



# SGS

# SUPREME

Redevelopment Experts  
Structural Auditors  
Project Management Consultants

📍 130-A, Ostwal Ornate, Opp. Jain Temple, Jesal Park, Bhayandar (E), Thane-401 105  
✉️ sgspmcoffice@gmail.com | ☎️ +91 98334 54715

## WE WORK WITH



# About the COMPANY

-  Redevelopment & Self-Redevelopment
-  Corporate & Commercial Projects
-  Structural Audit
-  Project Management Consultancy
-  Valuation & Surveying



## OUR PROJECTS

300+ Structural Audit

60+ Building Repairs

12+ Redevelopment

# Our Mission and Vision

From negotiation to handover — we make redevelopment faster, fairer, and more rewarding

## Mission

To deliver high-quality, innovative, and sustainable engineering solutions through efficient project management, transparent processes, and timely execution — ensuring lasting value and client satisfaction.

## Vision

To be a trusted leader in architecture, engineering, and project management building a sustainable future through excellence, integrity, and innovation

# Our Goals

To be the most trusted and result-oriented consultancy in redevelopment and structural engineering — delivering value, transparency, and timely execution in every project



## Goal # 1 - Maximize Value for Societies

Ensure every project achieves the best possible deal, design, and long-term benefits..



## Goal # 2 - Ensure Speed, Quality & Compliance

Deliver projects on time with uncompromised quality and adherence to all statutory norms.



## Goal # 3 - Build Trust through Transparency

Maintain honest communication, fair practices, and end-to-end professional support throughout the redevelopment process.

# Our Management Team

A multidisciplinary team of architects, engineers, and legal experts committed to delivering superior redevelopment solutions

**SHIJOY MATHEW – B.E CIVIL AND LLB**

**PROPRIETOR**

**MBMC Panel Licensed Structural Engineer**

**Maharashtra State Licensed Structural Engineer**

**SHYAM P BIRJE - M.COM, LL.M AND GDC & A.S**

**SENIOR ADVOCATE**

Specializing in Co-operative Society matters

**GANESH P LOHAKARE - B.A., B.COM. GDC & A.,  
LL.B**

**LEGAL EXPERT**

Specializing in Co-operative Society matters, Criminal cases, and Consumer disputes

**AR. ARIF M LUKADE - B.ARCH**

**LIASONING ARCHITECTS**

Principal Architect with over 15 years of comprehensive experience in the fields of architecture, interior design, and building liasoning

**AR. NITESH SINGH - B.ARCH**

**LIASONING ARCHITECTS**

3D modelling, proposal drawings, working drawings, and BIM modelling

# MBMC PANEL ENGINEER LICENSED



मिरा-भाईंदर महानगरपालिका

MIRA-BHAINDAR MUNICIPAL CORPORATION

कार्यालय : स्व. इंदिरा गांधी भवन छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे-४०२१०१.

तुरधवनी : ०२२-२८१९२८२८ / २८१९३०२८ / २८१८११८३ / २८१८१३५३ / २८१४५९८५

ईमेल : [headoffice@mbmc.gov.in](mailto:headoffice@mbmc.gov.in) वेबसाईट : [www.mbmc.gov.in](http://www.mbmc.gov.in)

मुख्य कार्यालय



जा.क्र./मिभा / मनपा नम्बर/७०६३ | २०२४-२५

दिनांक ०६/०३/२०२४

महाराष्ट्र शासन राजपत्र असाधारण भाग एक - अ मध्य उप-विभाग, जुलै ८, २०११/आषाढ १७, शके १९३३

नमुना "च"

नियम ५ (२) पहा

नोंदणी क्रमांक ३०

महानगरपालिका कार्यालय दिनांक

बांधकाम अभियंत्याचे नाव /  
पत्ता

ई-मेल  
दूरध्वनी

: ०६/०३/२०२४

: श्री. शिजॉय मैथ्यु एलियम्मा

: ७१५/२बी ओस्टवाल ऑरनेट बिल्डिंग नं.०२ जैन मंदिर  
जैसलपार्क भाईंदर (प.)

: [Shijoy7770@gmail.com](mailto:Shijoy7770@gmail.com)

: ९८३३४४४७७७५



Shijoy Mathew

बांधकाम अभियंत्याची  
नमुना स्वाक्षरी

असे प्रमाणित करण्यात येते की, वरील बांधकाम अभियंता यांना मुंबई प्रांतिक महानगरपालिका  
अधिनियम, १९४९ यांच्या कलम २६५ अंच्या प्रयोजनाकरीता दि. ०६/०३/२०२४ ते दि. ०५/०३/२०२८  
पर्यंतच्या कालावाधीकरीता मुदतवाढ देण्यात येत आहे.



PC-4/UA/2024-25/ SE-L-Mudatwad-5

(दिप्क खांवित)  
शहर अभियंता

मिरा भाईंदर महानगरपालिका

"आपली जबाबदारी व अधिकार, मजबूत लोकशाहीचा आधार"

"जागरूक मतदार लोकशाहीचा आधार"

# OUR ENGINEER DEGREE AND CERTIFICATION

# MUMBAI UNIVERSITY CIVIL ENGINEER DEGREE



## University of Mumbai मुंबई विद्यापीठ

*We,*

the Chancellor, the Vice Chancellor  
and  
Members of the Management Council  
confer the Degree of  
**BACHELOR OF ENGINEERING**  
(Civil Engineering Branch)

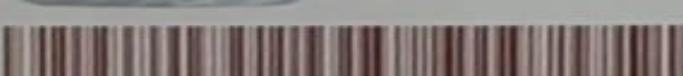
on  
**SHAIKH MOHD FAISAL MOHD HABIB RUKHSANA**  
of Theem College of Engineering  
with a Cumulative Grade Performance Index of 5.77 out of 10.00  
for the examination held in MAY 2019  
at the Convocation  
held on 26th November, 2019.



Prof. Suhas Pednekar | प्रा. सुहास पेडणोकर  
Vice Chancellor | कुलगुरु

*आम्ही,*

कुलपती, कुलगुरु  
आणि  
व्यवस्थापन परिषदेचे सदस्य  
अभियांत्रिकी स्नातक  
(स्थापत्य अभियांत्रिकी शाखा)  
ही पदवी  
शेख मोहम्मद फैसल मोहम्मद हबीब रुखसाना  
थीम कॉलेज ऑफ इंजिनिअरिंग  
यांना  
संचयी श्रेणी संपादित निर्देशांक १०.०० पैकी ५.७७  
मे २०१९ मधील परीक्षेत  
उत्तीर्ण झाल्यावद्दल  
२६ नोव्हेंबर, २०१९ च्या  
दीक्षान्त समारंभात प्रदान करीत आहोत.



19-BENG-19M-0802-06182719

1483007



# MUMBAI UNIVERSITY CIVIL ENGINEER DEGREE



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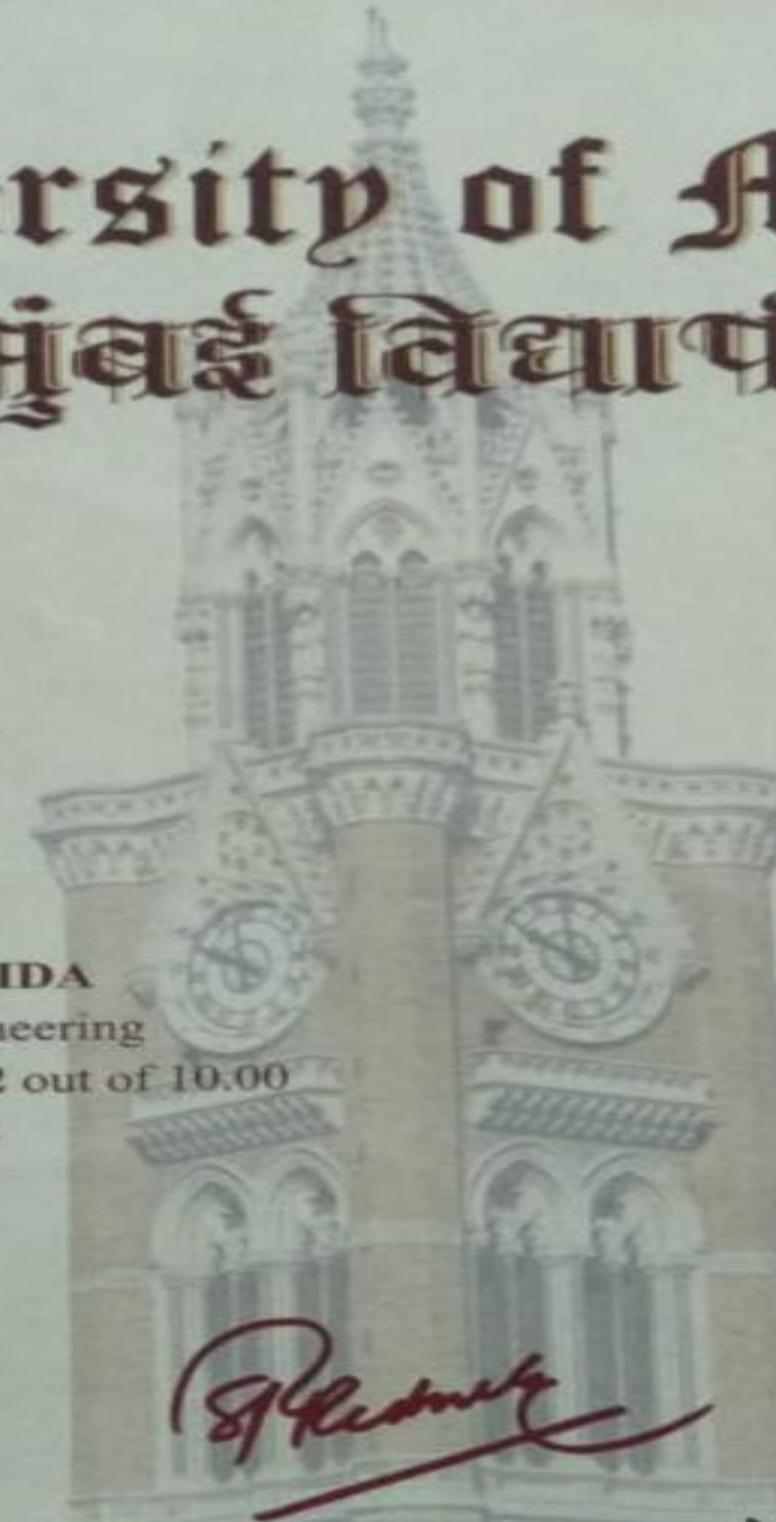
**BACHELOR OF ENGINEERING**  
(Civil Engineering Branch)

on

**SHAIKH IRFAN MOHD ALAM SHAHIDA**

of Rizvi Education Society's College of Engineering  
with a Cumulative Grade Performance Index of 7.42 out of 10.00  
for the examination held in MAY 2018

at the Convocation  
held on 11th January 2019.



