special General Body Meeting held on Sunday the 23rd of November, 2025

A Special General Body Meeting of the Society was organized on Sunday, the 23rd of November 2025 at 11.00 a.m. at Community Hall of Grih Kalyan Kendra at Ekta Vihar Complex next to the Main Gate of our Society situated at Amra Marg (Uran Road), Sector 25, CBD Belapur, Navi Mumbai – 400614 to discuss and decide regarding the appointment of Architect / Project Management Consultant for the Redevelopment of the Buildings in our Society. The Meeting started at 11.30 A.M. The Honorary Secretary Mr. Janardhan Deshmukh welcomed all the members present and requested the Honorary Chairman Mr. Manik Damodar Nalawade to start the proceedings of the meeting.

Thereafter the Honorary Chairman Mr. Manik Damodar Nalawade informed that members that M/s. Liladhar Parab, Architects and Designs and M/s. Dimension Architects Private Limited are shortlisted for appointment as Project Management Consultant based on the Bids received from them and Tender process followed by the Society.

First, **M/s. Liladhar Parab, Architects and Designs** was invited to give their presentation on the tentative feasibility of redevelopment project of the society. Mr. Liladhar Parab from M/s. Liladhar Parab Architects and Designs has given their presentation.

5/12/21



(Handwritten signature)



They have made a Power Point presentation showing the details of the proposal for the Redevelopment of our Society. As per the presentation following are the highlights of the proposal.

- 1) The Company is founded by Mr. Liladhar Parab, Architect having 30 + years experience in the field, successfully delivered 100 + projects and having 70 + satisfied clients.
- 2) They are having their offices at Chembur, Mumbai, Navi Mumbai Office in Vashi and a Branch Office in Kharghar, Navi Mumbai.
- 3) Mr. Liladhar Parab is the Director of the Company.
- 4) The Company is having 42 staff members including 5 Lead Architects, 4 Architectural Associates, 3 Design Architects, Engineers, Legal Consultant, Finance Executive Etc.
- 5) They have a skilled team, with Client Centric approach and having proven track record.
- 6) The Redevelopment process involves Initial decision and feasibility study, Developer Selection & Agreement, Approval from appropriate Authorities, Temporary Relocation & Demolition, and Construction & Handover
- 7) They are having 50 Redevelopment projects in hand, 15 years' experience in Redevelopment, 9 Projects under construction with permission obtained, and 4 Redevelopment Projects successfully completed.
- 8) As per their calculation our Society can have an FSI of 3.55 with a Gross permissible Built up area of 96305.98 Square Meter or 1036637.58 Square Feet.
- 9) The Statutory Payments / Municipal dues proposed for development in NMMC Jurisdiction plus Misc. mandatory Expense will be around Rs.421.65 Core.
- 10) Construction area will be around 177306.50 Square Meter or 1908527.19 Square Feet

5/1/21



(Handwritten signature)



The carpet area chart will be as follows:

NO. OF UNITS	BUILDING TYPE	EXISTING CARPET AREA		PROPOSED 50% CARPET AREA WHICH IS MINIMUM		GROSS ENTITLED CARPET AREA FOR REHAB INCLUDING ADDITIONAL CARPET AREA		CONFIGURATION
		Area In Sq.Mt	Area In Sq.Ft	Area In Sq.Mt	Area In Sq.Ft	Area In Sq.Mt	Area In Sq.Ft	
Units In No's		Area In Sq.Mt	Area In Sq.Ft	Area In Sq.Mt	Area In Sq.Ft	Area In Sq.Mt	Area In Sq.Ft	
A		B	C=B x 10.764	F = B x 1.50	G=F x 10.764	H=B+F	I=H x 10.764	
10	Bungalow	121.42	1307	60.71	653.50	182.13	1961	A - 6 BHK
29	A	110.46	1189	55.23	594.50	165.69	1784	B - 4 BHK
30	B1	66.98	721	33.49	360.50	100.47	1082	C - 3 BHK
28	B2	72.46	780	36.23	390.00	108.70	1170	D - 4 BHK
288	C TYPE	44.96	484	22.48	242.00	67.45	726	E - 3 BHK
16	D1	27.59	297	13.80	148.50	41.39	446	F - 2 BHK
16	D2	34.28	369	17.14	184.50	51.42	554	G - 2 BHK
14	E1	44.04	474	22.02	237.00	66.05	711	H - 2 BHK
18	E2	44.04	474	22.02	237.00	66.05	711	H - 2 BHK
18	E3	59.64	642	29.82	321.00	89.46	963	I - 3 BHK
20	F	38.55	415	19.28	207.50	57.83	623	J - 2 BHK
14	G 1BHK	39.02	420	19.51	210.00	58.53	630	J - 2 BHK
28	G 2BHK	54.16	583	27.08	291.50	81.24	875	K - 3 BHK
17	SHOP	452.90	4875	226.45	2437.50	679.35	7313	
546		35411.74	381172.00	17705.87	190586.00	53117.61	571758.00	

The proposed FSI area calculation is as given follows:

F.S.I AREA CALCULATION / STATEMENT			
SR.NO	DESCRIPTION	AREA IN SQ.MT	AREA IN SQ. FT
1	AGREEMENT TO LEASE DATED 3RD FEB 1984	12500.00	134550.00
	AGREEMENT TO LEASE DATED 22ND JAN 1987	14049.01	151223.54
	AGREEMENT TO LEASE DATED 2ND DEC 1992	541.28	5826.34
	TOTAL PLOT AREA	27090.29	291599.88
2	ANY DEDUCTION FOR 1 FSI FOR AMENITY PLOT	0.00	0.00
3	RECREATIONAL GARDEN	2709.03	29159.99
4	BASIC FSI (Provided As Per Prevailing UDCPR Clause No.7.13)	1.10	
5	BUILT UP AREA AS PER BASIC FSI 1.1	29799.32	320759.87
6	FSI ON PAYMENT OF PREMIUM (Provided As Per Prevailing UDCPR Clause No.6.3, Table No.-6G)	0.50	
7	BUILT UP AREA AS PER FSI ON PAYMENT OF PREMIUM 0.5	13545.15	145799.94
8	MAXIMUM PERMISSIBLE TDR FSI (Provided As Per Prevailing UDCPR Clause No.6.3, Table No.-6G)	1.40	

5/12/1



(Handwritten signature)



9	BUILT UP AREA AS PER MAXIMUM PERMISSIBLE TDR LOADING 1.40	37926.41	408239.83
10	CIDCO CHANGE OF USE WITH 0.5 FSI FOR COMMERCIAL USE(0.5 FSI As per 10.10.1 Note iii)	0.50	
11	BUILT UP AREA AS PER ABOPEVER F.S.I 0.5	13545.15	145799.94
12	INCENTIVE FSI FOR GREEN BUILDING (Provided As Per Prevailing UDCPR Clause No.7.10-i)- GRIVA Four star /IGBC Gold/LEED Gold The ASSOCHAM GEM or equivalent rating - 5% incentive FSI on basic FSI)	0.05	
13	BUILT UP AREA AS PER ABOPEVER ON BASIC FSI 5%	1489.97	16037.99
14	TOTAL F. S. I	3.55	
15	GROSS PERMISSIBLE BUILT-UP AREA	96305.98	1036637.58
16	COMMERCIAL BUILT-UP AREA	1250.00	13455.00
17	RESIDENTIAL BUILT-UP AREA	95055.98	1023182.58
18	ANCILLARY F.S.I. 80% ON COMMERCIAL BUILT-UP AREA	1000.00	10764.00
19	ANCILLARY F.S.I. 60% ON RESIDENTIAL BUILT-UP AREA	57033.59	613909.55
20	TOTAL RESIDENTIAL + COMMERCIAL BUILT-UP AREA	154339.57	1661311.13
21	RESULTANT BUILT-UP AREA FOR REHAB	63741.14	686109.60
22	CIRCULATION AREA SUCH AS STAIRCASE LOBBY LIFT ETC...	12748.23	137221.92
23	TOTAL RESULTANT BUILT-UP AREA	76489.36	823331.52
24	INCENTIVE BUILT-UP AREA	75600.20	813760.61
25	CIRCULATION AREA SUCH AS STAIRCASE LOBBY LIFT ETC...	15120.04	162752.12
26	APPROXIMATELY WALL AREA	7560.02	81376.06
27	APPROXIMATELY CARPET AREA	52920.14	569632.42
28	ASSUMING 100 SQ.MT EACH FLAT NO'S OF INCENTIVE FLATS	529	
29	COMMERCIAL AREA (ROAD WIDTH 15.0 MT)	2250.00	24219.00
30	APPROXIMATELY WALL AREA	225.00	2421.90
31	COMMERCIAL CARPET AREA	2025.00	21797.10

st/21



(Handwritten signature)



