

ANJALI CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. TNA / HSG / 712 / 70

Plot No. 20 / 21, Ravi Industrial Estate, Panch Pakhadi, M. D. Marg, Thane 400 602

Date: 14.10.2023

To
All Members

NOTICE FOR THE SPECIAL GENERAL BODY MEETING (ONLY FOR THE MEMBERS)

Notice is hereby given to all the members of Anjali Co-Operative Housing Society Ltd; that Special General Body Meeting of the society members will be held on 29th October 2023 at 4.00 pm in the society premises to transact following business.

AGENDA.

1. To appoint Project Management Consultant (PMC) in respect of the Re-development of the buildings of Anjali Co-Operative Housing Society Ltd. and to give complete scope of designing and liasoning with the Thane Municipal Corporation in the entire Re-development process.
(A) To issue formal appointment letter to Project Management Consultant (PMC)
(B) To execute formal agreement between Project Management Consultant (PMC) and Anjali Co-Operative Housing Society Ltd through its duly authorised representatives within stipulated time frame.
2. To approve payment schedule terms with Project Management Consultant (PMC) and Advocate etc. and to approve provisions for interim schedule of payments. Authorise Managing Committee to make the interim payment as and when required.
3. To allow Managing Committee to spend additional Rs.69,000.00 + GST for the terrace waterproofing done. Total expenses = Rs.1,64,000/- + GST. Amount paid till date Rs. 95,000/- .(Agenda other than Re-Development Work)
4. Any other subject with the permission of the Chair.

NOTES:

1. If there is no quorum at 4.00 pm on the meeting date, the meeting shall be adjourned and reconvened after 30 minutes at the same date, at the same place and at such meeting the business on the agenda will be transacted, provided quorum is full.
2. As per provisions of the Act and Bye-Laws, only Members, Associate Members, Joint Members and Provisional Members are allowed to attend the meeting.
3. No Proxy or holder of Power of Attorney authority is allowed to attend the meeting.
4. An explanatory note on Agenda Item Number 01 is enclosed for information of members.


SECRETARY
Anjali CHS Ltd



EXPLANATORY NOTE FOR AGENDA ITEM NUMBER 01 OF SGBM DATED 29.10.2023 [APPOINTMENT OF PROJECT MANAGEMENT CONSULTANT (PMC)]

(A) PREAMBLE:

A primary decision on redevelopment of Anjali Co-Operative Housing Society buildings were taken in Special General Body Meeting dated 23.02.2020. The decision of the General Body was unanimous. In the SGBM it was also resolved that further decisions in respect of Re-development would be taken in the future SGBM arranged for the purpose. In this respect, no progress could be made during the pandemic period from March 2020 till January 2021. However, by resolution No. 7 of Annual General Body Meeting dated 31st January 2021; "It was resolved that the then Managing Committee was authorised to appoint Architect for Feasibility Report with suitable quotations."

Thereafter, the then Managing Committee scrutinised the quotations received from the four (04) competent firms of Architects and PMCs. The quotations were studied comparatively and out of the 04 quotations, a quotation from M/S. Ambiaance Design Private Limited was selected by the then Managing Committee and subsequently letter was issued on 07.03.2021 to M/S. Ambiaance Design Private Limited for the preparation of Project Feasibility Report.

M/S. Ambiaance Design Private Limited, were informed that they were appointed only for the activities of Architect for the preparation of Project Feasibility Report for the proposed Re-development of Anjali Society Buildings, although they had quoted for the full activity of Architect / PMC for Re-development of buildings of Anjali Co-Operative Housing Society.

(B). OBSERVATIONS ON THE QUOTATIONS FOR APPOINTMENT OF PROJECT MANAGEMENT CONSULTANT (PMC)

1. STATEMENT SHOWING COMPERATIVE POSITION OF QUOTATIONS:

(Rs. In 000)

QUOTATION FROM FEES + GST	AMBIANCE DESIGN PVT LTD (TORASKAR)	ASSOCIATED STRUCTURAL CONSULTANT (GOKHALE)	ARCHITECT MEHER CHOUPANE	PRAYUJ (KHADEKAR)
(A) Lumpsum for Phase - I	80,000/-	1,50,000/-	----	1,00,000/-
Add 18% GST	14,400/-	27,000/-	----	18,000/-
TOTAL	94,400/-	1,77,000/-	----	1,18,000/-
(B) Phase - II				
% of project cost	3.50%	4.50%	1%	4%
(Considered a project of Rs. 1 Cr.)	3,50,000/-	4,50,000/-	1,00,000/-	4,00,000/-
Add 18% GST	63,000/-	81,000/-	18,000/-	72,000/-
TOTAL	4,13,000/-	5,31,000/-	1,18,000/-	4,72,000/-
TOTAL (A + B)	5,07,400/-	7,08,000/-	1,18,000/-	5,90,000/-
SELF RE-DEVELOPMENT				
% of project cost, (if project of Rs. 1 Cr.)	12%	15%	5.50%	15%
	12,00,000/-	15,00,000/-	5,50,000/-	15,00,000/-
Add 18% GST	2,16,000/-	2,70,000/-	99,000/-	2,70,000/-
TOTAL	14,16,000/-	17,70,000/-	6,49,000/-	17,70,000/-



2. SIGNIFICANT POINTS IN RESPECT OF COMPERATIVE POSITION OF QUOTATIONS:

- (A) Quotation from Architect Meher Is incomplete. Hence the same cannot be taken in to account for consideration.
- (B) M/S. Amblaance Design Private Limited quotation Is the lowest one of the rest three quotations.
- (C) Except M/S. Amblaance Design Private Limited, no one commits that Phase – I fees are refundable to society after receiving first Instalment from developer. So also M/S. Amblaance Design Private Limited says that Phase – II fees are directly paid to them by the developers.
- (D) Scope of work of M/S. Amblaance Design Private Limited covers all the standardize activities of PMC.

In view of above important points, committee recommends M/S. Amblaance Design Private Limited for the appointment of Project Management Consultants (PMC)



SECRETARY
Anjali CHS Ltd
Date: 14.10.2023

