



MAHARASHTRA 2023

CE 8971'96



29 JAN 2024
प्रमुख लिपीक / लिपीक

AGREEMENT FOR CONSULTANCY SERVICES

THIS AGREEMENT MADE AT MUMBAI THIS ²⁹..... DAY OF ^{Jan}..... IN THE YEAR TWO THOUSAND TWENTY FOUR.

BETWEEN

SIMLA HOUSE C.H.S. LTD., (Reg. No. BOM/HSG/1688 of 1969), situated at 51/B, Laxmi Jagmohandas Marg, Mumbai - 400 026 (Herein after called "the Client") which expression shall unless repugnant to context or meaning thereof be deemed to include its successors and assigns) of the first part.

AND

M/s. SUPREME ENGICONS (INDIA) PVT. LTD, a Private limited Co. carrying on business as Consulting Civil Engineers with their office situated at

RM



808, SHREE KRISHANA BUILDING, OPP. LAXMI INDUSTRIAL ESTATE, NEW LINK ROAD, ANDHERI (W), MUMBAI-400 053. (Herein after called the "Project Management Consultants") (Which expression shall unless repugnant to the context and meaning thereof be deemed to include its successors) of the second part.

WHERE AS

The clients are desirous of carrying out the work of Redevelopment of its building and property situated at hereinafter called "Project Work" and where as Project Management Consultants offered to the clients to carry out activities of providing Project Management consultancy services including supervision of client's property and building (which activities have been made particularly described in Annexure- I hereto) for the safeguard of clients interest and whereas clients have agreed to entrust the performance of the said activities (as setout in Annexure I – Scope of Work) to Project Management Consultants through a work order letters dt. 10/05/2023 & 31/08/2023 which will be a part of this agreement.

The Project Management Consultants agree to perform the said activities of providing to the clients, Civil, Structural, Architectural & Legal Consultancy services including supervision of execution of Redevelopment Project Work. In good faith with due diligence and without negligence to the Client's interest on payment to them by Client at the rate of 1% of Total cost of construction Work (including Rehab & Sale) subject to confirmation from the developer, specified herein under "terms of payment" No further amount except the GST as applicable. The entire payment shall be paid by the developer to the society and in turn shall be paid by the society to the PMC M/s Supreme Engicons (India) Pvt Ltd. as per schedule mentioned in the payment terms subject to confirmation from developer.

The Project Management Consultants hereby give to undertake activities such as: giving advice to the client, supervise the work being done, regular inspection, preparation and submission of monthly report, checking drawings submitted by the developer/ builder, verifying the completion of work and verifying the carpet areas and certify the quality of material used and get the proposed Redevelopment works of the client completed to their satisfaction.

ASW



- I. The Project Management Consultant's scope of work shall consist of services mentioned in Annexure-I.
- II. The client and the Project Management Consultants bind themselves, their directors, successors, legal representatives and assigns in respect of all covenants of this agreement. Except as above, neither the clients nor the Project Management Consultants shall assign, sublet or transfer their interests in the agreement without the written consent of the other party. During the course of work if it is found that there is a deficiency in the services provided by PMC, Managing Committee will point it out to the supervisory personnel placed on work. In case the Performance does not improve after waiting for a reasonable time, a high level meeting will be called with the C.E.O. of PMC and the shortcomings will be discussed in details. However, if the deficiencies are not still addressed after lapse of reasonable time period, SGBM will have the prerogative to cancel the contract.
- III. The clients and the Project Management Consultants hereby agree to the full performance of the covenants contained herein above as per terms set out.

IN WITNESS WHEREOF they have signed below and put their seals on the day and year above written.

Signed and delivered for and on
Behalf of the Client

"SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD."



Secretary



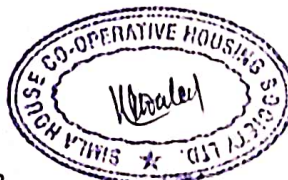
Chairman



Treasurer

Dated.

Place: Mumbai.

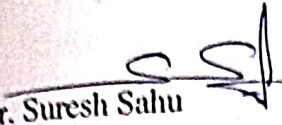


Signed and delivered for and on

Behalf of the Project Management Consultants

M/S. SUPREME ENGICONS (INDIA) PVT. LTD.

Mr. Suresh Sahu
(CEO)



Dated:

Place: Mumbai



Signed and delivered for and on

Behalf of witness to the agreement

1.

2.

Dated:

Place: Mumbai

ANNEXURE-I

SCOPE OF WORK

Stage-I: - PREPARATION OF FEASIBILITY REPORT

As per document available with us/ society we compile a feasibility report which consists:

- General details of the plot
- Area calculations in terms of consumed FSI/ balance FSI/ Additional FSI permissible in the same particular area.
- Additional Benefits (Corpus fund or Additional Area or both) approximately
- which can be allotted as the area calculations and current valuation of the same plot
- Provision of Amenities.