The proposed Statutory payments are as given below:

SR.NO	DESCRIPTION	AMOUNT	UNIT
F1	READY RECKONER RATE OF OPEN LAND	39300.00	Rs/- per sqm
F2	READY RECKONER RATE OF RESIDENTIAL AREA	111700.00	Rs/- per sqm
F3	CFO SCRUTINY FEES	360.22	Rs in Lakhs
F4	SCRUTINY FEES	9.01	Rs in Lakhs
F5	SECURITY DEPOSIT.	27.02	Rs in Lakhs
F6	DEVELOPMENT CHARGE FOR LAND COMPONENT	24.56	Rs in Lakhs
F7	DEVELOPMENT CHARGES FOR RESIDENTIAL BUILDING COMPONENT	1213.11	Rs in Lakhs
F8	DEVELOPMENT CHARGES FOR COMMERCIAL BUILDING COMPONENT	35.37	Rs in Lakhs
F9	PREMIUM F.S.I	1863.13	Rs in Lakhs
F10	TDR CONVERTED TO PREMIUM FOR NAVI MUMBAI	5216.78	Rs in Lakhs
F11	ANCILLARY AREA PREMIUM	2280.72	Rs in Lakhs
F12	DEBRIS DEPOSIT	2.50	Rs in Lakhs
F13	SD FOR MOSQUITO	2.50	Rs in Lakhs
F14	TREE PLANTATION DEPOSIT	0.63	Rs in Lakhs
F15	LABOUR CESS	503.42	Rs in Lakhs
F16	CHANGE OF USE + 0.5 FSI PREMIUM	9990.22	Rs in Lakhs
F17	LEASE DEED	100.00	Rs in Lakhs
F18	CIDCO PREMIUM FOR 0.1 FSI	171.94	Rs in Lakhs
F19	METRO VITAL CHARGES	1273.04	Rs in Lakhs
FX	TOTAL MUNICIPAL DUES / STATUTORY PAYMENTS	23074.16	Rs in Lakhs
		230.74	Rs in Crores
F20	CORPUS FUND 2,00,000/- PER MEMBER	1092.00	Rs in Lakhs
F21	RESIDENTIAL REHAB RENT + 10% Hike	16475.63	Rs in Lakhs
F22	RESIDENTIAL BROKERAGE ONE RENT	9.69	Rs in Lakhs
F23	SHIFTING CHARGES RS.30,000/- PER MEMBER	163.80	Rs in Lakhs
F24	SOCIETY ADDITIONAL AREA REGISTRATION COST	1000.00	Rs in Lakhs
FY	TOTAL MISC. MANDATORY EXPENCES	18741.12	Rs in Lakhs
		187.41	Rs in Crores
FZ	TOTAL OF MUNICIPAL DUES & MANDATORY EXPENSES	41815.27	Rs in Lakhs
		418.15	Rs in Crores

5/11/21



(Handwritten signature)



The construction area Statement is as given below:

CONSTRUCTION AREA STATEMENT				
SR.NO	DESCRIPTION	AREA		REMARKS
		In Sq. Mt	In Sq. Ft	
A1	REHAB BUILT-UP AREA INCLUDING ANCILLARY	63741.14	686109.60	
A2	REHAB [Staircase + Lift + Lift Lobby Area + Passage]	12748.23	137221.92	
A3	REHAB SUB-STRUCTURE AREA [Parking Area]	12748.23	137221.92	
A4	SALE BUILT-UP AREA INCLUDING ANCILLARY	75600.20	813760.61	
A5	AMENITY	150.00	1614.60	
A6	SALE SUB-STRUCTURE AREA [Parking Area]	15120.04	162752.12	
A7	TOTAL CONSTRUCTION AREA	180107.84	1938680.77	
CONSTRUCTION COST				
SR.NO	DESCRIPTION	FIGURE	UNIT	REMARKS
B1	SUPER STRUCTURE AREA	152239.57	SQ.MT	[A1 + A2 + A4 + A5]
B2	CONSTRUCTION COST FOR SUPER STRUCTURE + MISC	442.45	Rs.In CRS.	[B1 x Rs. 2700 / sq.ft.]
B3	SUB STRUCTURE AREA	27868.27	SQ.MT	[J3 + J6]
B4	CONSTRUCTION COST FOR SUB STRUCTURE	45.00	Rs.In CRS.	[B3 x Rs. 1500 / sq.ft.]
PROJECT COST				
SR.NO	DESCRIPTION	FIGURE	UNIT	REMARKS
C1	TOTAL CONSTRUCTION COST + MISC	487.45	Rs. In CRS.	[B2 + B4]
C2	PROJECT MANAGEMENT + OTHER CONSULTANTS COST	34.51	Rs.In CRS.	[CONST COST X 6.0%] plus GST
C3	ADMINISTARTION COST		Rs.In CRS.	
C4	MARKETING & SALES COST	13.27	Rs.In CRS.	[1% of Revenue generated]

5/12/1



(Handwritten signature)



C5	TOTAL STATUTORY PAYMENTS + EXPENCES	418.15	Rs.In CRS.	
C6	INTERST COST ON INTIAL INVESTMENTS	33.45	Rs.In CRS.	
C7	MISC	48.47	Rs.In CRS.	
C8	TOTAL PROJECT COST	1035.30	Rs.In CRS.	[Sum of C1 to C6]
INCENTIVE/REVENUE COST/PROJECT PROFITABILITY				
SR.NO	DESCRIPTION	FIGURE	UNIT	REMARKS
M1	TOTAL RESIDENTIAL CARPET AREA OF THE SALE COMPONENT	569632.42	SQ.FT	
M2	TOTAL RESIDENTIAL SALABLE AREA OF THE SALE COMPONENT	968375.12	SQ.FT	
M3	TOTAL SALE PRICE FOR RESIDENTIAL FLATS / COMMERCIAL		Rs.In CRS.	RS.20,000/- ON SALABLE AREA
M4	TOTAL COMMERCIAL CARPET AREA OF THE SALE COMPONENT	0.00	SQ.MT	
M5	TOTAL COMMERCIAL SALABLE AREA OF THE SALE COMPONENT	0.00	SQ.FT	
M6	TOTAL SALE PRICE FOR RESIDENTIAL	1258.89	Rs.In CRS.	RS.12,500/- ON SALABLE AREA
M7	TOTAL SALE PARKING	968	Nos.	
M8	TOTAL SALE PRICE FOR CAR PARKING	67.79	Rs.In CRS.	[M5 x Rs. 7 Lacs / nos]
M9	TOTAL REVENUE GENERATED	1326.67	Rs.In CRS.	[M2 + M4]
M10	TOTAL PROJECT PROFIT	291.38	Rs.In CRS.	[M7 - L7]
		28.14	%	

5/12/1



7



Rent payable to the members are as follows:

SR.NO.	BUILDING TYPE	RENT 1ST YEAR	RENT 2ND YEAR	RENT 3RD YEAR	RENT 4TH YEAR	RENT 5TH YEAR
RESIDENTIAL						
1	BUNGALOW	₹ 96,000	₹ 1,05,600	₹ 1,16,000	₹ 1,28,000	₹ 1,41,000
2	A	₹ 88,000	₹ 96,800	₹ 1,06,000	₹ 1,17,000	₹ 1,29,000
3	B1	₹ 53,500	₹ 58,850	₹ 65,000	₹ 71,000	₹ 78,000
4	B2	₹ 60,000	₹ 66,000	₹ 73,000	₹ 80,000	₹ 88,000
5	C1	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
6	C2	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
7	C3	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
8	C4	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
9	C5	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
10	C6	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
11	C7	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
12	C8	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
13	C9	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
14	C10	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
15	C11	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
16	D1	₹ 21,000	₹ 23,100	₹ 25,000	₹ 28,000	₹ 31,000
17	D2	₹ 26,500	₹ 29,150	₹ 32,000	₹ 35,000	₹ 39,000
18	E1	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
19	E2	₹ 36,000	₹ 39,600	₹ 44,000	₹ 48,000	₹ 53,000
20	E3	₹ 46,000	₹ 50,600	₹ 56,000	₹ 61,000	₹ 67,000
21	F	₹ 30,000	₹ 33,000	₹ 36,000	₹ 40,000	₹ 44,000
22	G1 BHK	₹ 31,000	₹ 34,100	₹ 38,000	₹ 41,000	₹ 45,000

5/12/21



(Handwritten signature)



23	G2 BHK	₹ 43,000	₹ 47,300	₹ 52,000	₹ 57,000	₹ 63,000
COMMERCIAL						
1	SHOP NOS. 1 TO 11	₹ 18,000	₹ 19,800	₹ 22,000	₹ 24,000	₹ 26,000
2	SHOP NO. 12	₹ 7,000	₹ 7,700	₹ 8,470	₹ 9,000	₹ 10,000
3	SHOP NOS.13 TO 17	₹ 6,000	₹ 6,600	₹ 7,260	₹ 8,000	₹ 9,000
TOTAL		969000	1065900	1178260	1290000	1423000

He has also mentioned the firm is capable of getting clearances from various authorities such as CIDCO, NMMC, Airport Authority, Environmental Committee, Registration with RERA etc. They have also completed 4 Projects in the last 3 to 4 year period. They have also pointed out that their plan of Redevelopment includes giving access to the plot behind our Society. They have also presented the details of the Rent payable to the members of the Society against Rehabilitation. Moreover the details of the amenities which will be provided by them was highlighted so that the residents of the Society will have a Happy living.

Thereafter the Honorary Chairman Mr. Manik Damodar Nalawade requested the members to raise questions to Mr. Liladhar Parab about their doubts and further asked Mr. Liladhar Parab to give explanation and clarifications.

Mr. Yadav of M/S. SAI TAXHELP PVT.LTD., Bungalow No 4 wanted to clarify whether all the projects they have taken is as Project Management Consultant. It was replied that most of the projects that have taken is as Project Management Consultant but in some cases they have taken the work as Architect also. Mr. C. P. Jaggi, C 10 004 asked whether they are satisfied with the Projects they have undertaken/completed. The answer was yes. Mr. Murugan Pillai, C 1 206 expressed his happiness on the same.

Mr. Mahendra Arjun Gore, C 7 304, asked whether they have completed all the projects they have taken up in time. The reply was that they have completed 100% of the projects in time. He also asked, as per his information, in one of the cases, they got the termination from the project and whether it was due to the poor performance. The reply was that the information is not correct.

5/12/1



(Handwritten signature)



M. Agrawal, A 401 enquired regarding the success rate with respect to the time frame for completion of the Projects. The reply was 100%. With respect to a question regarding the amount as per the maintenance Bill after the Redevelopment it was replied that the same has to be discussed and calculated.

To a question by Mr. Vikas Modi, B 1 305 asking whether the Engineers, Electricians etc. will be full time, the reply was on the affirmative. Mr. Umesh Kerkar, F 403 asked regarding the feasibility report. It was replied that once the appointment is made it is the duty of the PMC to prepare the Feasibility Report in consultation with the Society Management. Mrs. Renu Kumari, C 9 302 asked whether there is any project undertaken by them in the nearby area and the reply was no.

Mr. Sham Wadegaonkar, A 406 asked a question regarding the height restrictions and it was replied that the same depends on the approval given by the Airport authorities and the same can be more than 10 Floor.

Mr. Sanjay Dubey, E 3 203, questioned how is the area calculated and whether we will get additional FSI. It was replied that we will get additional FSI but the how much one will get is a part of the work which the Developer has to work out after obtaining the necessary approvals.

Mr. Kaushik Dutta Gupta, A 404 opined that the whole process of Redevelopment is a very complicated issue and unless the members understand the intricacies involved in the same, it will be difficult to take a decision by the members. To this the Honorary Secretary Mr. Janardhan Deshmukh answered that sufficient notice is already given to all and the procedures are discussed at every stage.

Mr. Rohan Nandawadekar, C 1 306 asked what will happen if there is delay in the completion of the project. It was replied that the perception is not correct. Mr. Liladgar Parab replied that the construction will be undertaken as promised. He has also referred the penalty clause as mentioned in the terms and





conditions. He has also mentioned that the cost of construction may differ/increase.

Mr. Jose Abraham, A 004 mentioned that cost escalation may lead to delay. The Honorary Secretary Mr. Janardhan Deshmukh mentioned that as per the present rate the cost escalation can be 65% during a 5 year period.

With this the Question Answer session on the presentation by M/s. Liladhar Parab, Architects and Designs was concluded.

Thereafter **M/s. Dimension Architects Private Limited** was invited to make their presentation.

Mr. Amit Gadge, PMC Head from M/s. Dimension Architects Private Limited displayed the Power Point Presentation.

They have mentioned that

1) The glorious initiation of DIMENSIONS began with promising vision of its director Ar. Lena Gosavi, graduated in 1994. The architectural firm, practicing for the past years has worked on various prestigious residential and commercial projects. They have specialized in diverse range of projects, including residential, commercial, and institutional designs. Their approach is rooted in sustainability, ensuring that their designs are not only beautiful but also environmentally responsible.

2) The Builtup area of Ongoing Projects and Completed Projects are 10,35,924.68 Square Meters or 1,11,50,693.30 Square Feet. Their current Working Projects are more than 11 Million Square feet area.

3) Dimensions Architect Pvt. Ltd. has successfully delivered several iconic projects that reflect their commitment to innovative design and functionality. Notable works include the transformation of urban spaces with cutting- edge architecture and sustainable solutions. Their projects are known for blending aesthetics with practicality, leaving a lasting impact on the built environment.





4) They have undertaken several Residential Projects, Commercial Projects and also Temple Projects

5) They are the first in city to successfully hand over both the Completion Certificate (CC) and Occupancy Certificate (OC) for redevelopment project. This achievement highlights the commitment to quality and regulatory compliance. It demonstrates their leadership in the Redevelopment sector.

6) Their Products and Services range from Project Management Consultancy, Agricultural designs, 3 D Visualization and Rendering, Feasibility Studies, Construction Documentation, and Client Consultation.

7) They have undertaken several Projects in Vashi such as Pranav CHS, Shree Ganesh CHS, Air India Maharaja CHS, Tathagat CHS, Nivasti Tvisa, Pancharatna CHS, Sunview CHS, City Centre Vashi Mall Management Ltd., Fashion Lifestyle (India) Pvt. Ltd., Meghraj Meghdhut TPV Venture LLP., MAFCO Market Premises Cooperative Society Etc.

8) They have mentioned that the Redevelopment flow begins with assessing the current state of the property and identifying key improvement areas. The same is followed by planning, design, and obtaining necessary approvals and funding. Finally, construction is carried out, ensuring sustainable practices while meeting the project's goals for enhanced infrastructure and amenities.

9) The role of PMC is explained as follows: The Project Management Consultant (PMC) plays a vital role in a redevelopment project by ensuring a fair balance between the interests of the society and the developer. They are involved in Transparent Communication, Negotiations, Conflict Resolution, Legal and Regulatory Compliance, Quality Check and Protecting Society Interests.

10) They have also highlighted regarding the alternate accommodation scheme and the mode of demolition of the Buildings.

11) Construction Technology will be Aluminium Formwork Construction Technology. Aluminum Formwork is a construction technique where pre-engineered

5/1/21





aluminum panels, connectors, and accessories are used to cast concrete structures. This method is highly efficient, durable, and time-saving, making it popular in large-scale residential, commercial, and infrastructural projects. The core principle behind aluminum formwork technology is to use aluminum panels that are pre-assembled and pre-designed to meet specific project requirements. These formworks are used to mold concrete into the desired shape during construction.