Prof. Suhas Pednekar | प्रा. सुहास पेढणेकर  
Vice Chancellor | कुलगुरु



18-BENG-18M-522-43280661



0908524

*आम्ही,*

कुलपती, कुलगुरु  
आणि

व्यवस्थापन परिषदेचे सदस्य  
अभियांत्रिकी स्नातक  
(स्थापत्य अभियांत्रिकी शाखा)  
ही पदवी

शेख ईरफान मोहम्मद आलम शहीदा  
रिज्वी एज्युकेशन सोसायटीचे कॉलेज ऑफ इंजिनिअरिंग  
यांना

संचयी श्रेणी संपादित निर्देशांक १०.०० पैकी ७.४२  
मे २०१८ मधील परीक्षेत  
उत्तीर्ण झाल्यावहूल  
११ जानेवारी २०१९ च्या  
दीक्षान्त समारंभात प्रदान करीत आहोत.



# PUNE UNIVERSITY CIVIL ENGINEER DEGREE



## Savitribai Phule Pune University

(formerly University of Pune)

We, the Chancellor, the Vice Chancellor and the Members of the Management Council and the Academic Council of the Savitribai Phule Pune University certify that Shaikh Rehanali Kasamali, Mother's Name: Raisa of Shree Ramchandra College of Engineering, Lonikand having been examined and found duly qualified for the degree of **Bachelor of Engineering (Civil)** and placed in the First Class in May 2018. The said degree has been conferred on him. In testimony whereof is set the seal of the said University.

## सावित्रीबाई फुले पुणे विद्यापीठ

(पूर्वीचे पुणे विद्यापीठ)



आम्ही, सावित्रीबाई फुले पुणे विद्यापीठाचे कुलपति, कुलगुरु आणि व्यवस्थापन परिषद व विद्या परिषद सदस्य, प्रमाणित करितो की,  
शेख रहन अली कसम अली, आईचे नाव: रायसा  
हे श्री रामचंद्र कॉलेज ऑफ इंजिनिअरींग, लोणिकंद. येथून प्रथम श्रेणीत मे २०१८ मध्ये  
**अभियांत्रिकी स्नातक (स्थापत्य)**  
पदवी परीक्षा उत्तीर्ण झाल्याबद्दल त्यांना ही पदवी प्रदान करण्यात येत आहे. याची साक्ष म्हणून विद्यापीठाची अधिकृत मुद्रा येथे अंकित करण्यात येत आहे.

Vice Chancellor

11th January 2019

EN18-34221

# MUMBAI UNIVERSITY CIVIL ENGINEER DEGREE



## University of Mumbai मुंबई विद्यापीठ

*We,*

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and

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confer the Degree of

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(Civil Engineering Branch)

on

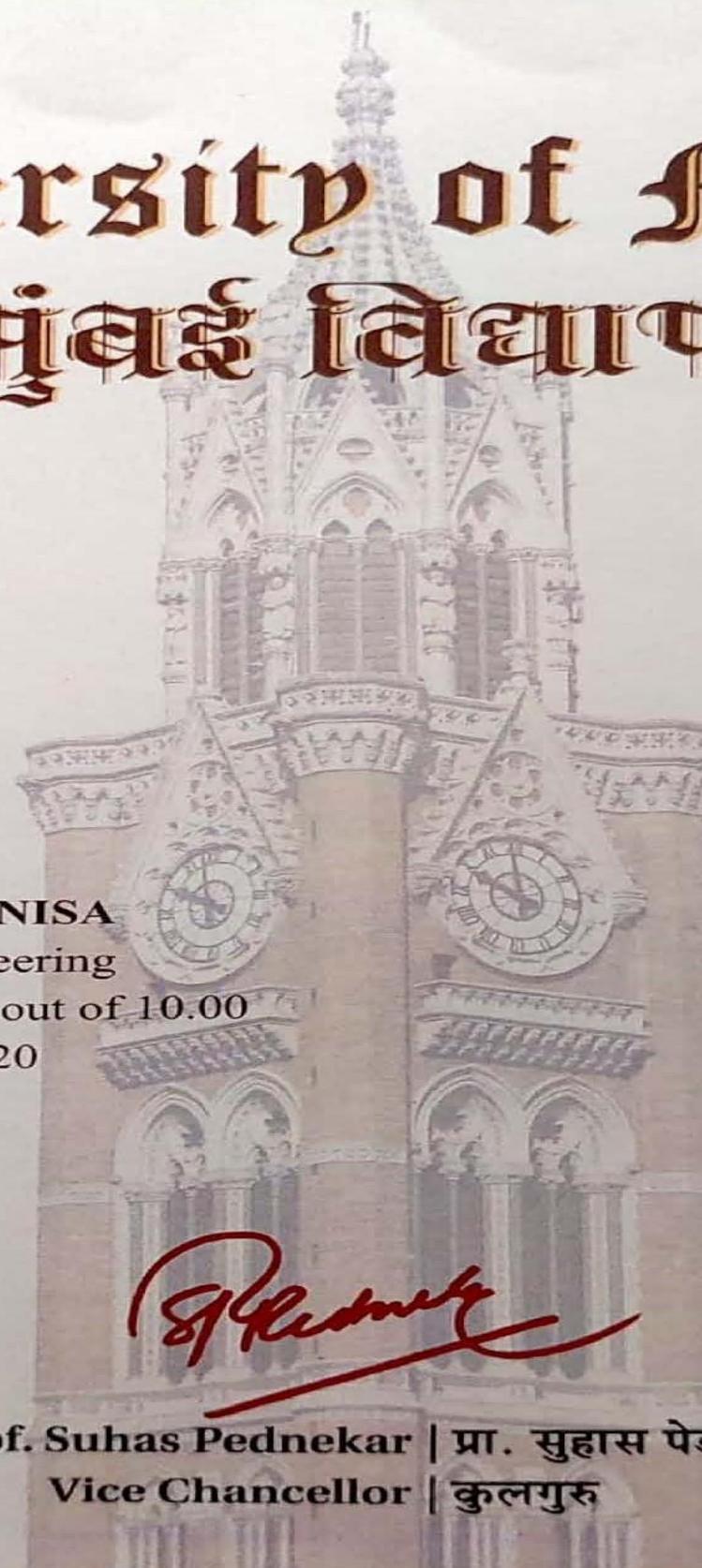
**SHAIKH ABDULL ALIM AZIM ZAIBUNNISA**

of Rizvi Education Society's College of Engineering

with a Cumulative Grade Performance Index of 7.34 out of 10.00  
for the examination held in OCTOBER 2020

at the Convocation

held on 1st February, 2021.



*आम्ही,*

कुलपती, कुलगुरु  
आणि

व्यवस्थापन परिषदेचे सदस्य  
अभियांत्रिकी स्नातक  
(स्थापत्य अभियांत्रिकी शाखा)

ही पदवी

शेख अब्दुल अलीम अझीम झैबुन्निसा

रिझर्व एज्युकेशन सोसायटीचे कॉलेज ऑफ इंजिनिअरिंग  
यांना

संचयी श्रेणी संपादित निर्देशांक १०.०० पैकी ७.३४

ऑक्टोबर २०२० मधील परीक्षेत

उत्तीर्ण झाल्यावद्दल

१ फेब्रुवारी, २०२१ च्या

दीक्षान्त समारंभात प्रदान करीत आहोत.

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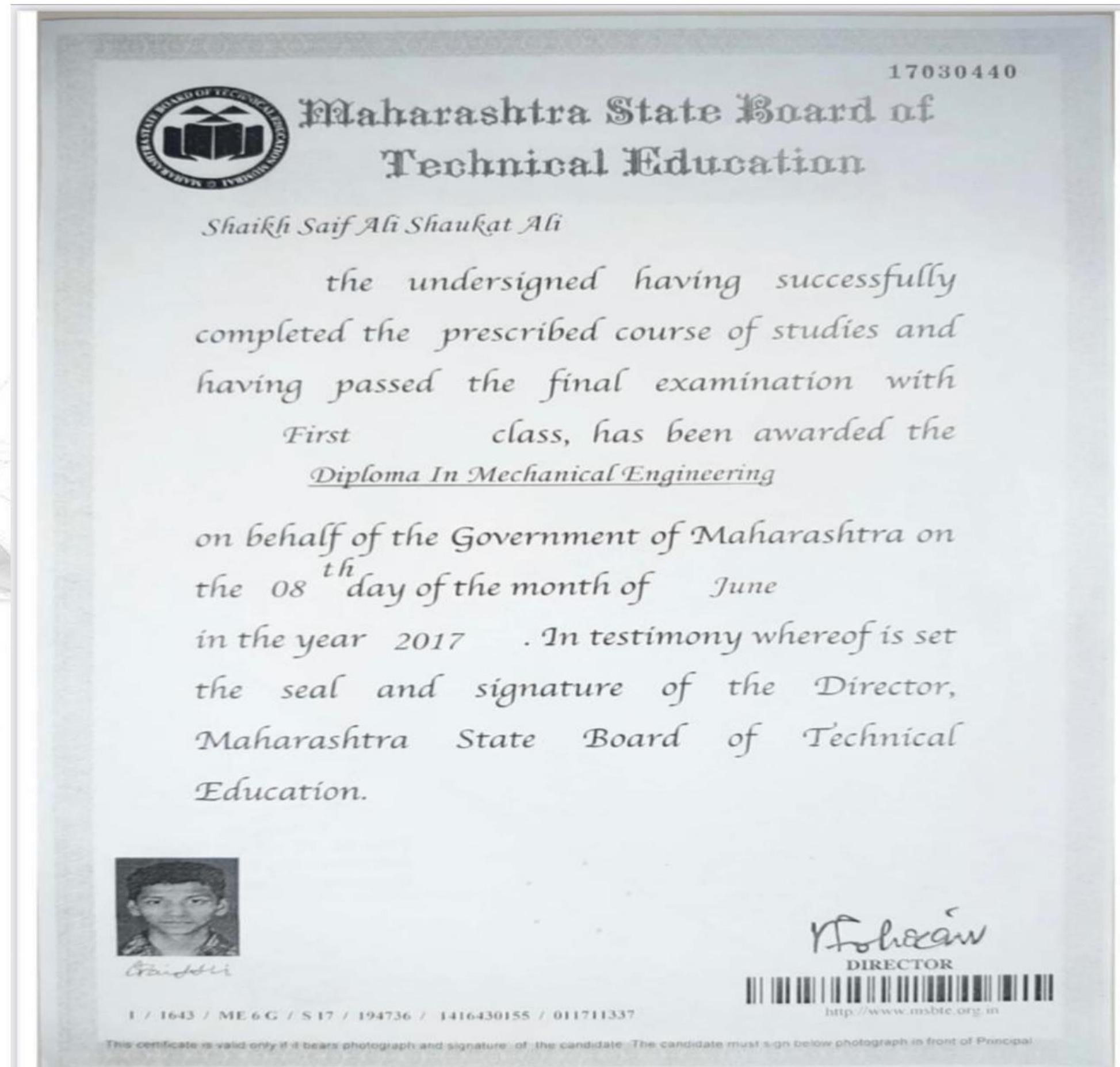


Prof. Suhas Pednekar | प्रा. सुहास पेडणेकर  
Vice Chancellor | कुलगुरु



20-BENG-200-0522-06280644

# MSBTE MECHANICAL ENGINEER



# 2D SOFTWARE CERTIFICATE



## Certificate of Completion

is awarded to

**SHAIKH REHAN**

upon completing

**AutoCAD 2021 Comprehensive and advance Training**

course of 12:49 Hrs. on 05-Jul-2024

Managing Director

Mohtashim M.



