

THE VITTA SANCHAY CO-OPERATIVE HOUSING SOCIETY LTD
Near Vashi Village, Chembur, Mumbai 400 074
(Reg.No.BOM-HSG-4604)

As decided in the Annual General Body Meeting of the Vitta Sanchay Co-Operative Housing Society dated 25th September 2022, Managing Committee has decided to hold Special General Body Meeting of the Society on Sunday, 6th November, 2022 at 10.00 a.m. in the Community Hall of the Society, exclusively on the subject of selection of the Architect / Project Management Consultant in the matter of redevelopment of the buildings of the Society, to transact following business.

AGENDA

1. To facilitate the discussions, the members will be apprised about the concept of the Redevelopment, the directives of the Government of Maharashtra on redevelopment, etc.
2. To take preliminary decision by taking into consideration demand of the members for redevelopment of society's building and suggestions received in respect of the same.
3. Presentation by Architects / Project Management Consultants, one by one.
 - a. M/s. One stop Project Management Consultants pvt. Ltd.
 - b. M/s. Arch Unique
 - c. M/s. Godbole Mukadam & Associates
 - d. M/s. Sunil Deole & Bros.
4. To appoint an expert and experienced Architect / Project Management Consultant from the panel of government / local authorities for preparing a detailed techno commercial feasibility report for redevelopment of the project and to finalize the terms and conditions of work to be done by them.
5. To submit outline of the program for redevelopment of the building.

By order of Managing Committee



(Harshal A. Choudhary)
Secretary

Date : 21.10.2022

Place: Mumbai

N.B.

1. All members are requested to be present before 09.45 a.m. sharp.
2. If there is no quorum till 10.00 a.m. the meeting shall be adjourned to 10.30 a.m. on the same day at the same place and at such adjourned meeting the business on the Agenda shall be transacted.
3. Only members shall be entitled to attend the meeting, participate in discussions and vote. In the case of Joint Members the person whose name stands first in the share certificate shall attend the meeting and have right to vote. In his absence the person whose name stands second and in the absence of both, the person whose name stands next and likewise, who is present and who is not a minor, shall have right to vote.
4. Associate members shall be entitled to exercise his rights and duties to attend the meeting, participate in discussion and vote only with written prior consent of the member.

Encl. : Procedure for evaluation of the credentials of the parties and selection of the Architect / Project Management Consultant

- **The Selection procedure for the meeting will be transacted in the following manner :**

Procedure for Selection of the expert and experienced Architect / Project Management Consultant for work of redevelopment of the building, will be as under

A) Presentation by 4 parties:

- a. M/s. One stop Project Management Consultants pvt. Ltd.
- b. M/s. Arch Unique
- c. M/s. Godbole Mukadam & Associates
- d. M/s. Sunil Deole & Bros.

B) Evaluation Procedure:

- a. **Evaluation Committee** will be constituted which will include Shri. Amal Kulkarni and Shri. Vinod Aher, experts in the field.
- b. **Evaluation criteria:** The evaluation Committee constituted will carry out a complete technical & commercial evaluations of the Architects / PMC.
- c. **Basis of evaluation:** The evaluation will be based on, but not limited to the following factors like, credibility & experience of the firm, Qualification, government accreditations if any, projects ongoing / completed and price quoted.
- d. It may be noted that the price quoted will not be the sole criteria for selection.

C) Recommendation: **Evaluation Committee** will brief house about their evaluation on the presentation and ratings given based on the above parameters and provide their recommendations for selection.

D) Selection by voting: On the basis of the recommendation of the evaluation Committee Members present will vote for the selection of Architect / Project Management Consultant.