They have also given the Company profile are as follows:

Sr. No.	Particulars	
1	Full Name of Bidder	M/s. Dimensions Architects Pvt. Ltd.
2	Full Address of Bidder	Plot No. 99, Sector- 8, Near Sagar Vihar, Vashi, Navi Mumbai - 400703
3	Telephone No.	022 27823141 / 022-27823641 / 85913 63641
4	Email ID	pmc@dimensionsarchitect.in
5	Director of the company (authorized signatory of the firm)	Mrs. Lena Gosavi
6	Total Years of work experience	22+
7	Pan Card No	AACCD9077D
8	Tan No.	MUMD17745A
9	GST Registration No	27AACCD9077D1ZK
10	CIN	U74210MH2008PTC183260
11	Date of Incorporation	6 th June, 2008 (as Private Limited) 1 st May, 2003 (as Proprietor)

The staff strength is as follows:

Sr. No.	Designation	Number
1	Senior Architect	10
2	Junior Architect	30
3	Designer	10





4	Municipal Draughtsman	10
5	Working Draughtsman	10
6	3 D Visualizer	10
7	Senior Engineer	6
8	Junior Engineer	9
9	Liasoner	3
10	Advocate	5
11	CA	1
12	Accounts	5
13	Office Assistance	6
14	CHS Technical Staff	5
Total		120+

The rent sheet is given as follows:					
RENT SHEET					
CARPET	RATE/ METER	RESIDENTIAL			
52557.500	₹ 750.00	DEPOSITS	NO OF TENENTS	MONTHS	TOTAL
SECURITY DEPOSIT		₹ 11,82,54,375	1	1	₹ 11.83
BROKERAGE		₹ 3,94,18,125	1	1	₹ 3.94
SHIFTING CHARGES		₹ 79,35,000	1	1	₹ 0.79
		RENT	NO OF TENENTS	MONTHS	TOTAL
1ST YEAR RENT		₹ 3,94,18,125	1	12	₹ 47.30
2nd YEAR RENT @ 10 % HIKE		₹ 4,33,59,938	1	12	₹ 52.03
3rd YEAR RENT @ 10 % HIKE		₹ 4,76,95,931	1	12	₹ 57.24
4th YEAR RENT @ 10 % HIKE		₹ 5,24,65,524	1	12	₹ 62.96
TOTAL RENT + DEPOSITS					₹ 236.09

stx/



(Handwritten signature)



Statement of Built up area will be as follows”

SR. NO.	TYPE	EXISTING CARPET IN SQ.MT.	ADDING RERA CARPET ON ACTUAL AREA 5%	TOTAL EXISTING CARPET AREA	TOTAL EXISTING CARPET AREA IN SQ.FT.	TOTAL NO OF FLATS	IN PERCENT	TOTAL ENTITLEMENT ON CARPET	TOTAL EXT. CARPET + TOTAL ENTMT. ON CARPET	BUILT UP AREA	TOTAL B.U.A REQUIRED FOR REHABILITATION
				[A]	[B]	[B]	[C]	[D]	[E]	[F]	[G]
							100%	[F] = [D]	[G] = [A] + [F]	[I] = 1.30 x [H]	[J] = [C] X [I]
1	BUNGALOW	115.66	5.78	121.443	1307.21	10	100%	121.44	242.89	315.75	3157.52
2	A	105.26	5.26	110.523	1189.67	29	100%	110.52	221.05	287.36	8333.43
3	B1	63.82	3.19	67.011	721.31	30	100%	67.01	134.02	174.23	5226.86
4	B2	69.03	3.45	72.482	780.19	28	100%	72.48	144.96	188.45	5276.65
5	C1	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
6	C2	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
7	C3	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
8	C4	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
9	C5	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
10	C6	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
11	C7	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
12	C8	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
13	C9	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
14	C10	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
15	C11	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
16	D1	26.29	1.31	27.605	297.13	16	100%	27.60	55.21	71.77	1148.35
17	D2	32.70	1.64	34.335	369.58	16	100%	34.34	68.67	89.27	1428.34
18	E1	41.99	2.10	44.090	474.58	14	100%	44.09	88.18	114.63	1604.86
19	E2	41.99	2.10	44.090	474.58	18	100%	44.09	88.18	114.63	2063.39
20	E3	56.86	2.84	59.703	642.64	18	100%	59.70	119.41	155.23	2794.10
21	F	36.79	1.84	38.630	415.81	20	100%	38.63	77.26	100.44	2008.73
22	GA-1BHK	37.16	1.86	39.018	419.99	14	100%	39.02	78.04	101.45	1420.26
23	GA-2BHK	51.65	2.58	54.233	583.76	7	100%	54.23	108.47	141.00	987.03
24	GB-1BHK	37.16	1.86	39.018	419.99	14	100%	39.02	78.04	101.45	1420.26
25	GB-2BHK	51.65	2.58	54.233	583.76	7	100%	54.23	108.47	141.00	987.03
26	Shops	68.75	3.44	72.188	777.03	17	100%	72.19	144.38	187.69	3190.69
TOTAL FSI REQUIRED FOR REHABILITATION											74,722.15

They have mentioned that their Approval Process will take place as mentioned below:

Preparation of building Plans and getting approval from the society, Obtaining CIDCO Redevelopment NOC. Submission of proposal to planning authority for sanction, Obtaining NOCs such as Environmental, Fire, AAI height NOC, etc. whichever applicable. Payment of fees, premium charges to authorities by the developer and Obtaining CC.







Mr. Akash Pardey, Senior Architect from M/s. Dimension Architects Private Limited explained about the lay out plan. He has presented that since the Parsik Hills is very near to our Society, our Buildings can have a Terrain Height of 80 Meters which can accommodate about 14 Floors. However the exact height and measurement can be finalized only after the Sight Survey. He also mentioned that we may be able to get up to 6.25 FSI including ancillary FSI. As per the presentation the total cost of the Project for the Redevelopment of our Society will be approximately Rs. 3678 Core. It was also informed that they are associated with the demolition of and reconstruction of City Centre in Vashi.

With respect to our Society the total cost involved will be as follows:

Cost of Construction	Rs. 2452.89 Core
Cost of Tenant Compensation	Rs. 305.23Core
Total Consultant cost	Rs. 616.23 Core
Total Authority Charges for the Project	Rs. 303.78 Core
Total Cost of the Project	Rs. 3678.13 Core
Total Revenue from the Project	Rs. 6067.34 Core
Profit Before Tax	Rs. 2029.03 Core
Profit after Tax	Rs. 1567.71 Core

The amenities being provided will be as detailed below:

- 1) Jogging Track
- 2) Amphi Theater
- 3) Multipurpose Lawn
- 4) Kids Play Area
- 5) Basket Ball Court
- 6) Connecting Pathway
- 7) Stairs towards Deck
- 8) Party Deck
- 9) Pool Deck
- 10) Recliners
- 11) Toddlers Pool
- 12) Swimming Pool
- 13) Party Lawn
- 14) Tropical walk
- 15) Senior Citizen Plaza





- 16) Open Air Gym
- 17) Reflexology Pathway
- 18) Trellis
- 19) Hammock Zone

STATEMENT SHOWING EXPECTED AREA OF FLATS IS AS GIVEN BELOW:

SL.N O	BUILDING	EXISTING AREA	EX PECTED CARPET AREA	DECK AREA	DRY BALCONY	BALCONY	TOTAL AREA
1	BUNGALOW	1307.000	2267.544	300.961	45.962	0.000	2614.467
2	A BUILDING	1189.000	2170.701	162.719	45.962	0.000	2379.382
3	B1 BUILDING	721.000	1261.872	109.480	33.454	37.785	1442.591
4	B2 BUILDING	780.000	1373.092	148.302	38.955	0.000	1560.349
5	C1 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
6	C2 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
7	C3 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
8	C4 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
9	C5 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
10	C6 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
11	C7 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
12	C8 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
13	C9 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
14	C10 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
15	C11 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
16	D1 BUILDING	297	594.280	0.000	0.000	0.000	594.280
17	D2 BUILDING	325 TO 415	656.765	53.421	28.977	0.000	739.163
18	E1 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114

Signature



Signature 17



19	E 2 BUILDING	474 to 484	942.389	0.000	25.725	0.000	968.114
20	E 3 BUILDING	642.000	1099.906	156.293	29.130	NIL	1285.329
21	F BUILDING	583.000	1084.238	54.089	29.224	NIL	1167.571
22	G A BUILDING	583.000	1084.238	54.089	29.224	NIL	1167.571
23	G B BUILDING	583.000	1084.238	54.089	29.224	NIL	1167.571
24	SHOPS	As per actual measuremen t					
			24927.93 1	1093.443	644.537	37.785	26703.696

With this M/s. Dimension Architects Private Limited completed their presentation.

