



NATASHA ENCLAVE CHS

Redevelopment

PMC Agreement

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Subsequent to the Special General Body Resolutions being passed on 11th May 2025 a sequence of Actions were executed

- **Email sent to MKDM on 12th May 2025, confirming their appointment as the Project Management Consultants (PMC) for the Redevelopment of Natasha Enclave CHS vide the resolutions passed in the Special General Body Meeting held on 11th May 2025.**
- **Acknowledgement received on 13th May 2025 from MKDM accepting their appointment as PMC.**
- **MKDM provided a list of documents to be organised to commence the process of redevelopment.**
- **RDC and MC team organised most of the required documents on the 13th and 14th May 2025.**
- **Mr. Anand Kulshrestha, Mr. Suhail Ansari, Mr. Amanullah Khan, Mrs Ruby Vaz, Mrs Judith and Mr. Anil Raina**

Focus on the Agreement

- A template draft of the agreement was received from MKDM on 20th May 2025.
- The draft was shared with RDC , MC and Adv. Kakde for comments and suggestions
- A team of interested people from RDC and MC got together on 21st May 2025 to discuss the template draft. Number of suggestions were discussed.
- **Mr. Amanullah Khan, Mr. Suhail Ansari, Mr. Anil Raina, Mr. Anand Kulshrestha, Mr. Ajay Joshi**
- A total of 36 areas of concern were identified by the MC in the agreement which were discussed in the meeting.
- 17 members from the RDC and MC met on 11th June 2025 to discuss the comments.
- **Mr. Anand Kulshrestha, Mrs Ruby, Mr. Suhail Ansari, Mrs. Rashida Ansari, Mr. Anil Raina, Mrs. Preeti Gaitonde, Adv. Waghmare, Mr. Ajay Joshi, Mr. Nelson Misquith, Mr. Amanullah Khan, Mr. Balvinder, Mr. Vijendra, Mr. Tanvir, Mr. Kotak, Mr. Sagar, Mr. Umesh Gite and Architect Joseph**

Architect Joseph's Statement

- ~~Very importantly in this meeting the 1.5% fees for the Stage 2 Post tender Project Management Consultancy works was reconfirmed as reasonable by the experienced Architect Joseph.~~
- The above statement by Architect Joseph was misunderstood and misquoted here and deleted. With due apologies to Arch. Joseph his statement in his own words is as corrected below.
- “I have been misquoted / misunderstood on our website about PMC fees being very reasonable
- ...I came back and clarified that other PMC / architects services were limited, and MKDM quote included more services.
- The quotations cannot be compared at face value.
- It was also mentioned by Monty that an excel sheet should be prepared and a comparative study needs to be done before finalizing”

Legal Minds.

- Comments from RDC were prepared as red marking on the draft agreement.
- It was essential to have inputs from Legal experts. A meeting on 14th June was organised in the office of Adv. Kakde. It was attended by legal experts from NECHS namely Adv. Waghmare and Mr. Umesh Gite. All the points of RDC and MC were discussed. A consolidated list of reasonable points was conveyed to MKDM.
- **Adv. Waghmare, Mr. Suhail Ansari, Mr. Anand Kulshrestha, Mr. Ajay Joshi, Mr. Umesh Gite and Mr. Amanullah Khan**
- **Following the above and considering the availability of the NECHS advocates a meeting was organised with MKDM on 16th June 2025 and RDC members were requested to attend. However RDC members did not confirm attendance and the meeting could not happen.**

Meetings.

- RDC requested for a meeting with MKDM on 26th June 2025, however RDC had not checked the availability of MKDM on this date. MKDM's legal team were not available on this date. Hence this meeting also could not happen.
- Therefore meeting was organised the next day on 27th June 2025. Once again RDC could not make it and hence this meeting too could not be conducted.
- Nonetheless the consolidated concerns of NECHS were conveyed to MKDM for further action.

Iterations

- Numerous versions of the draft agreement were exchanged and around 20 additional comments on fine tuning the content were conveyed to MKDM.
- MKDM agreed to the corrections.
- Final draft of agreement was released.
- After final review of the Agreement the same was ready for signature in the third week of July 2025.

Done Deal



PMC Agreement signed ...!!!!