Instructor(s)

Sanjeev

Verify this certificate at <https://verify.tutorialspoint.com>, using number: TP-MIQTWO10

# 3D SOFTWARE CERTIFICATE



## Certificate of Completion

is awarded to

**SHAIKH REHAN**

upon completing

**Learn Revit Architecture from basic to advance Level**

course of 11:09 Hrs. on 05-Jul-2024

Managing Director

Mohtashim M.



Instructor(s)

Sanjeev

Verify this certificate at <https://verify.tutorialspoint.com>, using number: TP-FPHLSPJ3

# LIST OF REDEVELOPMENT PROJECTS

Sr. No.	Name of Society / Project	Contact Details
1	Joshi Niketan Co-operative Housing Society Ltd., Bhayandar West, Tal. and Dist. Thane	Shri. Shashi Sharma – Mob. No. <b>98699 45541</b>
2	Sunny Mahal Co-operative Housing Society Ltd., Bhayandar East, Tal. and Dist. Thane	Shri. Ramakant Dixit – Mob. No. <b>90045 54460</b>
3	Ravi Naman Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Adity Maharana – Mob. No. <b>91670 37303</b>
4	Jai Arihant Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. B. D. Hatkar – Mob. No. <b>98703 93350</b>
5	New Timruti Co-operative Housing Society Ltd., Bhayandar West, Tal. and Dist. Thane	Shri. Santosh Singh – Mob. No. <b>83693 11011</b>
6	Saraogi Avenue Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Sahib Hudda – Mob. No. <b>87799 69007</b>
7	Daffodil's Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. William – Mob. No. <b>99203 89599</b>
8	Shree Sai Plaza Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Vinod – Mob. No. <b>98208 46488</b>
9	Shraddha Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Ajay Tripathi – Mob. No. <b>98201 94232</b>
10	Shree Ganesh Co-operative Housing Society Ltd., Mira Road East, Tal. and Dist. Thane	Shri. Subhash Shinde – Mob. No. <b>97694 14902</b>

# Commercial Benchmarking: Local Projects (Mira Bhayandar)

Parameter	Society 1 (Tender Requirement)	Society 2 (Executed Agreement)	Society 3 (Member Consent)
Additional Area (Free of Cost)**	Developer to Quote Percentage (%)**	14% additional mofa carpet area on existing area.	24% additional carpet area on existing area.
Transit Rent	Developer to **Quote Rent/Sq. Ft.** (10% Annual Increase)	₹40/- per sq. ft. per month (10% Annual Increase)	₹16,000 to ₹21,000 per month (Flat Rate, No Increase Mentioned)
Hardship Compensation / Premium	Corpus Fund (Developer to Quote Amount)	₹201/- per sq. ft. on existing area (Paid in 3 installments)	Developer to Quote Corpus Fund
Maximum Timeline	36 Months (Plus Grace Period)	18 Months (Plus 6 Months Grace Period)	36 Months (Plus 6 Months Grace Period)

**\*Insight: The market rate for free additional area is currently trending between 14% and 24%. Society 2 has a much shorter project timeline (18+6 months) than the standard 36+6 months.**

# REDEVELOPMENT PROCESS

# REDEVELOPMENT

- Redevelopment means demolishing the Old Structure and replacing the same with New Structure with new Dimensions and Space



# **When should be redevelopment be considered?**

- **As per Bye-law no. 77, Structural Audit of the Building is to be conducted when the Building is more than 15 years old.**
- **The Report of such Structural Audit would reveal the condition of the Building and indicate whether the Society needs Redevelopment.**

**The Report of such Structural Audit would reveal the condition of  
the Building**



# Who is the authorised person to conduct Structural Audit?

- The Structural Audit is to be conducted only by a “Licensed Engineer”.



# List Of Important Documents Required For Starting Redevelopment

- 1. Society Registration Certificate.
- 2. 7/12 Extract.
- 3. Form no. 6 from Revenue Office.
- 4. Conveyance Deed / Lease Deed / Sale Deed.
- 5. Search Report and Title Certificate.
- 6. Index II
- 7. N. A. Order.
- 8. Development Agreement.
- 9. City Survey Plan.
- 10. Approved Building Plan.
- 11. Copy of I.O.D.
- 12. Commencement Certificate.
- 13. Occupation Certificate.
- 14. Completion Certificate.
- 15. Agreement for Sale.
- 16. Stamp Duty paid proof.
- 17. Registration Charges paid proof.
- 18. Appointment Letter of PMC, Architect, Builder



# What are the Documents needed to be prepared for Redevelopment?

1. Feasibility report.
2. Suggestions from members.
3. Public Notice for inviting the Tender.
4. Minutes of various Meetings.
5. Correspondence with different Authorities.
6. Obtaining required permission from Deputy Registrar, AMC, ULC Department, Na Department etc.
7. Tender Form.
8. Summary of Tenders received.
9. Approval of Tenders in the General Body meetings and preparation of Draft and Final Minutes.
10. Appointment letters to Advocate, Structural Engineers, Architect, Project Management Consultant etc

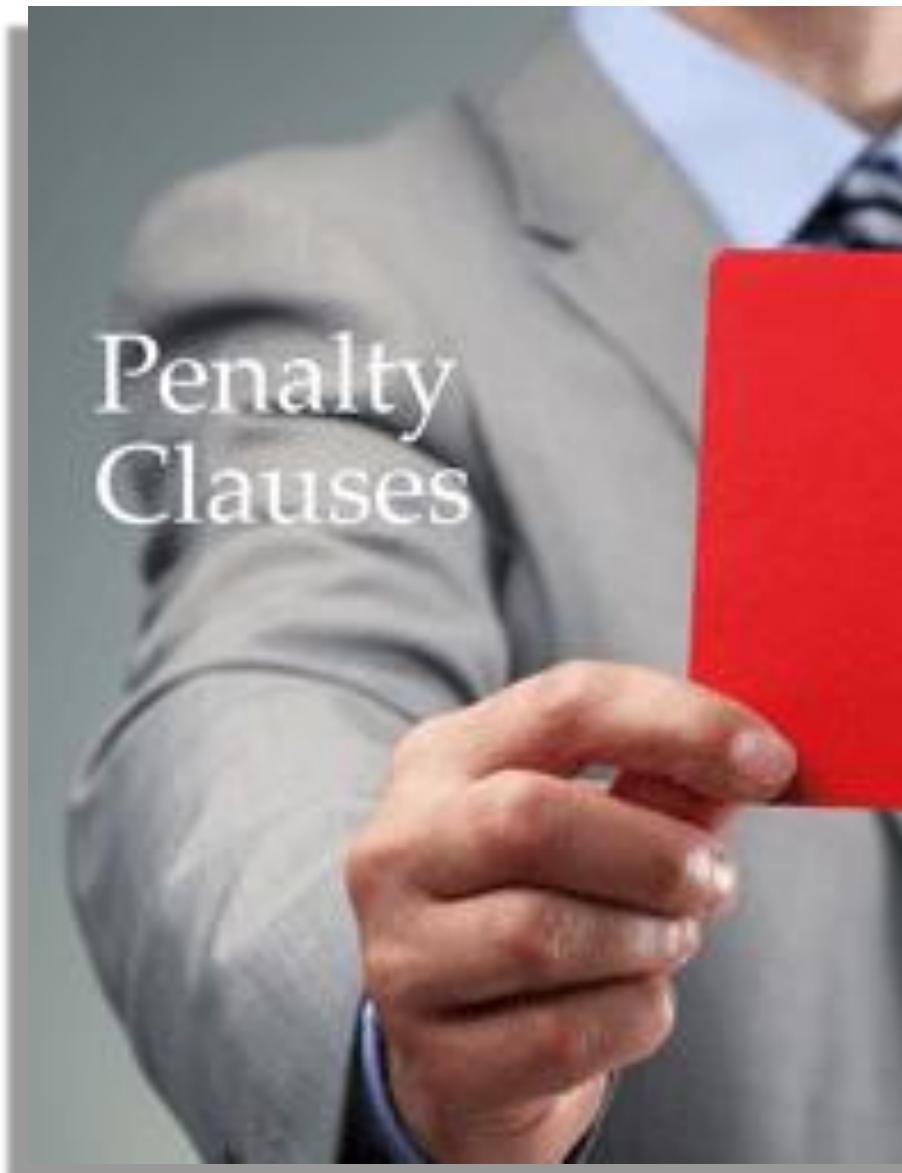
# **What are the various Documents and Agreements to be prepared in the process of Redevelopment?**

- 1. Redevelopment Agreement.
- 2. Indemnity Bond by the Developer.
- 3. Format of Bank Guarantee from the Builder.
- 4. Power of Authority from the Society to the Developer.
- 5. Agreement for alternate accommodation.
- 6. Consent Letters from the members to the Society.
- 7. Consent Letters from the members of the Society to Builder / Developer / BMC.
- 8. Memorandum of Understanding (MOU) between the Society and Builder / Developer.

**Bank Guarantee for the total cost of the Redevelopment Project should be obtained from the Developer**

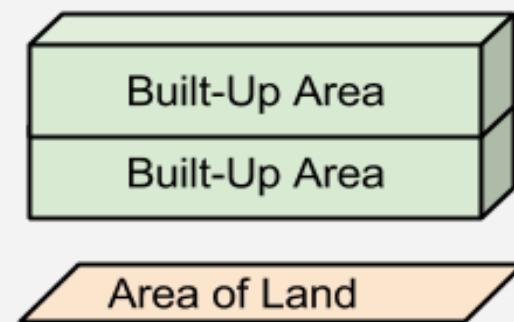


# Penalty Clause should be inserted in the Redevelopment Agreement



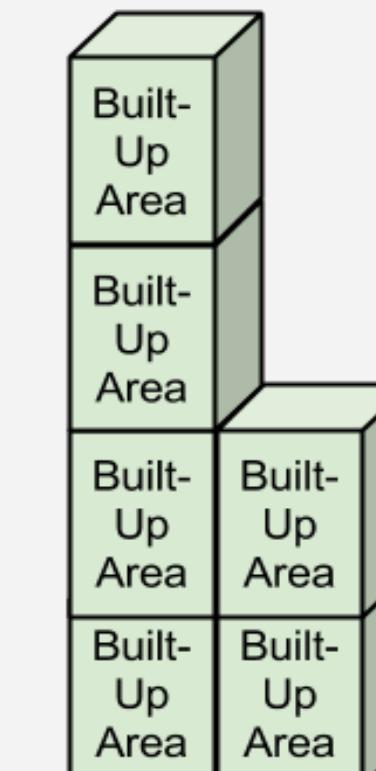
# Before you finalise a developer, get your facts right with regards to the incentive limit against FSI (Floor Space Index)

$$\text{FSI} = 2$$

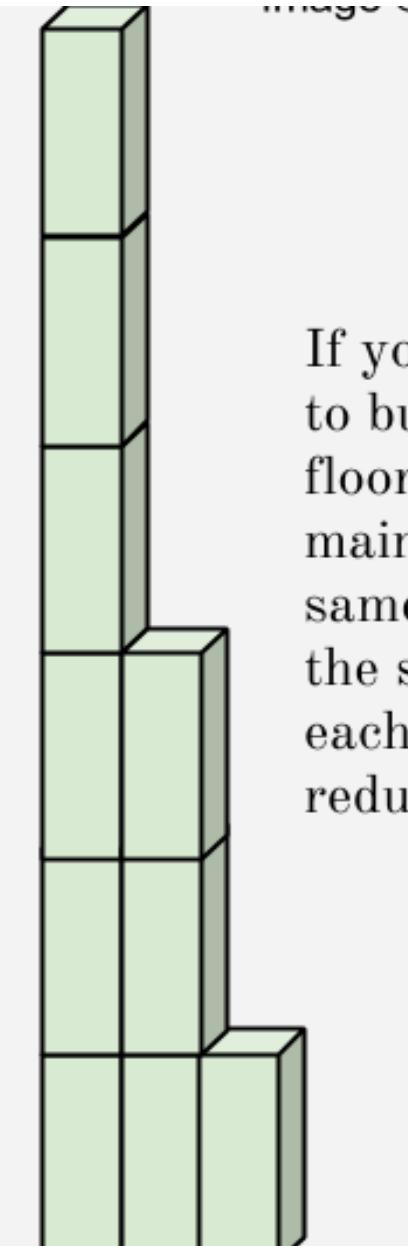


In all these examples, the Floor Space Index (FSI) = 2

This means that if the plot of land was 1 unit then the built-up area (sum of all the floors) is double the plot of land i.e. 2 units



Area of Land



If you want to build more floors and maintain the same FSI, the size of each floor reduces.

## **Sections of DCPR 2034 which covers Redevelopments**

### **1. Section 33 (7):**

Redevelopment of Cessed buildings in the Island City by Co-operative Housing Societies or of old buildings.

### **2. Section 33 (7)A:**

Redevelopment of dilapidated/unsafe existing authorized tenant occupied building in Suburbs and Extended Suburbs and existing authorized non-cessed tenant occupied buildings in Mumbai City.

### **3. Section 33 (7)B:**

Additional FSI for Redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A)

DCPR Section	Applicable Building Type	Key Incentive Provided (Why it's 'Best' for its category)
33 (7)	<b>Cessed Buildings in the Island City</b> (Oldest, most dilapidated, tenant-occupied, often protected by law).	<b>High Incentive FSI (50% to 70%) or Total FSI up to 3.0</b> , which is very high for the densely built Island City. This high incentive is necessary to make the project viable, given the small plot sizes and the challenges of dealing with old tenancies.
33 (7)A	<b>Dilapidated/Tenant-Occupied</b> buildings in the <b>Suburbs/Extended Suburbs</b> and certain non-cessed tenant buildings.	<b>FSI required for rehabilitation + 50% Incentive FSI</b> . This is the necessary incentive structure to motivate developers to take on the responsibility of rehousing tenants in the suburbs and extended areas, where the need for safe housing is critical.
33 (7)B	<b>Existing Residential Housing Societies</b> (owner-occupied, non-cessed) generally <b>30 years or older</b> .	<b>Incentive Additional Built-Up Area (BUA) up to 15% of existing BUA or 10 sq. meters per tenement</b> , whichever is more, <b>without premium</b> . This is "best" for owner-occupied societies as it ensures all existing members get a guaranteed area increase without the cost of a premium, making the project attractive to members.

# **BASIC KNOWLEDGE**

# CARPET AREA



# RERA CARPET AREA



# BUILT UP AREA



# SUPER BUILT UP AREA



# STEP 1

## FEASIBILITY REPORT

This report will include statement of, existing built up area, proposed built up area using TDR, Fungible FSI area, construction area, Mira Bhayandar Municipal Corporation (MBMC) or UDCPR (Unified Development Control and Promotion Regulations) rules, Height restrictions, open space, and parking requirements (From the papers available with society)

# Five Areas of Project Feasibility

## PART 1: Technical feasibility

Examines whether the **technical resources, design, and construction methods** required for the project are available and suitable.

Includes:

- Availability of materials and equipment
- Construction technology
- Site conditions and accessibility
- Engineering and architectural requirements

# Five Areas of Project Feasibility

## PART 2: Economic (or Financial) Feasibility

Evaluates whether the project is financially viable — can it be completed within budget and generate enough returns or value?

Includes:

- Estimated construction and operating costs
- Funding sources
- Cost-benefit analysis
- Expected profitability or savings

# Five Areas of Project Feasibility

## PART 3: Legal Feasibility

Assesses whether the project complies with laws, regulations, and permits.

### INCLUDES:

- Land ownership and title
- Zoning and building codes
- Environmental regulations
- Contractual and safety requirements

# Five Areas of Project Feasibility

## PART 4: Operational Feasibility

Determines whether the project can be successfully operated and maintained after completion.

Includes:

- Availability of skilled personnel
- Management and maintenance plans
- Efficiency of building operation
- Suitability for intended users or occupants

# Five Areas of Project Feasibility

## **PART 5: Schedule (or Time) Feasibility**

Evaluates whether the project can be completed within the proposed time frame.

Includes:

- Construction timeline and milestones
- Availability of resources on schedule
- Impact of delays or seasonal factors

# SUMMARY OF FEASIBILITY REPORT

**If the project is feasible (YES) — the report shows exactly:**



## **What Area Each Existing Member/Owner Will Get**

- Each flat owner will get a new flat of 20% more carpet area than their existing flat.
- This is calculated based on the total plot area, F.S.I. (Floor Space Index), and developer's offer.



## **What Extra Benefits You'll Get**

- Additional 10 sq.m. balcony
- New amenities like lift, parking, CCTV, garden, etc.
- Temporary rent during construction (e.g., ₹15,000/month for 18 months)
- Corpus fund of ₹5 lakhs per member

# SUMMARY OF FEASIBILITY REPORT

**If the project is feasible (YES) — the report shows exactly:**



## Developer's Share and Sale Component

- How much area the developer will sell to recover cost and make profit.
- The report balances both — members' area + developer's sale area = total permissible area (as per F.S.I./T.D.R. rules).



## Project Cost and Profitability

- Construction cost estimate
- Expected sale price of new flats
- Developer's profit margin



## Timeline

- How long redevelopment will take — typically 2 to 3 years.

# STEP 2

**TENDERING**



# SPAPER ADVERTISEMENT

## TENDER NOTICE

Sealed Item rate tenders are invited from qualified & reputed Builders for **Redevelopment** of the existing society.



### PROJECT DETAILS

**SOCIETY NAME CHS LTD.** Situated at Vijay park, opp. Vinay Tower, Mira Road (E), Thane - 401107

### TENDER COLLECTION DETAILS

From **04/03/2025** to **13/03/2025**, between 11:00 AM and 5:00 PM, at 130-A, Ostwal Ornate, Opp. Jain Temple, Jesal Park, Bhayandar (E), Thane-401 105

### SUBMISSION DETAILS

On **14/03/2025**, between 10:00 AM and 5:00 PM, at the society office

### TENDER COST

₹5,000 (Non-Refundable)

### CONTACT NO.

+91 98334 54715



# TENDER PREPARATION

## TENDER FOR REDEVELOPMENT

SOCIETY NAME	SOCIETY NAME CHS LTD.
SOCIETY ADDRESS	Vijay park, opp. Vinay Tower, Mira Road (E), Thane - 401107

Society Stage	Start Date & Time	Expiry Date & Time	Location
Tender Collection Date	04-03-2025 10:00 am	13-03-2025 05:00 pm	Consultant Office
Tender Submission Date	14-03-2025 10:00 am	14-03-2025 05:00 pm	Society Office

# Project at a Glance



## Plot Area

**1398.12 sq. mt.**

(approx. 15,050 sq. ft.)

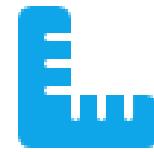


## Existing Units

**94 Flats + 11**

### Shops

Total 105 members



## Existing Carpet Area

**16,280.23 sq.**

**ft.**

(1513.03 sq. mt.)

# TENDER OVERVIEW

<b>Tender Notice Invitation</b>	SOCIETY NAME CHSL invites tenders through the Tendering system from builders with adequate experience in similar works.		
<b>Name of Work</b>	Redevelopment of Existing society		
<b>Cost of Each Tender</b>	₹5,000 (Three Thousand only)		
<b>Earnest Money Deposit (EMD)</b>	<b>INR 4,00,000</b> in the form of a Demand Draft in favor of <b>SOCIETY NAME CHS LTD.</b> The EMD will be valid until the successful execution of the project.		
<b>Completion Period</b>	<b>Contract as a Whole:</b> 36 Months or as per approved bar chart from the date of work order		
<b>Validity Period</b>	The Builder's offer shall remain valid for 120 days from the date of tender opening and will be rate will be sealed in agreement.		
<b>Carpet Area (Flat Detail)</b>	Flat No. 101	Owner Name	Carpet Area = 262.11 Sq.ft
	Flat No. 101	Owner Name	Carpet Area = 250.50 Sq.ft
	Flat No. 101	Owner Name	Carpet Area = 242.10 Sq.ft

# DEVELOPER TECHCINAL QUALIFICATIONS

<b>Experience</b>	Developer must have successfully completed at least 2-3 redevelopment or residential projects of similar size (e.g. 1000 sq.m. or more) in the last 5-7 years.
<b>Type of Projects</b>	Preference to developers who have completed co-operative housing society redevelopment, cluster, or SRA projects within MBMC / MMR region.
<b>In-house Expertise</b>	Developer must have their own qualified Architect, Structural Engineer, Project Manager, and Legal Consultant or a tie-up with recognized professionals.
<b>Technical Staff Strength</b>	Minimum team size of engineers, supervisors, and site managers proportionate to project scale.
<b>Knowledge of Local Regulations</b>	Developer must be conversant with UDCPR 2020, MBMC Development Control Rules, and local procedures for IOD, CC, OC, and TDR loading.
<b>Quality &amp; Safety Record</b>	Proven record of using standard materials, certified Builders, and maintaining safety during demolition and construction.

# DEVELOPER FINANCIAL QUALIFICATIONS

<b>Minimum Turnover</b>	Annual turnover of at least ₹3–5 Crores for the past 3 years (depending on project size).
<b>Net Worth</b>	Positive net worth and adequate liquidity to fund project (supported by balance sheets, CA certificate).
<b>Bank Support / Funding Capacity</b>	Must show proof of financial tie-ups, sanction letters, or own funds to carry project cost till sale component realization.
<b>No Default Record</b>	Developer must not be a defaulter with any bank, NBFC, or authority.
<b>GST / Tax Compliance</b>	Must have valid PAN, GST registration, and up-to-date tax filings.