There after the Question Answer session started.

Mr. Prashant Thete, B 1 402 asked about the cost management. And it was noted that the same will be around Rs. 1.6 Lac.

Mr. Vikas Modi, B 1 305 asked about scope of work. It was replied that this has to be confirmed with the Developer.

To a question by Mr. Sanjay Dubey, E 3 203, Honorary Secretary Mr. Janardhan Deshmukh interrupted and informed that the presentation made by the PMC is only to give us an idea of the Project. Moreover the Honorary Secretary Mr. Janardhan Deshmukh informed that Scope of work has two parts 1st Part and 2nd Part. It was also reiterated that regarding the facilities being extended, the concerned has to discuss with Each Building members.

Mr. Kaushik Dutta Gupta asked a question how the area increases from 100% to 200%. It was replied that this happens as per the scheme formulated for the Redevelopment of the Buildings in the Society.

Mr. Chandrakant Joshi, A 205, requested for the feasibility Report and the technology used It was replied that the same is the look out of the Builder.

5/1/21



18



Mr. Madhusudan Solanke, C 9 201 asked whether the amount they have quoted is after considering all the aspects including the amenities being provided. The answer was positive.

Mr. Mahendra Arjun Gore, C 7 304 asked whether the total cost of Rs.3600 Core(approximately) estimated is realistic. It was replied that the total cost is including all the new amenities that will be provided.

Mr.Murugan Pillai, C 1 206 asked about the Feasibility Report for which again it was replied that the same will be prepared after the appointment of PMC.

With this the Question Answer session on the presentation by M/s. Dimension Architects Private Limited was concluded.

After lunch the Agendas as per the Notice were taken up one by one.

AGENDA (1). To confirm and reaffirm the Resolution passed by the Special General Body held on the 11th of June, 2023 for the Redevelopment of the Society Buildings.

The Society in its Special General Body held on the 11th of June 2023 resolved that the Society shall go ahead for Redevelopment of the Buildings of the Society as per provisions of MCS Act, 1960, Rules made there under, Bye-Laws of the Society and the Guidelines / Directives framed by the Government of Maharashtra under G.R. dated 4th July,2019 and do all needful and incidental acts and deeds for Redevelopment of the Society.

The members present confirmed and reaffirmed the Resolutions passed by the Special General Body held on 11th of June 2023 for the Redevelopment of the Society Buildings and further agreed to go for redevelopment of the society premises.

The following Resolution was passed in this respect:



RESOLUTION

“Resolved that the Resolutions passed by the Special General Body held on the 11th of June, 2023 for the Redevelopment of the Society Buildings be confirmed and reaffirmed.”

“Further resolved that the Society shall go ahead for Redevelopment of the Buildings of the Society as per provisions of MCS Act, 1960, Rules made there under, Bye-Laws of the Society and the Guidelines / Directives framed by the Government of Maharashtra under G.R. dated 4th July, 2019 and do all needful and incidental acts and deeds for Redevelopment of the Society.”

Passed Unanimously.

AGENDA (2). To discuss and decide regarding the appointment of Architect/Project management Consultant, who are on Government and Local Body Panel, for Redevelopment of the Society based on the Bids received from the technically qualified Project Management Consultant / Architects pursuant to the Tender process followed by the Society.

Next the Agenda to discuss and decide regarding the appointment of Architect/Project management Consultant was taken for discussion.

The Brief History and Background on the subject was already circulated to all the members on the 22nd of November, 2025. The Honorary Secretary Mr. Janardhan Deshmukh placed the notes, brief history and background on the agendas on record of the Special General Body Meeting for the information of the members present. Notes, brief history and background on Agenda No.2 are as follows:

- (a) On 29th November 2023, a meeting of the Redevelopment Committee consisting of 19 members from the Managing Committee and two members from each building were called on 3rd December 2023 (i) to discuss and decide regarding the further course of action to be taken for the Redevelopment of the our Society; (ii) to discuss and finalize the date for conducting a Special General Body Meeting to discuss and decide regarding Redevelopment of the Society and (iii) to discuss and decide regarding inviting tenders for the appointment of PMC for the Redevelopment of our Society. In the said Redevelopment Committee Meeting it was decided to call Special General Body Meeting for deciding further course of action of redevelopment such as appointment of Project Management Consultant (PMC) in the month of February 2023 tentatively

Handwritten signature in blue ink.



Handwritten signature in blue ink with the number '20' written above it.



on 11th February 2023. In the said Redevelopment Committee Meeting it was decided to circulate the draft Tender Notice for inviting the Tender of PMC and fix the meeting of Redevelopment Committee on 10th December 2023 to discuss and finalize the draft of Tender documents. Thereafter, in the Redevelopment Committee Meeting held on 10th December 2023, draft Tender documents for appointment of Project Management Consultant for redevelopment of our society was approved.

- (b) On 27th July 2024, Tender Notice with Corrigendum 22nd August 2024 was published in Times of India (English Newspaper), Free Press Journal (English Newspaper), Maharashtra Times (Marathi Newspaper) and Nav Shakti (Marathi Newspaper) inviting tenders from the reputed Architects /Project Management Consultants for redevelopment of our Society.
- (c) On or before 31st August 2024, Society has received nine (9) tenders from Architects and Project Management Consultant namely (i) Urban Analysis and Solutions Consultancy Services (ii) Dimensions Architects Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, (vi) Unique PMC, (vii) Wise Realty, (viii) ABS Architects, and (ix) Architectural Associates.
- (d) On 1st September 2024, Tender Bids of Architects and Project Management Consultant were opened in the joint meeting of Managing Committee Members and Redevelopment Committee. During the scrutiny of Technical Bids of Tenderers three Bidders were held ineligible for opening their price bids namely (i) Wise Realty, (ii) ABS Architects, and (iii) Architectural Associates. Six Bidders namely (i) Urban Analysis and Solutions Consultancy Services (ii) Dimensions Architects Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, and (vi) Unique PMC were held eligible for opening their price bids. Accordingly, price bids of (i) Urban Analysis and Solutions Consultancy Services (ii) Dimensions Architects Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, and (vi) Unique PMC were opened.
- (e) On 29th September 2024, Annual General Body vide its Resolution approved appointment of (i) Mr. Bibekanand Ray, (ii) Mr. Narayan Nair, (iii) Mr. Bipin Surve, (iv) Dipesh Shroff, (v) Virendra Mathada, (vi) Ravindra

5/21



212



Nath Chaturvedi, (vii) Kaluram (Ramakant) Salve, and (viii) Mr. S. A. Hasan as Technical Committee Members for the purpose of scrutiny of technical documents submitted by the qualified Bidders for the appointment of Project Management Consultant of the Society.

- (f) On 7th November 2024, the Technical Committee, appointed for the purpose of scrutiny of technical documents submitted by the qualified Bidders, has submitted its Preliminary Report with their analysis on the technical documents submitted by the qualified Bidders and recommended three names of qualified Bidders namely (i) Liladhar Parab, (ii) Design Consortium and (iii) Dimension Architects Pvt Ltd., for the appointment of Project Management Consultant of the Society.
- (g) On 24th November 2024, the report of Technical Committee was placed before Managing Committee in its Meeting held on 24th November 2024 and the Managing Committee in its Meeting resolved that the analysis report of Technical Committee will be placed before the Special General Body Meeting for taking decision on appointment of Project Management Consultant of the Society with the analysis report of the Technical Committee.
- (h) Thereafter, a joint meeting of the Managing Committee Members, Technical Committee Members and Redevelopment Committee Members was held on 12th October 2025 to discuss and decide further course of action for appointment of Project Management Consultant for redevelopment of our society. In the said joint meeting, it was resolved by majority vote that the Technical Committee Members shall make site visits of three qualified Bidders namely (i) Liladhar Parab, (ii) Design Consortium and (iii) Dimension Architects Pvt Ltd. Further resolved to address a letter to all three bidders to provide revised commercial bids based on the revised scope of work. Further, resolved to ask the qualified bidders to give their presentation before the SGM. Further resolved to conduct Special General Body Meeting on 23rd November 2025 for the purpose of appointment of Project Management Consultant.
- (i) Thereafter, on or about 21st October 2025 letters were addressed to (i) Liladhar Parab, (ii) Design Consortium and (iii) Dimension Architects Pvt Ltd., calling them to submit their revised commercial bids based on the

st/21



22



revised scope of work on or before 1st November 2025. Revised scope of work of PMC in two parts is as under:

