

## **APMC Quote**

Roof-Top CHSL  
GGS Marg,  
Off. MC Road,  
Andheri East,  
Mumbai - 400093

[www.ToughconsNirman.com](http://www.ToughconsNirman.com)

Date: 05/03/2026  
Ref: TNPL/2025-26/03/1838

To,  
The Chairman / Secretary  
Managing Committee & Respected Members  
Roof-Top CHSL  
GGS Marg, Off. MC Road,  
Andheri East, Mumbai – 400093

**Subject: Proposal for Architect cum Project Management Consultancy (APMC) Services for Redevelopment**

Respected Chairman, Committee Members, and Esteemed Residents,

We sincerely thank you for giving us the opportunity to present our professional proposal for guiding your Society through the redevelopment process.

We understand that for many of you, this is not merely a “project.” It is your home, your lifetime’s savings, and a place filled with memories built over decades. Redevelopment is a significant decision. It brings hope for a safer and better future, but it also involves uncertainty, long timelines, regulatory procedures, and complex legal and financial considerations. It is completely natural to feel cautious.

Our role is not to rush decisions. Our responsibility is to bring clarity, structure, and safety to the process. For this reason, we have structured our appointment in clearly defined phases. This allows the Society to begin with a Feasibility Study — to first understand the true development potential, risks, financial implications, and regulatory position — before proceeding further. Each stage is transparent, milestone-based, and professionally documented.

We firmly believe that redevelopment should be approached step by step, with:

- Clear explanation to members
- Proper statutory compliance
- Balanced commercial structuring
- Protection of member rights
- Continuous monitoring until final handover

Our team has been associated with numerous redevelopment and self-redevelopment projects across Mumbai. Yet, beyond experience, we believe that redevelopment requires patience, transparency, and constant communication — ensuring that every member understands what is happening, why it is happening, and how it affects them personally.

**About Us**

Toughcons Nirman Pvt. Ltd., established in 2012, is a professional organisation dedicated to redevelopment and self-redevelopment projects in Mumbai. Prior to our formal incorporation, our directors were associated with more than 65 redevelopment projects executed for various developers. Over time, we expanded our services to directly assist housing societies, and today we serve as Architect cum PMC for over 150 redevelopment and self-redevelopment projects.

**Our Services**

Our services extend beyond basic coordination. We provide integrated professional support including feasibility studies, regulatory due diligence, architectural and RCC review, MEP

validation, Development Agreement structuring, legal coordination, RERA compliance, finance advisory, unilateral deemed conveyance assistance, title clarification, CTS coordination, and statutory approvals tracking — all under one roof.

### **Our Milestones**

Over the years, we have been honoured for our work, including recognition as an “Iconic Project Management Consultant” Twice at a Times real estate conclave. We have been associated with large-scale redevelopment, cluster approvals, high-rise construction monitoring, and structured self-redevelopment models. However, beyond milestones and recognition, what we value most is responsible guidance.

### **Key Benefits**

We assure you:

- No hidden charges
- No success-based pressure
- No unnecessary commitments at the beginning
- Transparent professional engagement
- Full documentation at every stage

The enclosed proposal sets out the detailed Scope of Work from Stage 1 (Feasibility) through Stage 7 (Completion and Handover). For ease of reference, the annexures include:

<b>Sr. No.</b>	<b>Particulars</b>	<b>Annexure</b>
1	Detailed Scope of Work	Annexure – I
2	Fees & Payment Schedule	Annexure – II
3	Terms & Conditions	Annexure – III
4	Responsibility Matrix & Timelines	Annexure – IV

All formats, scope details, responsibilities, fees, and terms are enclosed for your careful review.

We look forward to meeting you personally, explaining the proposal patiently, addressing all concerns, and assisting the Society in taking informed and confident decisions at every step of this journey.

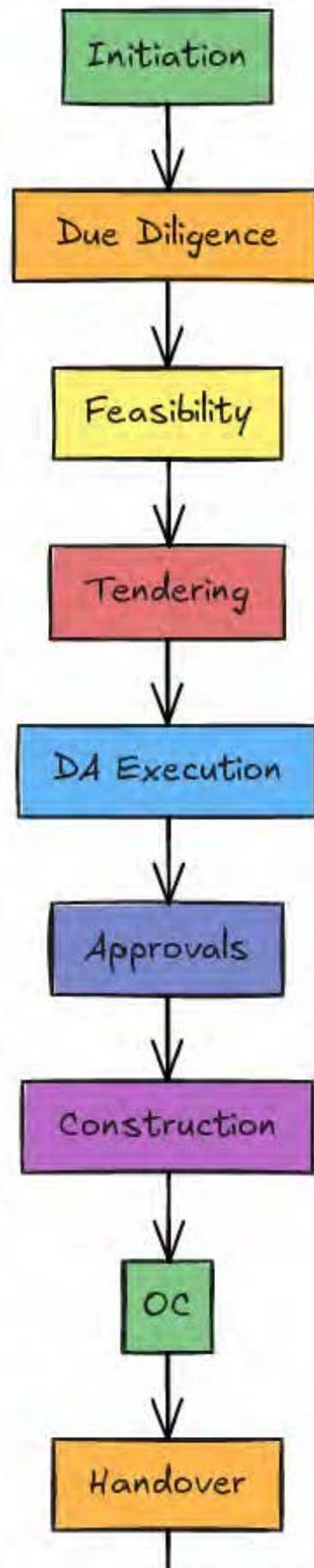
With respect and sincere regards,

For **Toughcons Nirman Pvt. