

Date : 18th October 2025

To,

M/s. Dimensions Architects Pvt. Ltd.

Plot No. 99, Sector 8, Near Sagar Vihar,
Vashi, Navi Mumbai – 400703

Subject: Letter of Intent (LOI) for Appointment as Project Management Consultant (PMC)

Dear Sir/Madam,

We are pleased to inform you that, in the Special General Body Meeting held on 12th October 2025, the Society has unanimously resolved and confirmed the appointment of M/s. Dimensions Architects Pvt. Ltd. as the Project Management Consultant (PMC) for the redevelopment of New Bombay Co-Operative Commercial Complex Premises Society Ltd., located at Plot No. 43, Sector 11, CBD Belapur, Navi Mumbai – 400614, in accordance with the terms and conditions mutually discussed and agreed upon.

To avoid any conflict of interest, you shall strictly handle the Society's redevelopment-related services only and shall not act as the Developer's Architect or be appointed by the Developer for the same project.

1. Scope of Work and Agreement:

- The detailed Scope of Work and the formal Appointment Agreement incorporating mutually accepted terms, conditions, and annexures shall be discussed and agreed upon in writing.
- Your professional services shall include guidance, supervision, coordination with Architect, Developer, Contractor, statutory authorities (CIDCO, NMMC, etc.), registration of Permanent Alternate Accommodation Agreements (PAAA), periodic reporting, and any other duties assigned by the Society.

2. Token Payment:

We are enclosing a token payment of ₹25,000/- (Rupees Twenty-Five Thousand Only) towards your appointment as PMC for this redevelopment project. This payment shall be adjusted against your total professional fees as per the mutually agreed milestone schedule as under :–

Professional Fees & Milestone Schedule

Total Professional Fees: 1% of the **construction cost of rehabilitation area** (as certified by the Society).

Stage-wise Payment Schedule:

Stage	Milestone	Payment Details
1	On appointment	₹25,000/- (Token payment; adjusted against total fees)
2	Finalization of draft Development Agreement	5% of total fees
3	Approval of Building Permission / Commencement Certificate	5% of total fees
4	Submission of working drawings / plinth details	10% of total fees
5	Completion of plinth work	10% of total fees
6	Completion of 50% RCC work	10% of total fees
7	Completion of 100% RCC work	10% of total fees
8	Completion of brickwork & plaster	10% of total fees
9	Virtual completion of project	10% of total fees
10	Obtaining Occupancy Certificate	15% of total fees
11	Handover & post-occupancy services	15% of total fees

Note: Payments shall be made by Society upon certification of milestone completion.

3. Compliance and Reporting:

- You shall perform your duties with utmost diligence, transparency, and impartiality, strictly in the interest of the Society and its members.
- You shall provide fortnightly written progress updates and ensure smooth coordination among all members of society.
- You shall indemnify the Society against any loss, risk, damage, or claim arising from negligence, act, or omission on the part of the PMC, Developer, Architect, Contractor, or any other person acting under your supervision.

The Society is confident that your firm's expertise, professionalism, and experience in project management and redevelopment will ensure the successful and smooth execution of this project to the best satisfaction of all Society members.

We look forward to a long, professional, and successful association.

for and on behalf of

New Bombay Co-Operative Commercial Complex Premises Society Ltd.

Charman

Secretary

Treasurer

Committee Member

Committee Member

Committee Member

Authorized Signatory

Acknowledgement & Acceptance by PMC:

We, M/s. Dimensions Architects Pvt. Ltd., acknowledge receipt of this LOI, accept the terms mentioned herein, and undertake to execute the formal PMC Appointment Agreement as mutually agreed.

For Dimensions Architects Pvt. Ltd.

(Signature & Stamp)

Director

Date :

Place : **Navi Mumbai**