Part – I:

- i. Preparing a feasibility report with respect to the prevailing UDCPR provisions and other Government policies about the utilization of F.S.I /premium FSI / T.D.R/Ancillary FSI and recommending the list of amenities, extra area, corpus fund etc. and preparing rough designs of the building as per the utilization of FSI and explaining the feasibility report to the society before and modifying the same including the suggestions from the members within the provisions of law and time schedule for all above activities.
- ii. Advising on draft tender documents for calling offers from Developers, providing suggestions and discussing the same with the committee for floating the same.
- iii. Attending joint meetings with the short-listed Builders/Developers along with the committee members and providing assistance in finalizing the most suitable developer.
- iv. Attending SGM as per the provisions of Govt. Guidelines as per section 79A of MCS Act.
- v. Advising on Letter of appointment and/or letter of intent to be addressed to the Developer to be so appointed by the SGM based on terms negotiated with the selected Developer.
- vi. Ascertaining the plot area with survey instruments like theodolite along with plane table survey to work out the area of the entire plot precisely and accurately.
- vii. Assistance to Society in approving plans prepared by the developer keeping in mind the interest of the society only.
- viii. Reviewing bar charts/schedule of work prepared by Developer to ensure timely completion.





- ix. Ascertaining the preparation of all detailed Electrical, Fire Fighting and Plumbing layouts by the Developer.
- x. Ascertaining the preparation of all working drawings and structural drawings by Developer.
- xi. Ascertaining various soil investigations to decide and select the required material or construction techniques/ structural design at the time of actual work of the foundation.
- xii. Ascertaining the submission of the proposed layout and approval by the Developer.
- xiii. Ascertaining layout approval.
- xiv. Ascertaining the submission of the building permission proposal to various Authorities by the Developer.
- xv. Ascertaining of obtaining Commencement Certificate by the Developer.
- xvi. Assisting society/members to get Development Agreement and Permanent Alternate Accommodation Agreement registered with the developer.

PART - II

- i. Overall coordination with the society on technical and financial matter and coordination with builders/developers as may be required and between various engineering discipline.
- ii. Ensuring that the Developer prepares Program for the overall projects and following monitor progress of all aspects of the work and issue monthly project report to the society indicating the status and progress of work including bring out and reporting any changes made by the Developer from his original plans/proposal.

5/12/1



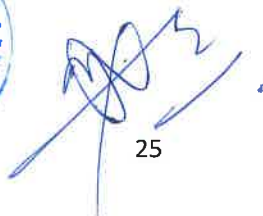
24



- iii. To have overall coordination with Society, Design Architect, Structural consultant, MEP, and Environment Consultant of the Developer with respect to the municipal drawings so as to ensure smooth progress of the municipal follow-up.
- iv. Monitoring work progress as per the agreed construction schedule.
- v. Ensuring that the Developer follows all safety norms and keep equipment as per Law.
- vi. Strict supervision of work in the interest of society and in accordance with the tender received and approved agreed between society and developer.
- vii. Ensuring quality control and adherence to specification.
- viii. To ensure carrying out periodical tests of the various construction materials received prior and /or during its use, cost of the same is to be paid by the respective developer. The test reports shall be part of monthly progress report.
- ix. To ensure developer conduct laboratory tests of material used as well of the final product and certifying the work carried out by the builder/developer for it's adherence to specification and statutory norms.
- x. Ensuring concrete cube, slump test and other test related to construction work and material checking etc. laboratory should be on the construction site and results reported to the Society.
- xi. Ascertaining timely receiving and the developer follows storing of the materials in their safe places as per the job layout.
- xii. Checking the materials received on site for quantity quality as per tender specification.

5/12/1




25



DAY TO DAY SITE SUPERVISION AND MONITORING THE PROGRESS OF WORK AND QUALITY CONTROL

1. Full-time supervision by site engineers.

The PMC shall engage full time supervisory staff at site for day to day supervision and quality control on behalf of Society and ensure that the developer deploy his supervisory & QA/QC staff and works as per specification and terms.

At least following engineers shall be posted full time at site;

- (1) Civil Engineer – 2 Nos (minimum 15 years' experience in supervision).
- (2) Civil supervisor – 3 Nos (minimum 7 years' experience graduate/ diploma engineer).
- (3) Electrical Engineer – (minimum 7 years' experience graduate engineer) as and when required as per site requirement.
- (4) Electrical Supervisor – (minimum 3 years' experience graduate/ diploma engineer) as and when required as per site requirement.

2. Periodical site visits in connection with works by the project Engineers /Architect at least a week and providing corrective supervision.

3. In case non-deployment of minimum site staff mentioned in above para by PMC, penalty shall be applied @ Rs.100,000/- per month for each of the Degree Engineer and @ Rs. 50,000/= per month for each of the Supervisor.

END OF THE CONSTRUCTION STAGE

1. To ascertain obtaining various Completion certificates, Occupancy certificate by the developer.
2. To ascertain obtaining various Service connections such as permanent water connection, Electricity Connection, Gas Pipeline Connection, etc. by the developer.

5/12/1



26



3. To ensure preparation of 'as-built' drawing by the developer.
 4. Preparing a completion report as at the end of the project.
 5. Provide technical assistance for identification and rectification of defects during Defect Liability Period of the Developer.
- (j) Accordingly, (i) Liladhar Parab Architects & Designer, and (ii) Dimension Architects Pvt Ltd., submitted their revised commercial bid with society. However, Design Consortium Architects and Planners expressed their inability to submit their revised commercial bid and withdrew themselves from the tender process.
- (k) Thereafter, a joint meeting of the Managing Committee Members, Technical Committee Members and Redevelopment Committee Members was held on 2nd November 2025 to open revised bids of two qualified Bidders namely (i) Liladhar Parab Architects and Designer and (ii) Dimension Architects Pvt Ltd. Accordingly, revised commercial bids were opened. (i) Liladhar Parab Architects and Designer quoted total fee of Rs.9.58 crores (Rs.4.59 crore for Part I and Rs.4.99 crore for Part II) and Dimension Architects Pvt Ltd quoted total fee of Rs.1,75,67,394.05 (Rs.43,92,598.51 for Part I and Rs.1,31,74,595.54 for Part II). It was resolved in the said meeting that a letter shall be addressed to both bidders for discussion on their commercial bids as there was huge difference between their quotations. Further, resolved to visit the sites of both bidders.
- (l) On 8th November 2025, Technical Committee Members have visited the sites of Liladhar Parab Architects and Designer and on 9th November 2025 visited sites of Dimension Architects Pvt Ltd.
- (m) On 16th November 2025, there was a meeting of representatives of both the bidders Liladhar Parab Architects and Designer and Dimension Architects Pvt Ltd., Technical Committee Members and Managing Committee Members in the society office to discuss the commercial bids. During the meeting, both bidders expressed their intention to give revised quotation. Accordingly, Liladhar Parab Architects and Designer quoted revised total fee of Rs.4,14,55,000.00 (Rs.25,00,000.00 for Part I and Rs.3,89,55,000.00 for Part II) and Dimension Architects Pvt Ltd. quoted

5/21



27



revised total fee of Rs.1,75,66,394.00 (Rs.15,00,000.00 for Part I and Rs.1,60,66,394.00 for Part II).

- (n) Based on the technical documents, site inspection and commercial bids, the Technical Committee has given their conclusions as under:
- (i) M/s Liladhar Parab Architects and Designer have more experience in large projects which are in advance stages of completion and engaged in the role of PMC. They have good numbers of technical and other staff available. However, their Final Quotation is higher than the other bidder by Rs.2,38,88,606 i.e. 136%.
 - (ii) M/s Dimensions Architects Private Limited have completed projects where they are engaged as Project Architects. As per PMC two projects are found in part completion or in construction stage where in one case originally it was a shopping cluster developed into commercial and residential and in the other case it is an amalgamation of original two small housing societies and one Bank quarter buildings. They have also been engaged in several large residential redevelopment projects as PMC but those projects are at very initial stages and engagement of PMC is done very recently. They have enough technical personnel for taking up our PMC scope. Their Financial quotation is much lower than the other bidder i.e. 58%.