# DEVELOPER LEGAL AND STATUTORY QUALIFICATIONS

<b>Registration</b>	Entity must be registered as a Company / LLP / Partnership Firm with appropriate licenses.
<b>RERA Registration</b>	Must be a RERA-registered developer and have a good compliance record (no major complaints or penalties).
<b>No Litigation</b>	Should not have any pending litigation or blacklisting from any government or cooperative authority.
<b>Professional Certifications</b>	Architect, Engineer, Structural Auditor) must be licensed professionals under MBMC / BMC

# PERFORMANCE QUALIFICATIONS

<b>Timely Completion Record</b>	Must have completed previous projects within committed timelines.
<b>Client Feedback / References</b>	Provide references or testimonials from earlier societies or clients.
<b>Post-handover Support</b>	Developer should offer after-sales or maintenance support for at least 12 months post-handover.

# Tender Submission Process

## Two-Envelope System

### Envelope 1: Technical Bid

(Company Profile, Financials, Experience Details)

### Envelope 2: Commercial Bid

(Offer as per Annexure B: % extra area, rent, corpus, etc.)

Tenders must be sealed and submitted as per the prescribed format to be eligible.



# SEALED TENDER OPENING



## Financial Stability

- Avg. annual turnover of Rs. 3 Crores or more
- Based on construction work, excluding land/plant costs
- Must demonstrate over the last 5 years



# Commercial Offer: Key Aspects

- Additional area offered to society members
- Alternate accommodation rent amount
- Corpus fund and shifting charges
- Overall project timeline commitment



# BUILDER PRE EVALUATION (Step 1)

SR. NO.	Builder/ FIRM NAMES	LOCATION	CONTACT #	PROFILE SUBMITTED	TENDER SUBMITTED	DD		Eligible for Next Process
						SUBMITTED/ NOT SUBMITTED	REMARKS	
1	Builder 1	Goregaon		YES	YES	Submitted	DD No. 011314	Eligible
2	Builder 1	Seawoods		NO	NO	Not Submitted	Not Submitted	Not Eligible
3	Builder 1	Thane		NO	NO	Not Submitted	Not Submitted	Not Eligible
4	Builder 1	Goregaon		YES	YES	Submitted	DD No. 000256	Eligible
5	Builder 1	Bandra		NO	NO	Not Submitted	Not Submitted	Not Eligible
6	Builder 1	Andheri		YES	YES	Submitted	CHEQUE	Not Eligible
7	Builder 1	Jogeshwari		YES	YES	Submitted	DD No. 500984	Eligible
8	Builder 1	Jogeshwari		NO	NO	Not Submitted	Not Submitted	Not Eligible
9	Builder 1	Dharavi		NO	YES	Submitted	DD No. 149183	Eligible

# Builder PRE EVALUATION (Step 2)

PARAMETER FOR EVALUATION	RIDDHI	SHREE BALAJI	SHREE OSTWAL	ATMASHANTI
<b>BIDDING PATTERN</b>	Quotes Competitive to get the projects	Quotes Higher to get the projects	Quotes lower than potential of projects	Quotes lowest to get the projects
<b>FINANCE</b>	Good	Average	Average	Average
<b>TOTAL PROJECTS</b>	<b>55 in total</b>	<b>41 in total</b>	<b>53 in total</b>	<b>20 in total</b>
<b>COMPLETED PROJECTS</b>	45 completed	36 completed	36 completed	6 completed
<b>ONGOING PROJECTS</b>	7 ongoing	3 ongoing	12 ongoing	11 ongoing
<b>UPCOMING PROJECTS</b>	3 upcoming	2 upcoming	5 upcoming	3 upcoming
<b>REDEVELOPMENT EXPERIENCE</b>	3.25 Lacs Sq. Ft.	No	No	3 Lacs Sq. Ft.
<b>PROJECT DELIVERIES</b>	Good	Average	Delayed	Average
<b>ELEVATION &amp; DESIGN</b>	Good	Good	Average	Average
<b>CONSTRUCTION QUALITY</b>	Good	Good	Average	Average
<b>CUSTOMER FEEDBACK</b>	Good	Poor	Poor	Average
<b>CIVIL SUITS/LITIGATION</b>	No	Yes	Yes	No