Stage-II: - PREPARATION OF TENDER DOCUMENT

As per the feasibility report and the amenities agreed by the member. We will draft a tender document which consists of:

- Tender Notice.
- Specification for work/ Material.
- Condition of contract.
- Offer from bidders.

Stage-III: - PRE- QUALIFICATION OF DEVELOPERS

Pre-qualification document consists of:

- Financial capacity of the company
- Technical Back ground of the company
- Details of Infrastructure of the company
- Details of previous jobs of same magnitude
- Details of work in hand
- Challenges as mentioned in Tender Document.

Stage-IV: - SCRUTINIZATION OF TENDER DOCUMENT.

Scrutinization of the tenders will be carried in terms of:

- Maximum Additional area offered
- Maximum corpus fund
- Maximum Amenities
- Any Additional facility
- Selection of suitable developer/ builder.

BS



Stage-V: - VERIFICATION OF ARCHITECTURAL/STRUCTURAL PLAN FROM MCGM

- Cross Check Various General Plan/ Elevation for approval in society.
- Verify Plan/ Elevation, we will Cross Check various RCC Design plan Prepared by the developer for the approval in MCGM.
- As per sanction Plan/ Elevation, we will Cross check various Architectural Plan/ Elevations prepared by the developer for the approval in MCGM.

Stage-VI: - SUPERVISION AND QUALITY CONTROL

- Providing Corrective supervision by our well qualified / Experienced Engineer
- Quality control measures such as testing of cement/ sand/ Reinforcement/ cube testing regularly/ NDT test.
- Cross check the various amenities as per specification.
- Proportionate Consumption of material as per Specification
- Visit of Chief Executive Engineers for overall progress review of the project/cross check CPM & BAR chart.
- Meeting/Visit of Architect/ RCC consultant every fortnight.

Stage-VII: - VERIFICATION

- IOD Certificate
- CC certificate
- Further CC certificate
- Approval of Plumbing Lines
- Approval of Drainage/ Sewage Lines
- Building Completion certificate
- Occupancy certificate

FEE STRUCTURE FOR PROJECT MANAGEMENT CONSULTANT: -

Remunerations

Sr. No	Particular	Amounts (Rs.)
1	Feasibility Report1 (Stage I)	Rs. 31,000/-
2	Tendering (Stage II)	Rs. 68,000/-
3	Scrutiny of tender documents (Stage II)	Rs. 49,000/-
4	Professional charges for Stage III as scope of work mentioned	1% of the total Construction cost of the project+ GST. To be paid by developer to the society and in turn shall be paid by the society to the PMC.

Handwritten initials



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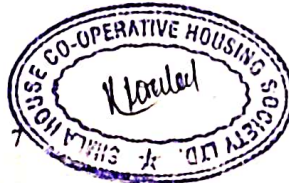
Note:-

1. GST Charges will be Additional
2. The Client shall pay to the consultant their professional fees within five days from the date of submission of the bill.

PAYMENT TERMS FOR STAGE III:

Sr. No.	DESCRIPTION	PERCENTAGE
1.	On issue of LOI to developer	10%
2.	On MOU/ DA between society & Developer	10%
3.	On Finalization of Plan of the society	10%
4.	On vacating the existing building	10%
5.	On completion of Foundation or Basement	10%
6.	On completion of Plinth	10%
7.	On completion of RCC frame (The percentage will be equally divided into numbers of floor slab)	20%
8.	On completion of Brickwork (The percentage will be equally divided into numbers of floors)	5%
9.	On completion of internal, external plaster & Painting works	5%
10.	On completion of Plumbing, Electrification & Interior works	5%
11.	On obtaining Occupancy certificate	5%

Handwritten initials



Handwritten initials

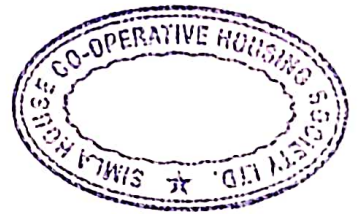
Board Resolution to Authorize the CEO as Signing Authority

An Extract from the Minutes of the Board Meeting Held on 26th November 2023 at our registered office situated at 201-A, S.V Road, Opp. Andheri Subway, Andheri (West), Mumbai – 400058.

RESOLVED FURTHER that the CEO of the company Mr. Suresh Sahu be authorized to sign all the statutory forms, filings, Agreements and all those documents in terms of Redevelopment / Repairs of societies as he is being entrusted with substantial powers that are required for running the company.

For SUPREME ENGICONS (INDIA) PVT. LTD.

Mitashree Sahu
1. Director : Mrs. Mitashree Sahu.



Dillip Kumar Routray
2. Director : Mr. Dillip Kumar Routray.