

PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD

Reg. No.: NBOM / CIDCO / HSG (TC) / 9341 / JTR / 2022-23

KL- 6 (A), Condominium No. 26, Sector -1, Kalamboli, Navi Mumbai - 410 218.

Ref.No.

Date : 24th April 2025

To,
UNIQUE PMC,
1806, Fairmount By Metro Group,
Sector-17, Sanpada, Palm Beach, Navi Mumbai - 400 705.
Contact Number: 8591617997 / 9770765555
Email Address: himesh@uniqueom.com / uniquepmc.in@gmail.com

Subject: Appointment as Project Management Consultant (PMC) for Redevelopment Panchavati Co-Operative Housing Society Ltd. Kalamboli

Reference: Panchavati CHS - PMC Selection AD in Raigad Times and Global Times, on 3rd & 4th March 2025.
Panchavati CHS - Project Management Consultant (PMC) Selection Document and Annexure dated 6th March 2025.
Unique PMC - letter of intention and credentials dated 8th March 2025.
Panchavati CHS - Invitation for Presentation letter dated 1st April 2025
Unique PMC - Acceptance and Confirmation letter dated 4th April 2025 for Proposal Presentation for Redevelopment.

Kind Attention: Mr. Himesh Limbani

Dear Sir,

In reference to the aforementioned and following our Special General Body meetings on March 23, 2025, and April 20, 2025, we are pleased to announce your appointment as the Project Management Consultant (PMC)/Architect for the redevelopment of the premises and property of Panchavati Co-Operative Housing Society Ltd. KL-6 (A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410 218, (Reg. No.: NBOM/CIDCO/HSG (TC)/9341/JTR/2022-23).

Resolution as under was passed by the Special General Body Meeting.

"RESOLVED that M/s UNIQUE PMC is elected and appointed as the Project Management Consultants for our society, as determined in the Special General Body Meeting. The Society Managing Committee is empowered to complete all necessary documentation, including the detailed Scope of Work, in accordance with section 79A of the MCS Act, 1961."

As a Project Management Consultant (PMC), you will deliver all services outlined in the scope of work provided to you on March 6, 2025, as prescribed in PMC selection documents. As a Project Management Consultant, you are tasked with guiding the Society through the entire redevelopment process, guaranteeing that members benefit maximally from the builder while safeguarding them against any possible dishonesty from the Developer at any stage of the redevelopment.

Kindly note that the society reserves the right to accept or reject any or all proposals. Furthermore, the society reserves the right to terminate your services as a Project Management Consultant by providing a notice period of 30 days at any point following your appointment.

We request you to kindly accept the appointment by issuing a confirmation letter and guide us regarding the further process to carry forward the process of redevelopment.

For PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD.

For Panchavati Co - operative Housing

Authorized Signature

President

Shobha

Secretary

Treasurer



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Ref.No. _____

Date : 25/5/2025

To,
M/s. DESSIN 2000
Architects and Interior Designers
220 & 216, Vardhman Chambers, Plot-84
Sector-17, Vashi,
Navi Mumbai

Attn: Ar. Vinod M. Tandon

Subject: Appointment as Architect for Proposed Redevelopment Project

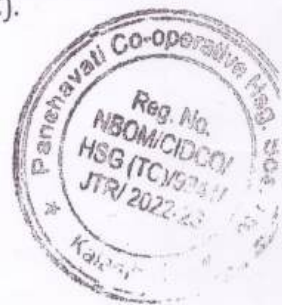
Dear Sir,

We, Panchavati Co-Operative Housing Society, having our registered address at KL-6(A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410218 are pleased to inform you that by an appointment letter dated 24th April 2025, M/s. Unique PMC LLP has been appointed as the Project Management Consultant in respect of the proposed re-development project. Consequently, as per their advice, the Society hereby formally appoint you M/s. DESSIN 2000, Arch. Vinod M. Tandon, as the Architect for the proposed redevelopment of our society premises.

It is further recorded that the Society, as part of this appointment, agrees and confirms that the respective Architect affiliated with UNIQUE PMC LLP shall be appointed for rendering specialized services within their professional domains during the course of redevelopment. This understanding forms an integral part of the PMC appointment, ensuring a streamlined and co-ordinated approach towards the architectural and procedural aspects of the project.

Scope of Work

1. Designing of various architectural alternatives.
2. Preparation and submission of drawings for approvals from relevant authorities.
3. Coordination with Society members during the course of the project.
4. Coordination with the Environment Agency for obtaining Environmental Clearance (EC) NOC.
5. Coordination with the MEP consultant.
6. Obtaining Fire NOC from the Fire Department.
7. Liaisoning with Town Planning Department for obtaining Commencement Certificate (CC), Plinth Certificate, and Occupation Certificate (OC).



[Signature]
25/5/2025

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8. Preparation of working drawings required for execution.
9. Preparation of site development drawings.
10. Conducting necessary site visits as required during project execution.

Payment Clause

It is expressly agreed and understood that as mentioned in the Selection Document and Annexure dated 6th March 2025, all **professional fees and charges payable to you for the scope of services mentioned herein shall be paid by the Developer appointed for the redevelopment of the Society.** The Society shall not bear any direct financial liability towards the Architectural services.

We acknowledge and agree that your engagement is solely for the purposes mentioned above and is based on mutual trust and understanding. We look forward to your expert architectural services during the redevelopment of our Society premises.

For Panchavati Co - operative Housing Society ..

Shobha
President

M. Parvati
Secretary

Joe John
Treasurer



Shobha
25/5/2025



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Ref.No.

Date: 25/5/2025

To,
Mr. Varun N. Mamniya
Solici Juris
Advocates & Solicitors

Ms. Anagha R. Powale
Advocate

&

B/303, Jeerawali Residency,
Derasar Lane, Ghatkopar (East),
Mumbai - 400077.
Email: adv.varun@gmail.com

1806, Fairmount By Metro
Palm Beach Road, Sanpada,
Navi Mumbai - 400705.
Email: uniquepmc.in@gmail.com

Subject: Appointment as Legal Consultant for Society Redevelopment Project

Dear Sir,

We, Panchavati Co-Operative Housing Society, having our registered address at KL-6(A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410218 are pleased to inform you that by an appointment letter dated 24th April 2025, M/s. Unique PMC LLP has been appointed as the Project Management Consultant in respect of the proposed re-development project. Consequently, as per their advice, the Society hereby formally appoint you, **Solici Juris through its proprietor, Mr. Varun N. Mamniya, Advocate & Solicitor & Ms. Anagha R. Powale, Advocate**, as our **Legal Consultant** for the proposed redevelopment of our society premises.

It is further recorded that the Society, as part of this appointment, agrees and confirms that the respective **Legal Consultants affiliated with UNIQUE PMC LLP** shall be appointed for rendering specialized services within their professional domains during the course of redevelopment. This understanding forms an integral part of the PMC appointment, ensuring a streamlined and co-ordinated approach towards the legal, and procedural aspects of the project.

Scope of Services

Your scope of services, as agreed and accepted, shall include the following:

1. Acting as the Society's legal attorney throughout the redevelopment process until the completion of construction of the new buildings by the appointed Developer.
2. Assisting the PMC appointed for the tendering process and scrutinizing offers from a legal standpoint.


25/5/2025



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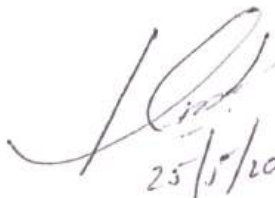
Date : 25/5/2025

3. Verifying statutory and procedural compliances carried out or to be carried out by the Society in relation to appointment of the Developer.
4. Handling non-commercial negotiations with the Developer on behalf of the Society concerning the Development Agreement and related matters.
5. Drafting, reviewing, and finalizing the Development Agreement to be executed between the Society and the Developer.
6. Reviewing and finalizing appointment letters/agreements of various consultants, if required.
7. Drafting, reviewing, and finalizing supporting documents such as agreements, power of attorneys, letters of intent, indemnities, consent affidavits, etc.
8. Drafting, reviewing, and finalizing the proforma of the individual Permanent Alternate Accommodation Agreements (PAAA) between the Developer and the Society members.
9. Issuing various communications addressed to the Developer or other parties on behalf of the Society concerning the redevelopment.
10. Preparing written consents, representations, and NOCs of Society members as statutorily required.
11. Drafting, reviewing, and finalizing supplemental agreements, amendment agreements, etc. to the Development Agreement or the PAAA.
12. Drafting and issuing communications to authorities such as MCGM and other regulatory bodies.
13. Interpreting and advising the Society on amendments to laws, DCR/UDCPR regulations, government circulars, and notifications related to redevelopment.
14. Reviewing and finalizing proforma possession letters and related handover documentation.
15. Generally advising the Society on legal matters specifically connected with the redevelopment.

Exclusions

We understand that your mandate excludes:

- Legal support unrelated to redevelopment such as inter-member disputes, inheritance matters, or commercial negotiations for additional area etc.
- Attending AGMs, SGMs (except statutory redevelopment-related SGMs), or Managing Committee meetings.
- It is clarified that any litigation, arbitration, or court appearances not specified in the scope of work will incur additional charges, to be determined by mutual agreement, and are not included in the aforementioned scope.


25/5/2025



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Payment Clause

It is expressly agreed and understood that that, as stated in the Selection Document and Annexure dated March 6, 2025, all professional fees and charges payable to you for the scope of services mentioned herein shall be paid by the Developer appointed for the redevelopment of the Society. The Society shall not bear any direct financial liability towards the legal consultancy fees.

We acknowledge and agree that your engagement is solely for the purposes mentioned above and is based on mutual trust and understanding. We look forward to your expert legal guidance during the redevelopment of our Society premises.

For Panchavati Co - operative Housing Society

Shobha
President

J.P. Pawar
Secretary

[Signature]
Treasurer



[Signature]
25/5/2025



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आदरणीय महोदय

आम्ही पंचवटी सीएचएस लिमिटेड, कळंबोली सेक्टर १ च्या पुनर्विकासाच्या स्थितीबद्दल तुम्हाला औपचारिकपणे कळवण्यासाठी लिहित आहोत.

पुनर्विकास प्रकल्पाला मान्यता मिळवण्यासाठी आणि त्यासाठी प्रकल्प व्यवस्थापन सल्लागार (पीएमसी) नियुक्त करण्यासाठी आम्ही दोन विशेष सर्वसाधारण सभा घेतल्या आहेत.

पुनर्विकासासाठी आम्ही आमच्या सोसायटी सदस्यांकडून संमती घेतली आहे. याव्यतिरिक्त, आम्ही दुसऱ्या एसजीएम दरम्यान युनिक पीएमसीची निवड केली.

सर्व संबंधित कागदपत्रे या पत्रासोबत जोडली आहेत.

हे तुमच्या माहितीसाठी आणि नोंदीसाठी आहे.

सोबत जोडलेले:

पुनर्विकास आणि पीएमसी नियुक्तीसंदर्भातील एसजीएमसाठी सूचना (दिनांक ८/३/२५), दिनांक २३/३/२५.

२३/३/२५ पासून बैठकीचे इतिवृत्त (एमओएम).

पुनर्विकास आणि पीएमसी नियुक्तीसंदर्भातील दुसऱ्या एसजीएमसाठी सूचना (दिनांक ४/४/२५), दिनांक २०/५/२५.

पीएमसीच्या नियुक्तीसाठी निवडणूक निकाल.

पीएमसीचे नियुक्ती पत्र दिनांक २४/५/२५.

आर्किटेक्टचे नियुक्ती पत्र दिनांक २५/५/२५.

वकील आणि सॉलिसिटरचे नियुक्ती पत्र दिनांक २५/५/२५.

पीएमसीसोबतचा करार दिनांक २७/५/२५.

आवक दि.13 10/6/2025

सकाळी निवडणूक सदस्यारी २-०५
सिडको याचे काम लिखित
की सी.डी. बेलापुत्र
५१ व २०८
पायलट क्लब लायट बेलापुत्र
वसिष्ठ व ८०० ६१८

For Panchavati Co-operative Housing Society Ltd

Shobha
President Secretary Treasurer