

रिषभ को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड  
**RISHABH CO-OP. HOUSING SOC. LTD.**

(Reg. No. TNA / (TNA) / HSG / TC / 849 - 1986 - 87 dt. 02 - 12 - 1986)  
Opp. Father Agnel School, Plot No. 1, Sector - 9, Vashi, Navi Mumbai - 400 703.

Ref. No.

Date : \_\_\_\_\_

Date: February 14, 2024

To,

The Members

Rishabh C.H.S Ltd

Subject: Outcome of Special General Meeting for Redevelopment - Appointment of Architectural Agency

Dear Members,

I hope this letter finds you well. We are writing to update you on the recent developments concerning the Redevelopment Project discussed during the Special General Meeting held on 18th February 2024.

Following the meeting, the merit evaluation team convened on 3rd March 2024 at 10:30 am in the Society Office to collectively deliberate and assess the data received from the Project Management Consultants (PMCs). The evaluation process was meticulously carried out based on a Scoring Matrix, which was tailored to the specific requirements of our project. Each parameter was assigned appropriate weightages to ensure a comprehensive evaluation of the potential of each architectural agency.

After thorough assessment and constructive discussion, the evaluation team finalized the scores as follows:

1. Liladhar Parab Architects and Designers – 88.75% (Rank 1)
2. K Thomas & Associates - 88.75% (Rank 1)
3. Sopan Prabhu Architects and Planners – 85.00% (Rank 2)
4. Sketch Plus – 41.25% (Rank 3)
5. Construx O – 38.75%
6. Mercury Architects – 8.75%
7. Sandesh Sahane – 6.25%
8. Planning Consultants – 3.44%

After careful consideration, it was decided to issue Appointment letters to the top three scoring agencies. However, before proceeding with the appointments, the managing committee engaged in discussions to clarify the fees proposed by Sopan Prabhu Architects and Planners. Despite efforts to reach a resolution, a clarification was sought from Sopan Prabhu's office regarding the fee structure.

In response to our inquiry, Mr. Prabhu's office communicated on 10th March 2024, clarifying that the proposed fee structure was for the entire project. However, they stated that if the appointment was solely for the Feasibility stage, the cost would be 10 Lakhs.

Taking into account this clarification and the need to maintain transparency and fiscal responsibility, it was decided to issue an Appointment to the 4th agency, Sketch Plus, for providing the Feasibility report.

Enclosed with this letter are Annexure 1 - Attendance Sheet and Annexure 2 - Scoring Matrix Sheet for your reference.

We appreciate your continued support and cooperation as we move forward with the Redevelopment Project. Should you have any questions or require further information, please do not hesitate to reach out to us.

Thank you for your attention.

Warm regards,

  
Managing Committee

