

Triveni Co-operative Housing Society Ltd.

(Regd. No. TNA/KYN/HSG/1254/19-3-1982)

Rajaji Path, Ramnagar, Dombivili (East) Pin : 421 201. Dist. Thane.

Eligibility Criteria for PMC

Interested PMCs must fulfil the following:

Key criteria for selecting PMC for redevelopment.

◆ A. Experience and Track Record.

- Proven experience in similar redevelopment projects (especially residential, commercial and mixed-use).
- Number of projects successfully completed in the last 5–10 years.
- Experience with cooperative housing societies.
- Familiarity with local development control regulations (UDCPR-United Development Control & Promotion Regulation), norms, and municipal approval processes.
- Not blacklisted by government /semi government agencies.
- No court cases filed by any previous client.

◆ B. Technical Competence.

- Availability of an in-house multidisciplinary team: architects, engineers (civil, structural, MEP- mechanical, electrical and plumbing), legal experts, and financial advisors.
- Capacity to prepare and evaluate Feasibility Reports, DPR (Detailed Project Reports), and tender documents.
- Expertise in project scheduling, budgeting, quality control, and risk assessment and mitigation.

◆ C. Regulatory and Legal Understanding.

- Understanding of local bye-laws, RERA, UDCPR, or other local redevelopment schemes.
- Ability to manage liaison work with municipal authorities, development authorities, and utility agencies.
- Knowledge of Title verification, IOD/CC process, and MOFA/RERA compliance.

◆ D. Financial & Commercial Capabilities.

- Capacity to prepare and assess financial viability reports.

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- Ability to scrutinize developer proposals, compare offers (FSI usage, corpus, rent, timelines), and advise on commercial terms.
- Provide support in negotiating Development Agreements (DA), Power of Attorney (POA), and tripartite agreements-PAAA, etc.

◆ E. Project Monitoring and Reporting

- Should offer detailed monitoring and progress reports (monthly/quarterly).
- Use of project management software/tools for tracking.
- Conduct regular site visits, inspections, and report deviations.

◆ F. Independence and Impartiality

- Must not be directly or indirectly associated with any developer or contractor to avoid conflict of interest.
- Should work solely for the society/client's interest.

◆ G. References and Client Feedback

- Positive testimonials from **past clients**.
- Willingness to arrange site visits to completed/ongoing projects.
- No record of disputes, blacklisting, or abandoned projects.

◆ H. Fee Structure and Transparency

- Transparent and reasonable fee structure (fixed, milestone-based, or percentage of project cost).
- Clear breakup of services covered under the fee.
- Clarity on extra charges, if any.

◆ I. Documentation and Communication Skills

- Ability to prepare and explain complex documents like tender documents, MOUs, agreements, POA etc.
- Must communicate effectively with all stakeholders, including society members, legal advisors, developers, and authorities.

◆ J. Timelines and Availability

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- Commitment to a realistic timeline for each stage of the project.
- Availability of dedicated team members during critical phases (e.g., tendering, design finalization, construction, possession).

7. Proposal Submission Requirements

The proposal should include:

1. Cover Letter.
2. Company Profile.
3. Relevant Experience with Project Details.
4. Approach & Methodology.
5. Team Composition and Key Personnel CVs.
6. Project Timeline and Deliverables.
7. Financial Proposal (in a separate sealed envelope or section)
8. Copies of Registrations and Certifications.

8. Evaluation Criteria

Proposals will be evaluated based on:

- Relevant Experience – 30%
- Technical Proposal (Methodology, Team) – 30%
- Financial Quote – 30%
- Presentation and Interview (if applicable) – 10%

9. Submission Details

Proposals (**hardcopy**) should be submitted to:

[Chairman/Secretary, Triveni CHS.]

[Rajaji Path, Ram Nagar, Dombivali-East. Pin code 421201.]

Attn: [Kedar Mulye 9820314502, Sandeep Parulekar-9819284895]

Email: [redevelopment.society24@gmail.com]

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10. General Terms & Conditions

1. The society reserves the right to reject any or all proposals without assigning any reason.
2. No claims for compensation shall be entertained for any expenses incurred in responding to this RFP.
3. The selected PMC shall sign a formal agreement with the society within [15] days from the issuance of LOI. (Letter of Intent).
4. The decision of the society in all matters shall be final and binding.
5. Any dispute arising shall be subject to jurisdiction of courts at [Kalyan district].
6. All documents submitted will be treated as confidential.