Thereafter next action is to select one of the two for the appointment as PMC. Since the number of members present are more, election by show of hands cannot be conclusive. All the members present agreed to go for Secret Ballet Voting.

The voting process started at about 4.00 P.M. The Ballet Paper is having the names of both M/s. Liladhar Parab, Architects and Designs at Serial No.1 and M/s. Dimension Architects Private Limited at Serial No.2. All the members were requested to obtain the Ballet Paper and put the Seal against the PMC of their choice and deposit the Ballet Paper in the Box kept for the same. All the members present voted and the Voting process was over by about 4.45 P.M.

Thereafter the Ballet Box was opened and the Ballet Papers were counted. It is observed that in all 238 Members have marked their Vote physically. Therefore

5/21



28



the total Votes marked was taken as 238. Immediately the Votes were sorted out and counted and it is found that out of the 238, one has voted for both the parties and therefore became invalid. Out of 237, 35 votes were in favor of M/s. Liladhar Parab, Architects and Designs and 202 votes were in favor of M/s. Dimension Architects Private Limited.

After finalizing the vote share it was announced that M/s. Dimension Architects Private Limited is selected for appointment as Project Management Consultant for redevelopment of the Society.

The following Resolution was passed in this respect:

RESOLUTION

“Resolved to select and appoint M/s. Dimension Architects Private Limited as Project Management Consultant for redevelopment process of the Society on the terms and conditions mentioned in the appointment letter to be issued by the Society.”

Proposed By: Mr. Mahendra Gore

Seconded BY: Mr. Vikas Modi

AGENDA (3). To discuss and decide the terms and conditions of appointment of the selected Project Management Consultant for the redevelopment of the Society.

Thereafter the Agenda “To discuss and decide the terms and conditions of appointment of the selected Project Management Consultant for the redevelopment of the Society.” was taken for discussion. The Honorary Secretary Mr. Janardhan Deshmukh already presented the same as given below:

The Managing Committee, with the help of Technical Committee Members has prepared draft letter of appointment to be issued to the selected Project Management Consultant, which is as under:

5/12/1



29/



DRAFT APPOINTMENT LETTER

Ref. No.:

Date: 29th November 2025

To,

M/s. [Name of Project Management Consultant Firm]

[Address]

[City, Pin Code]

**Sub: Appointment of Project Management Consultant (PMC) for
Redevelopment of Nilgiri Gardens Co-operative Housing Society Ltd.**

- Ref. 1. Your tender submission vide letter No.
2. Our letter no. dated
3.....

Dear Sir/Madam,

We are pleased to inform you that in pursuance of the resolution passed in the **Special General Body Meeting (SGM)** of the members of **Nilgiri Gardens Co-operative Housing Society Ltd.**, held on 23rd November 2025, the Society has decided to appoint your firm as the **Project Management Consultant (PMC)** for the proposed project of redevelopment of **Nilgiri Gardens Co-operative Housing Society Ltd.**, situated at Amra Marg (Uran Road), Sector 24, CBD Belapur, Navi Mumbai 400614.

Your appointment is made based on your presentation given in the SGM and on the terms, conditions, scope of work, and payment schedule stipulated hereunder and on such other terms and conditions as specifically mentioned in tender documents submitted by you on, amendments made therein from time to time, revised scope work and the final price bid dated.....
The Terms, conditions, scope of work, and payment schedule is more specifically mentioned in Appendix- I hereto. Appendix-I forms part and parcel of this letter.

The tender enquiry from us, your tender, all reference letters mentioned above and this letter shall be the sole repository of the contract. Kindly sign this letter





as a token of your acceptance of the above appointment and terms & conditions in Appendix-I, being send to you in two sets and send back us original one set duly accepted and signed by you for our record.

Thanking you,

Yours faithfully,

For **Nilgiri Gardens Co-operative Housing Society Ltd.**

(Signature)

Name: Janardhan Deshmukh

Designation: Honorary Secretary

Enclosure: Appendix-I

ACCEPTANCE

We hereby give acceptance to the letter of appointment dated 29th November 2025 and all terms of conditions contained in the enclosed Appendix-I duly signed and sealed on each page.

Accepted and Agreed:

For **M/s. Dimensions Architect Pvt Ltd.**

Authorized Signatory

Name:

Designation:

Date:

Seal: [PMC Firm's Stamp]





APPENDIX-I TO APPOINTMENT LETTER.

A. SCOPE OF WORK

PART I – SCOPE OF WORK (FEASIBILITY, PLANNING & APPROVAL PHASE)

1. Preparation of a **Feasibility Report** as per prevailing **UDCPR provisions** and Government regulations regarding utilization of **FSI / Premium FSI / TDR / Ancillary FSI**, recommending list of amenities, additional area, corpus fund, etc., and preparing rough building designs.
2. The report shall be explained to the Society and modified, if required, based on members' suggestions and within legal provisions.
3. Advising the Society on **draft tender documents**, suggesting modifications, and assisting the Committee in finalizing and floating tenders for Developer selection.
4. Attending **joint meetings** with shortlisted Developers/Builders and assisting the Society in finalizing the most suitable Developer.
5. Attending **Special General Meetings (SGMs)** as per Government Guidelines under **Section 79A of the MCS Act**.
6. Advising on the **Letter of Appointment and/or Letter of Intent** to be issued to the selected Developer.
7. Conducting **accurate plot survey** using instruments (Theodolite, Plane Table, etc.) to ascertain exact plot area.
8. Assisting and ensuring proper submission, scrutiny, and approval of all **building plans, layout, permissions**, and obtaining the **Commencement Certificate (CC)** by the Developer.
9. Assisting the Society in **registration of Development Agreement and Permanent Alternate Accommodation Agreements** with the Developer.

PART II – SCOPE OF WORK (IMPLEMENTATION, CONSTRUCTION & HANDOVER PHASE)

1. Overall **coordination** with the Society and Developer on technical and financial aspects, and between all consultants and engineering disciplines.

5/12/21



32



2. Ensuring preparation and monitoring of **Project Program**, issuing **Monthly Progress Reports** showing actual vs. planned status.
3. Coordination between Society, Architect, Structural, MEP, and Environmental Consultants.
4. **Monitoring construction progress** and ensuring adherence to the agreed schedule.
5. Ensuring compliance with **safety norms** and statutory obligations.
6. **Strict supervision** of construction work to protect Society's interests.
7. **Quality control and specification compliance** at every stage.
- 8-12. Ensuring testing of materials, on-site laboratory facilities, verification of quality and storage, and compliance with approved tender specifications.

DAY-TO-DAY SITE SUPERVISION

The PMC shall deploy the following **minimum full-time qualified personnel** at site for day-to-day supervision and quality control on behalf of the Society:

Sr. No.	Designation	Qualification & Experience	Minimum Nos.
1	Civil Engineer	Graduate with min. 15 years' experience	2
2	Civil Supervisor	Graduate/Diploma with min. 7 years' experience	3
3	Electrical Engineer	Graduate with min. 7 years' experience	As required
4	Electrical Supervisor	Graduate/Diploma with min. 3 years' experience	As required

Penalty Clause:

Non-deployment of the above minimum site staff shall attract penalty of



₹1,00,000/- per month per Degree Engineer and ₹50,000/- per month per Supervisor.

END OF CONSTRUCTION STAGE

1. Ensuring that the Developer obtains **Completion Certificates** and **Occupancy Certificate (OC)** from competent authorities.
2. Ensuring that the Developer obtains **permanent service connections** (Water, Electricity, Gas, etc.).
3. Ensuring preparation of **"As-Built Drawings"** by the Developer.
4. Preparing a **Completion Report** at the end of the project.
5. Providing **technical assistance** for rectification of defects during the **Defect Liability Period (DLP)**.
6. PMC shall be involved in the process of handing over of DUs to members and shall ensure smooth handing over by the Builder.

B. TERMS AND CONDITIONS

1. **Effective Date**

This Letter of Appointment shall become effective from the date the Letter of Appointment received by your firm.

2. **Time Frame:**

The PMC shall submit the **Feasibility Report within 30 (thirty) days** from the date of this appointment letter.

3. **Presentation:**

The PMC shall make a **detailed presentation** of the Feasibility Report before the **Special General Body Meeting (SGM)** whenever called for.

4. **Professional Conduct:**

The PMC shall **not approach or negotiate or make any commitments with any Developer/Builder** on behalf of the Society. The PMC shall only make suggestions to Society for reputed **Developers** to participate in the redevelopment process.





5. Professional Fees Disbursement

Your Professional Fees and Stage Payments payable by the Builder/ Developer for Part I and Part II set out here-below shall be against presentation of your Invoice / Progress. Valuation must be duly approved for payment by the Society's authorized representative. The Society, after due scrutiny and diligence, make request to Builder/Developer for settlement and release of payment. As such relevant clauses shall be incorporated in the Developer's Agreement.

6. Decision-Making Authority:

The PMC shall act solely as a **Consultant**. The **Society and its General Body** shall be the only competent authority to take decisions in all redevelopment matters.

7. Dispute resolution:

Any dispute or difference whatsoever arising between the parties out of or relating to the scope of work, meaning, scope of work, operation or effect of this Appointment or the validity or the breach thereof shall be settled by arbitration in accordance with the provisions of **Arbitration and Conciliation Act, 1996 as amended from time to time**, Rules made thereunder and the award made in pursuance thereof shall be binding on the parties. The seat of Arbitration shall be within the territorial jurisdiction of Navi Mumbai Municipal Corporation and the language of arbitration shall be English.

8. Termination:

In the event of **non-performance, poor performance, or violation of any terms**, or found to be engaged with any illegal activities, or sign of any undue advantages/favour taken from the developer, the Society reserves the right to **terminate** this appointment by giving **one month's written notice**. On expiry of the notice period, the appointment shall be deemed cancelled, and payment shall be released only on a **pro-rata basis for work completed** till termination.

9. Liability:

The PMC shall exercise due professional diligence and ensure that the interests of the Society are always protected.





C. PROFESSIONAL FEES PAYABLE & STAGES OF PAYMENT

Part I – Pre-Construction Stage – Total professional fee payable is Rs. 15,00,000.00/-

Sr. No.	Milestone	Payment (₹)	Remarks
1	On submission and acceptance of Feasibility Report	₹50,000/-	Payable from Society A/c
2	On receipt of Commencement Certificate of the Project	Balance amount as agreed in Part I of Financial Bid	Payable from the Society

Part II – Construction & Handover Stage - Total professional fee payable is Rs. 1,60,66,394.06/-

Sr. No.	Milestone	% of Fees (Part II)	Payable By
1	On completion of relocation of Society Members	20%	Payable from the Society
2	During construction period (on pro-rata basis with progress of work)	50%	Payable from the Society
3	On obtaining Occupancy Certificate	15%	Payable from the Society
4	On completion of handing over of flats to all Society members	15%	Payable from the Society

Notes:

- GST as applicable shall be reimbursed to the PMC on submission of proof of payment to GST authorities.
- The Society shall pay only **₹50,000/-** under Part I.
- The balance of Part I and Part II fees shall be paid by the Society from the payment received from the **Developer**. A suitable clause to this effect shall





be incorporated in the **Tender Document to be prepared for engagement of Developer.**

- d) The Lump Sum Fees mentioned for both Part-I & Part-II are firm fixed without any price variation for what so ever reason. The period of Service of PMC depends on various factors from the start of PMC appointment to handing of completed DUs to Society members and completion of all aspects of redevelopment including the time required by the builder for all his scope of work.
- e) The EMD submitted by the appointed Project Management Consultant shall be treated as Security Deposit till all scope of work is complete and shall remain with the Society. The EMD cum Security deposit amount shall not bear any interest.

..... End of Appendix-I to appointment letter.....

After detail discussion, the members present have approved the terms and conditions of appointment of Project Management Consultant and decided to give appointment letter to the Project Management Consultant in the form discussed and mentioned above.

RESOLUTION

“Resolved to approve the terms and conditions of appointment letter to be issued to M/s Dimension Architects Private Limited as Project Management Consultant for redevelopment process of the Society in the form and format mentioned above.”

Proposed By: Mr. Madhusudhan Solanke

Seconded BY: Mr. Vikas Patil

AGENDA (4). To discuss and decide further outline of Redevelopment of the Society Buildings.

5/12/1



37



Thereafter the Honorary Secretary Mr. Janardhan Deshmukh presented the outline of Redevelopment of the Society Buildings as follows:

- i. Once the PMC submitted its feasibility report to the Society the same will be scrutinized and analyzed by the Management Committee Members, Technical Committee Members and the Redevelopment Committee Members.
- ii. Once Management Committee Members, Technical Committee Members and the Redevelopment Committee Members are satisfied with the feasibility report of the PMC, the said feasibility report will be circulated amongst the Members of the Society in advance for their comments and suggestions and placed for the Special General Body for discussion and approval.
- iii. Upon approval of feasibility report of the PMC, the Managing Committee of the Society with the help of Technical Committee will prepare draft Tender Documents and Development Agreement for appointment of the Developer and the said draft Tender Documents and Development Agreement will be placed in the joint meeting of Managing Committee, Technical Committee and Redevelopment Committee. Once the draft Tender Documents and Development Agreement is approved in the joint meeting, the draft Tender Documents and Development Agreement will be circulated amongst the members of the Society for its suggestions and comments on the same. Thereafter, the Special General Body Meeting will be called for discussion and approval of draft Tender Documents and Development Agreement. Once the Special General Body Meeting approves draft Tender Documents and Development Agreement, the Society will call tenders from reputed developers for redevelopment of the Society. The Society will publish the Tender Notice in the Newspapers namely "Times of India (English)", "Maharashtra Times (Marathi)", "Free Press Journal (English)", "Nav Shakti (Marathi)", "Vashi Times (English)" and "Punyangari (Marathi) for wide circulation of Tender Notice for redevelopment of the Society. In addition to above publication, the Tender Notice will be uploaded on our website, place on Notice Boards of the Society as well as circulated amongst the members of the Society through email and whatsapp group.
- iv. Once the Society received tenders from the reputed developers, the Society will open the Tenders received from the Developers in the joint meeting of





Managing Committee Members, Technical Committee Members and Redevelopment Committee Members. Thereafter, the technical documents submitted by the Developers will be scrutinized and analyzed. Thereafter, the Society will shortlist technically qualified developers for negotiations on the additional area and amenities to be provided. Thereafter, the analysis report of three shortlisted developers will be circulated amongst the members for their remarks and suggestions thereon. Thereafter, Special General Body Meeting will be called for discussion on the bids received from the Developers and taking decisions on appointment of Developer from the technically qualified Developers. All the shortlisted Developers will have to give detail presentations about their company profile, their experience and their ideas on redevelopment of the society before the Special General Body. The decision of appointment of Developer will be taken only in the Special General Body Meeting of the Society.

- v. Thereafter, the Managing Committee will ask the Developer to prepare draft designs, plans and elevation of the buildings to be constructed in the redevelopment and the same will be scrutinized by the Managing Committee, Technical Committee and Project Management Consultant. Once the draft plans are approved by the Managing Committee, Technical Committee, Redevelopment Committee in consultation with Project Management Consultant, the draft plans of the building will be placed before the Special General Body for its approval. Once the Developer received Commencement Certificate from NMMC after approvals from the CIDCO, NMMC, Airport Authority, Environmental Committee, Registration with RERA etc., the Developer shall execute Permanent Alternate Accommodation Agreement with each of the members. After execution and registration of PAAA, the Developer will issue letter to the Society to vacate the premises. Members will have to vacate their flats only after getting Commencement Certificate (CC) of the project and registration of PAAA.

After due discussion, the members present approved further strategy to be adopted for redevelopment of the society.

RESOLUTION

“Resolved to approve aforementioned outline for redevelopment of the Society Buildings.”





Proposed By: Mr. Babasaheb Jadhav

Seconded By: Mr. Ram Deshmukh

Since there were no other points for discussion the meeting was concluded at 5.45P.M. with a vote of thanks to the Chair.

For Nilgiri Gardens CHS Ltd.,

(Janardhan Deshmukh)

Honorary Secretary

(Manik Damodar Nalawade)

Honorary Chairman