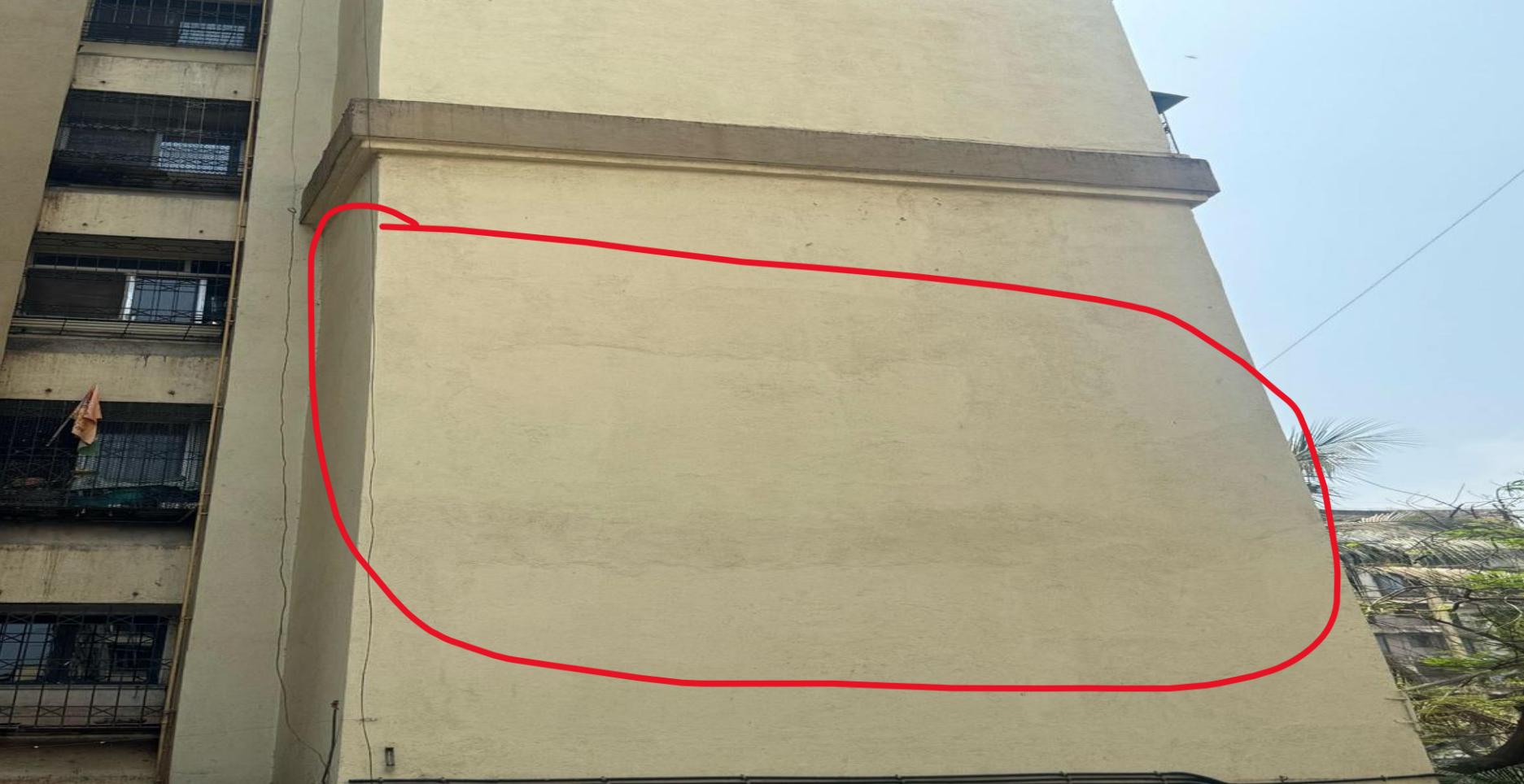
# BUILDER INTRODUCTION MEETINGS



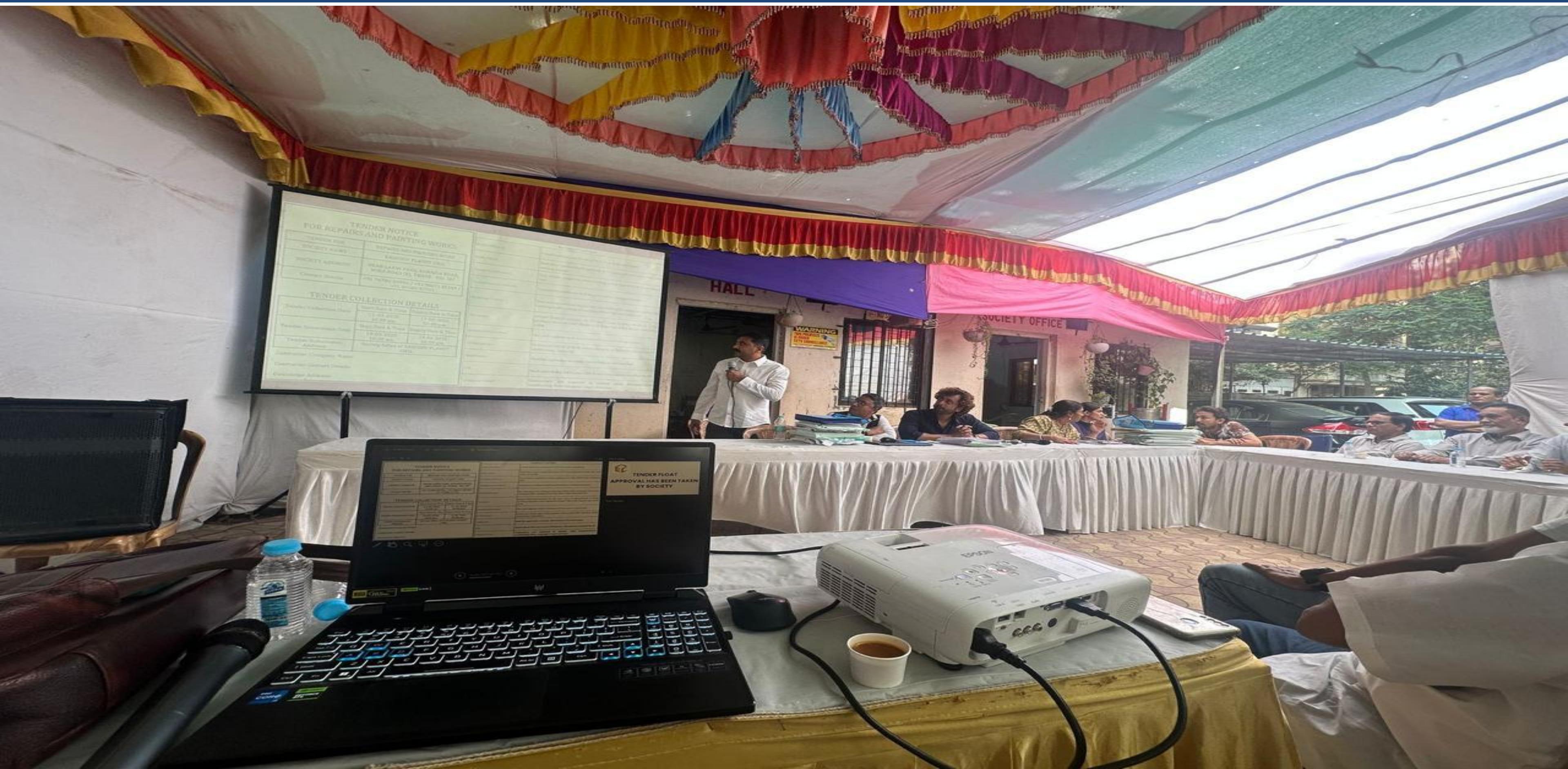
# BUILDER NEGOTIATION MEETING



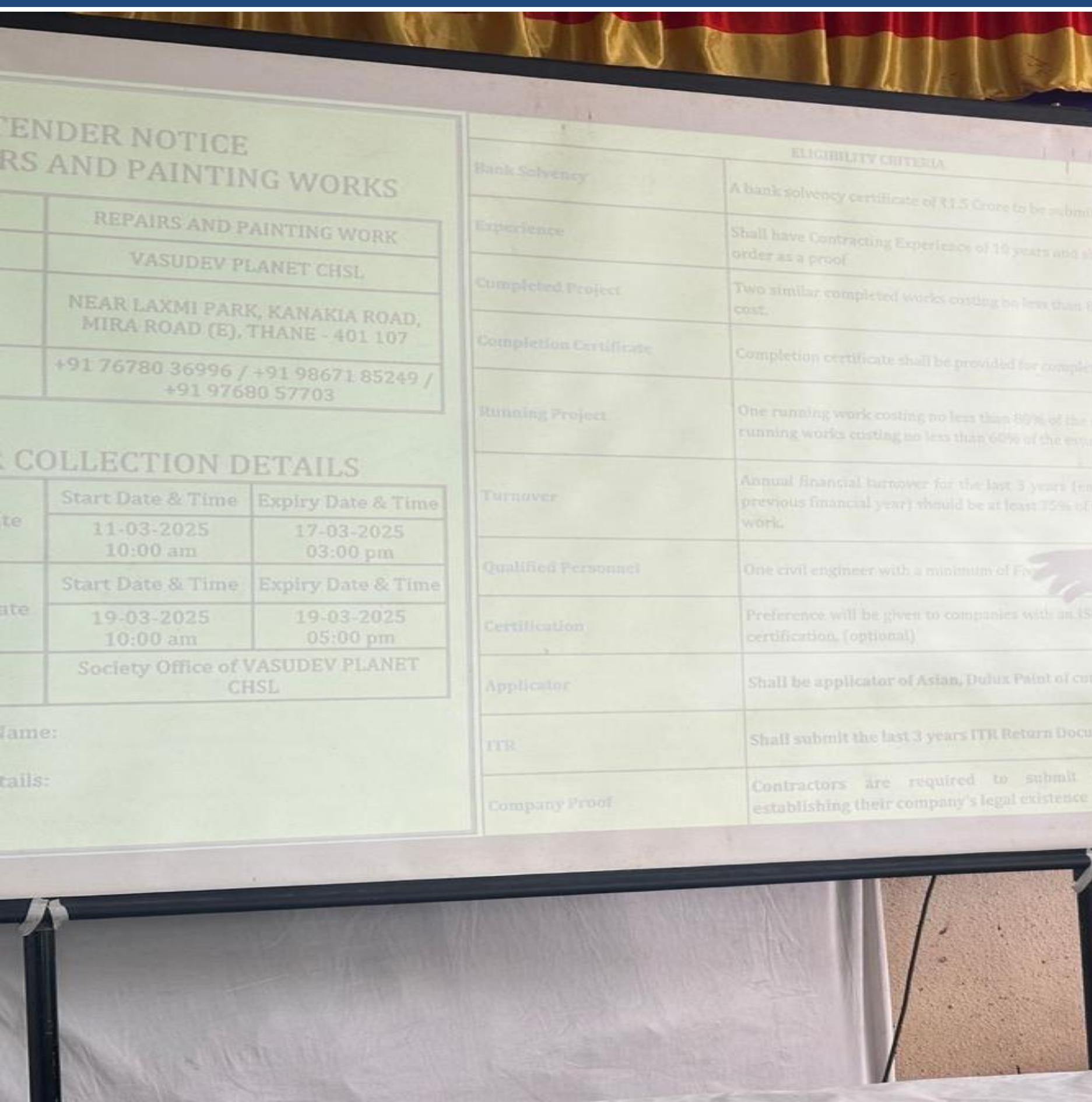
# BUILDER SITE VISIT



# SPECIAL GENERAL MEETING (SGM)



# SPECIAL GENERAL MEETING (SGM)



# BUILDER FINALIZATION



# Key Project Milestones & Timelines



# Redevelopment Project Kickoff

Phase A: Governance & Legal Framework

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# Our Immediate Goal

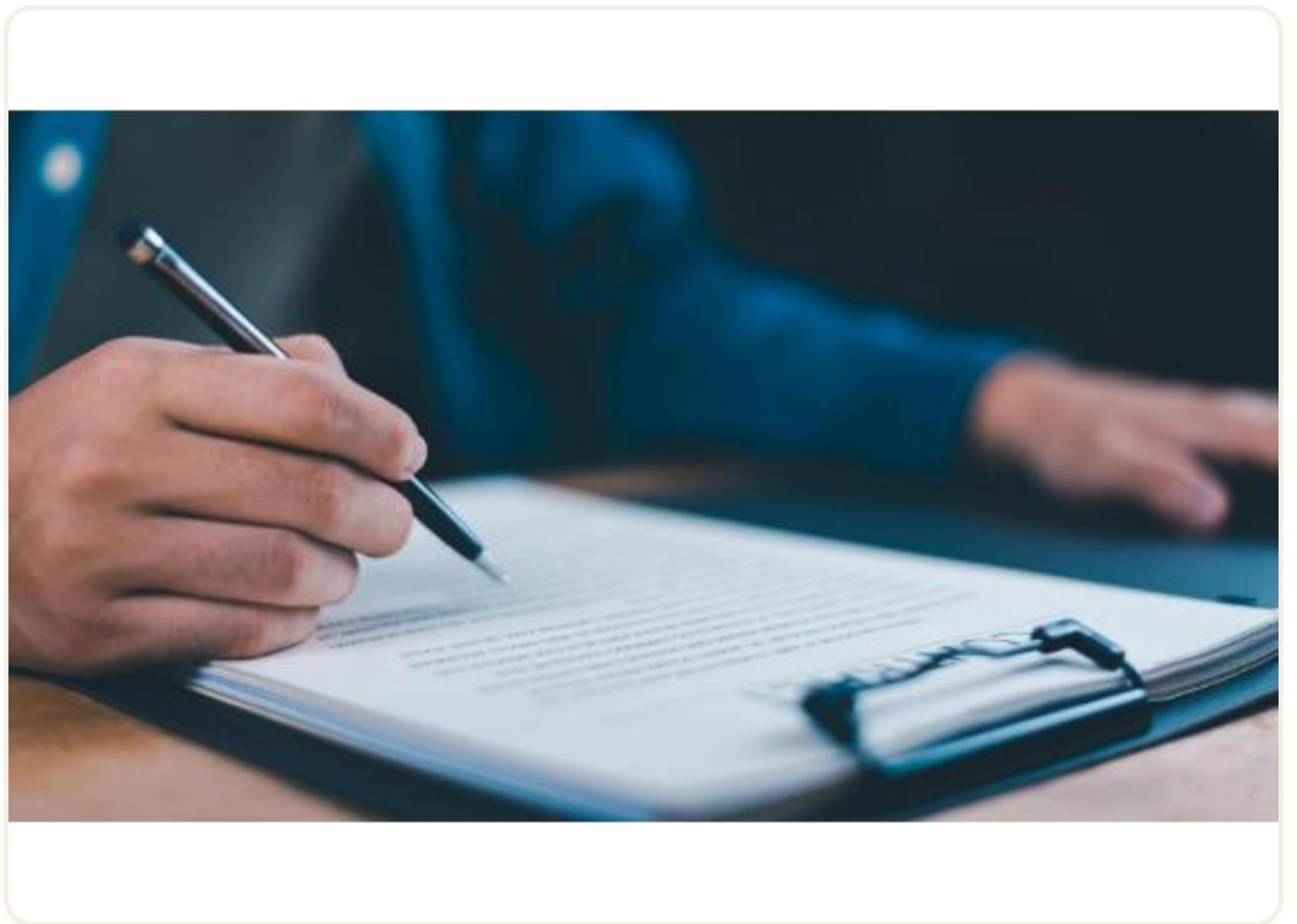
To establish a strong governance, communication, and legal framework so our project can proceed smoothly and securely.

# Our Legal Foundation is Set

We have officially executed the most critical contracts:

- The Development Agreement (DA)
- Confidentiality & Authority Letters

**Deliverable:** All foundational contracts are legally signed and in effect.



# Your Project Leadership



## Society Committees

The Managing Committee & new Redevelopment Committee will represent all member interests.



## The Developer

Responsible for construction, approvals, and timelines as per the Development Agreement.



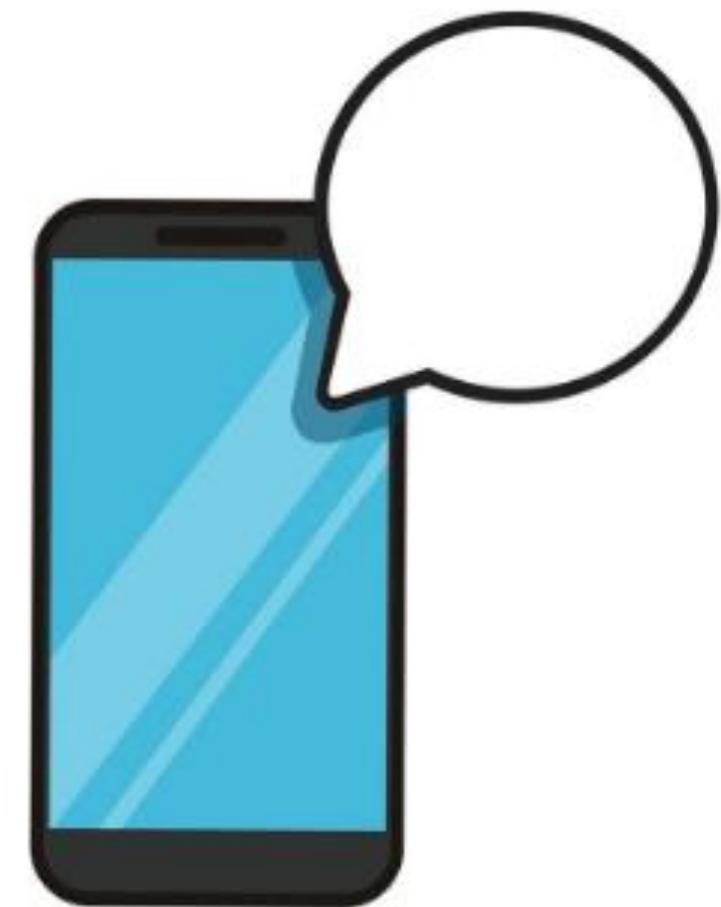
## The PMC

Our expert consultant, ensuring quality, compliance, and verification on our behalf.

# How We'll Stay Connected

- **Single Point of Contact (SPOC):** Nominated SPOCs for both the PMC and Developer to streamline communication.
- **Official WhatsApp Group:** This is now active for quick updates and announcements.
- **Official Mailing List:** Created for circulating formal documents, notices, and legal templates.

**Deliverable:** All communication channels are now live.



# Action: Member Document Collection

## What We Are Collecting

The society is compiling a master file from every member, including:

- Certified Share Certificates
- Original Agreements / Allotment Letters
- NOCs from banks (if any mortgage)

## Why It's Critical

The PMC must cross-check every member's title and legal standing. This prevents future delays and ensures all bank consents are received *\*before\** the next phase.

# The Verification Process

- The PMC will cross-check all titles and documents for legal verification.
- This step is vital to ensure every member has a clear legal title.
- It identifies any pending bank consents early.

**Deliverable:** A final list of all encumbrances and pending bank consents, ensuring a smooth PAAA process for everyone.



# Preparing for our Next SGM

-  **Permanent Alternate Accommodation (PAA) Agreement:** The PMC is drafting the template for your individual flat agreement.
-  **Irrevocable Consent Letter:** The standard template for member consent is being prepared.
-  **SGM Notices:** All formal notices for the upcoming SGM will be drafted.
-  **PMC Attendance:** The PMC will attend the SGM to discuss these documents and answer all your questions.

# Phase A: Summary of Deliverables

Category	Deliverable
Legal	Signed DA & PMC Contracts
Governance	Redevelopment Committee List & SPOCs
Comms	Live WhatsApp Group & Mailing List
Member Docs	Master File of Member Documents
Verification	List of All Encumbrances (Pending NOCs)
Next Steps	SGM & PAA Notice Templates Ready

# What Happens Next?



# Questions?

We are here to answer your queries.

# PHASE B: PRE-CONSTRUCTION

Legal / Planning / Approvals

---

# Our Core Objective

To finalize all technical & legal documents, secure regulatory approvals (IOD/CC), and prepare for the demolition phase.

# 1. Finalize Legal Documents

## Key Actions

PMC reviews DA, Permanent Alternate Accommodation Agreement (PAA), & Power of Attorney (POA). Drafts are presented to the society for approval. Stamp duty & registration responsibilities are clarified. The member execution plan (PAA within 45 days of IOD/CC) is communicated.

## Responsibility & Deliverables

**Roles:** PMC (Review), Society (Approve), Developer (Finalize).

**Deliverables:** Final PAA draft, POA template, and a clear execution schedule.

## 2. Technical Drawing Scrutiny

- **Actions:** PMC iteratively reviews all plans: site layout, floor plans, elevations, service ducts, fire escapes, & parking.
- **Compliance:** Ensure full compliance with UDCPR/MBMC rules and verify all member area calculations.
- **Roles:** PMC (Lead), Developer (Revise), Society (Approve).
- **Deliverable:** Approved set of architectural drawings ready for submission.

### 3. Structural Review & Materials Specification



#### Structural Drawings

PMC reviews structural drawings, concrete mix design, and all reinforcement details.



#### Soil & Foundations

Analysis of soil test reports to ensure foundation integrity and design compliance.



#### Materials Specification

Prepare detailed technical specification (materials, waterproofing, seismic provisions, finishes).

## 4. Regulatory Submissions & NOCs

-  **Primary Goal:** Submit plans to MBMC and apply for IOD/Commencement Certificate (CC).
-  **Collect NOCs:** Fire, Environment, Stormwater/Sewerage, Traffic, Garden/ULC, Electricity, Water, Road.
-  **Roles:** Developer submits & pays all fees, while the PMC tracks, monitors, and verifies the status.
-  **Deliverable:** Received IOD, CC, and a complete checklist of all required No-Objection Certificates.

## 5. TDR & RERA Verification

### TDR / FSI Procurement

Developer acquires TDR/DRC in the Society's name as required by the plans. PMC verifies the title and ensures it is correctly loaded.

**Deliverable:** TDR documents in Society's name.

### RERA Registration

Developer registers the project with RERA. PMC cross-checks all RERA disclosures against the Development Agreement (DA) and physical plans for accuracy.

**Deliverable:** RERA registration number.

## 6. Member Allotment & Area Verification

**100%**  
Verified

### 6. Member Allotment & Verification

PMC verifies all member area calculations. The Society decides on the allotment method (e.g., lottery, agreement). The final, agreed-upon allotment list and area schedule are documented in each member's

**Deliverables:** Member allotment list, PAA schedule of areas.

## 7. Approvals Sign-Off Meeting

”

Hold final sign-off SGM/committee meeting  
where PMC presents final drawings, all  
received NOCs, the final PAA, and clear  
timelines for member approval.  
– Responsibility: PMC (Present), Society (Approve)

”

# Key Responsibilities in Phase B



## PMC (Lead)

Reviews, verifies, tracks, and presents all technical, legal, and structural documents.



## Society (Approve)

Approves final drafts (PAA, POA), allotment methods, and gives the final sign-off to proceed.



## Developer (Execute)

Finalizes drafts, submits plans, pays fees, procures TDR, and registers with RERA.

# Phase B: Key Deliverables Checklist

-  **Final PAA & POA:** Legally finalized and ready for execution.
-  **Approved Drawings:** Full set of architectural & structural plans.
-  **IOD / CC:** Commencement Certificate from MBMC.
-  **All NOCs:** Complete checklist of all required No-Objection Certificates.
-  **RERA Number:** Project officially registered.
-  **Member Allotment List:** Finalized and documented.

# Questions?

Thank You

# WORK START



# PHASE C: DEMOLITION

---

Goal: Handover vacant possession, ensure safe demolition and secure site for construction.

# Vacating & Compensation

-  **Actions:** Developer disburses agreed monthly hardship compensation, one-time shifting amounts, and brokerage.
-  **Possession:** Society distributes cheques to members upon handover of vacant possession.
-  **Responsibility:** Developer (Pay), Society (Distribute), PMC (Certify preconditions).
-  **Deliverables:** Compensation payment records, list of vacated units.

# Final Compliance & Demolition

## Final Compliance Check

- PMC scrutinizes all tender/DA conditions (IOD, CC, TDR, NOCs).
- Ensures insurance, safety plans, waste management, and traffic management are in place.
- *Deliverables: Pre-demolition compliance certificate.*

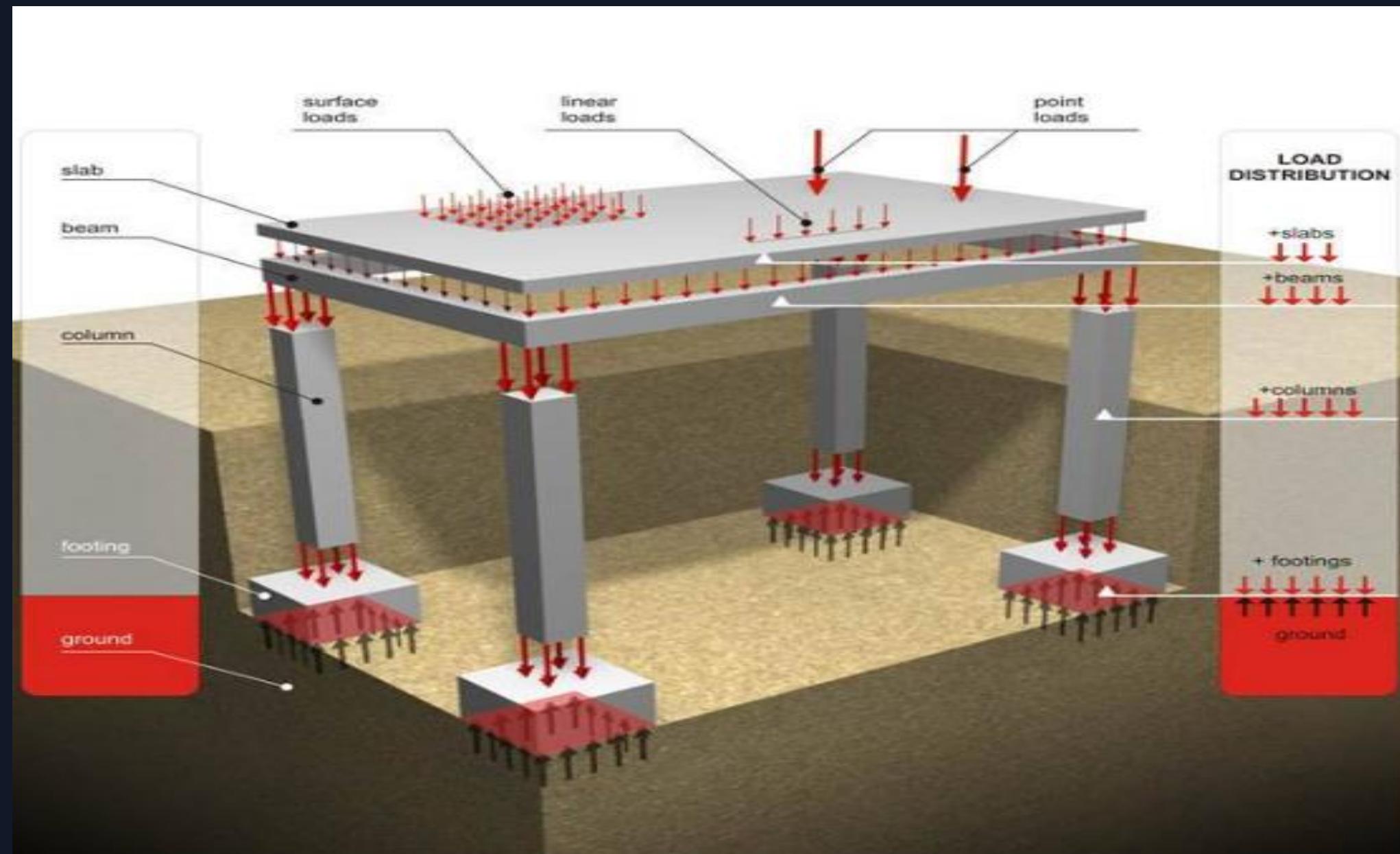
## Demolition Works

- Controlled demolition under strict safety protocols.
- Monitoring for hazardous materials and salvaging re-usable materials.
- *Deliverables: Demolition completion certificate, site clearance report.*



# PHASE D: CONSTRUCTION

Goal: Build per approved plans, maintain quality, schedule, statutory compliance, and transparent reporting.



# Reinforcement which we suggest



# Site Set-up & Quality Control

## Site Set-up & Baselines

Mobilize site office, lab, and testing arrangements. Conduct baseline soil/structural verifications and set out grid & bench marks. PMC verifies deployment of BE Civil supervisor.

*Deliverables: Baseline survey records, deployed site staff list.*

## Quality Control & Testing

Insist on mandatory material testing (cement, aggregates, steel, concrete cubes, etc.) and maintain test registers. PMC to verify and sign off. Developer pays testing costs.

*Deliverables: Material test reports, QC register.*

# Daily/Weekly Supervision

-  **Actions:** PMC to inspect workmanship, highlight defects, and instruct developer supervisors to rectify.
-  **On-site:** PMC representative must be onsite during working hours and maintain day-to-day activity logs.
-  **Responsibility:** PMC (Inspection & Instructions), Developer (Implement).
-  **Deliverables:** Daily site reports, non-conformance registers, rectification records.

# Progress & Compliance

## Progress Monitoring

Prepare and update PERT/CPM schedule monthly. PMC issues a Monthly Project Report (MPR) covering progress, compliance, cashflow, and any delays.

*Deliverables: CPM schedule, monthly progress report.*

## Statutory Compliance

PMC checks CC adherence. Developer maintains all required insurance (third-party, construction, workers comp), statutory registers (labour, safety), and regular RERA filings.

*Deliverables: Insurance copies, statutory registers, RERA filings.*

# Safety, Fire & Environment



## Fire Safety

PMC ensures installation of all fire-fighting provisions as per the approved plan.



## Worker Safety

Verify that emergency evacuation plans are in place and all worker safety measures are implemented.



## Environment

Ensure active pollution control measures are maintained during the construction process.

# Meetings & RERA Verification

## Monthly Meetings

PMC coordinates monthly review meetings with the society committee and the developer. PMC is responsible for drafting minutes and tracking all action items.

*Deliverables: Meeting minutes, action tracker.*

## RERA vs Physical Verification

PMC actively verifies the developer's periodic RERA submissions against the actual physical progress on-site and flags any discrepancies directly to the society.

*Deliverables: RERA verification notes.*

# Handling Change Notices

-  **Action:** PMC prepares detailed change notices for any scope or variation that affects the project's cost or schedule.
-  **Approval:** All notices are routed for formal society approval \*before\* any implementation begins.
-  **Responsibility:** PMC (Prepare), Society (Approve), Developer (Implement).
-  **Deliverables:** Change notice records, approved cost/schedule adjustments.

# Questions?

Thank you for your attention.

# PHASE E: Pre-Occupation

---

Goal: Obtain statutory completion certificates, handover member flats, conveyance documentation, and enable sale allotments.

# Utilities & Amenities

-  **Action:** Ensure water, electricity, sewer, stormwater, internal roads, lifts, landscaping, and common amenities are functional and tested.
-  **Inspection:** PMC conducts joint inspections with the Society.
-  **Responsibility:** Developer (Complete), PMC (Inspect), Society (Inspect).
-  **Deliverables:** Utility commissioning certificates and test reports.

# Obtain OC / CC

## Action

Developer to obtain final Occupation Certificate (OC) from MBMC and provide all compliance documents to PMC and society.

## Responsibility

Developer (Obtain), PMC (Verify).

## Key Deliverables

OC, copies of all NOCs, sanctioned plans, tax receipts.

# Inspection & Handover

## Step 27: Joint Inspection & Snagging

PMC coordinates joint flat inspections with members to prepare snag lists (common area + individual flats). PMC compiles the list and issues it to the developer for rectification.

**Deliverables:** Snag list, rectification timeline.

## Step 28: Final Payments & Docs

Developer hands over originals: conveyance docs, TDR paperwork, original sanctioned plans, OC, NOC receipts. Society verifies and releases final dues per DA.

**Deliverables:** Document handover register, payment receipts.

# Final Allotments

## Step 29: Allot Saleable Units

After society allotments, the developer may allot sale units to new purchasers as permitted. PMC ensures these allotments match the sanctioned OC.

**Responsibility:** Developer (Allot), PMC (Verify).

## Step 30: Form New Governing Body

PMC coordinates with society to form a new registered society or apartment association for the redeveloped building.

**Deliverables:** Handover pack (manuals, warranties, as-built drawings, O&M docs).

# PHASE F: Defect Liability

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Goal: Ensure developer addresses defects and transfers long-term maintenance responsibility.

# Defect Liability Period (DLP)



## Action

PMC collects defects reported by members during DLP, categorizes structural vs non-structural, issues formal communications to developer, and tracks rectifications until closure.

## Responsibility

PMC (Manage), Developer (Rectify).

## Deliverables

DLP register, rectification completion certificates.

# Final Close-Out

## Step 32: Final Settlement & Lien Release

After all defects are closed and documents are in order, the society completes the final payment & releases any retained amounts as per the DA. Obtain indemnities/warranties from the developer.

**Responsibility:** Society (Release), PMC (Certify).

## Step 33: Project Completion Report

PMC prepares a consolidated completion report: financial summary, approvals, as-built drawings, warranties, outstanding items, and lessons learned.

**Deliverables:** Final Project Completion Report.

# PMC Verification Checklist (1/2)

-  **Legal Docs:** Member documents (share certs, bank NOCs), Signed DA, PAA, POA.
-  **Approvals:** Approved architectural & structural drawings (sanctioned set).
-  **Statutory NOCs:** IOD, CC, OC, Fire NOC, Water/NOC, Electricity, Stormwater/Sewer, Road/NOC.
-  **Transfer Docs:** TDR transfer docs in Society's name.

# PMC Verification Checklist (2/2)

-  **RERA:** RERA registration and quarterly updates.
-  **Insurance:** Construction, third-party, and workers' insurance policies.
-  **Quality Control:** Material test reports & QC registers.
-  **Site Docs:** Demolition completion & site clearance.
-  **Handover Pack:** As-built drawings and maintenance manuals at handover.

# Questions?

Thank you for your attention.

Project Management Consultant

# SUMMARY



## A. Pre-Construction Stage (Before Demolition)

Category	Key Documents	Purpose / Remarks
Legal & Contractual	1. Final Development Agreement (DA) between Society & Developer 2. Permanent Alternate Accommodation Agreement (PAAA) 3. Power of Attorney (POA) in favour of Developer 4. Irrevocable Consents / Member NOCs 5. Society's SGM Resolution & Minutes	Master contract defining rights, duties, timelines, and compensation. Legally binds the developer to provide new flats to members. Authorizes developer to act for statutory approvals. Confirms every member's consent for redevelopment. Legal record approving redevelopment, selection of developer, and DA terms.
Statutory & Title	6. Society Registration Certificate & Property Card / 7x12 extract / CTS plan 7. Old Building Approved Plans & Completion Certificate 8. Architect's Feasibility Report	Land title verification. Needed for area calculations and FSI utilization. Confirms redevelopment potential and FSI/TDR scope.

Approvals / NOCs	9. IOD (Intimation of Disapproval) from MBMC	First key approval for redevelopment.
	10. Commencement Certificate (CC)	Allows developer to start work after IOD compliance.
	11. Fire NOC, Environment NOC, Storm Water / Sewerage / Road / Traffic NOCs, Tree NOC, TDR Sanction Letter	Mandatory statutory clearances before starting work.
Financial & Member Compensation	12. Rent, Shifting & Brokerage Compensation Schedule	Signed schedule of payable amounts per flat/shop.
	13. Bank Guarantee / Performance Security (if applicable)	Financial safeguard for society.
Design & Technical	14. Approved Architectural Plans (layout, elevation, parking, fire, services)	To verify compliance with UDCPR/DC rules.
	15. Structural Drawings & Stability Certificate	Verification of foundation & RCC adequacy as per IS Codes.
	16. Soil Test Report & Concrete Mix Design	Ensures safe structural design.
PMC Communication	17. WhatsApp / Email Communication Logs & Reports	Continuous record of coordination & updates.
	18. Redevelopment Schedule (PERT/CPM Chart)	Time plan for approvals, demolition & construction.



## B. Demolition Stage

Category	Key Documents	Purpose / Remarks
Approvals & Safety	19. Demolition Permission from MBMC / NOC from Fire Dept.	Legal authorization to demolish.
	20. Demolition Method Statement & Safety Plan	Ensures safe & controlled demolition.
	21. Insurance Policies – Workmen, Third-Party, Public Liability	Mandatory safety cover before demolition.
Execution & Handover	22. Member Vacating Certificates / Possession Handing Over Form	Proof that all members have vacated.
	23. Pre-Demolition Photographs & Condition Report	Baseline record for dispute prevention.
	24. Demolition Completion Certificate	Confirms site clearance.



## C. Construction Stage (Execution Phase)

Category	Key Documents	Purpose / Remarks
Regulatory & Technical	25. Valid Commencement Certificate (CC) & subsequent CC extensions	To confirm legality of ongoing construction.
	26. Approved Structural & Architectural Drawings (revised)	Must reflect all sanctioned changes.
	27. RERA Registration Certificate & Quarterly Progress Reports	Transparency & regulatory compliance.
Quality & Safety	28. Material Test Reports (cement, steel, concrete, sand, water)	Quality control per IS standards.
	29. Site Inspection Reports / Daily Logs / Non-Conformance Reports (NCRs)	PMC's proof of continuous supervision.
	30. Monthly Progress Reports (MPRs)	To track work completion, delays, and compliance.
	31. Safety Audit Reports	Evidence of compliance with safety norms.
Coordination & Communication	32. Meeting Minutes & Action Lists (Society-Developer-PMC)	Accountability and tracking.
	33. Change Notices / Variation Approvals	Record of scope, cost, or time changes.
	34. Insurance Renewals	Maintain coverage for the full construction period.



## D. Post-Construction & Occupation Stage

Category	Key Documents	Purpose / Remarks
Statutory & Completion	35. Occupation Certificate (OC) & Completion Certificate (CC)	Legal occupation approval.
	36. Permanent Water Connection / Drainage / Fire Clearance Certificates	Required before handover.
	37. Tax Receipts (Property Tax, Water Tax, etc.)	Proof of updated payments.
Handover & Documentation	38. As-Built Drawings (Architectural + Structural + Services)	Essential for future maintenance.
	39. All NOCs, IOD, CC, OC originals handed over to Society	Legal custody of society.
	40. Warranty & Guarantee Certificates (Lifts, Pumps, Fire Systems, Waterproofing)	Post-handover assurance.
	41. Maintenance Manual & Service Contracts	Guides society for operation and upkeep.
	42. Snag List & Rectification Report	Proof of inspection and correction.



## E. Defect Liability & Final Handover Stage

Category	Key Documents	Purpose / Remarks
Defect Management	43. Defect Liability Register (DLP Log)	List of defects reported & rectified.
	44. Rectification Completion Certificates	Confirms all issues resolved.
Legal Closure	45. Final Project Completion Report by PMC	Technical and procedural summary.
	46. Final Payment Receipt & Indemnity Bond	Proof of project closure & release of retention.
	47. Conveyance / Deed of Transfer of Property	Final legal handover of land/building title.

# Connect with us.



Email

[sgspmoffice@gmail.com](mailto:sgspmoffice@gmail.com)



Call us

**+91 98334 54715**





# SGS

# SUPREME

Redevelopment Experts  
Structural Auditors  
Project Management Consultants

📍 130-A, Ostwal Ornate, Opp. Jain Temple, Jesal Park, Bhayandar (E), Thane-401 105  
✉️ sgspmcoffice@gmail.com | ☎️ +91 98334 54715

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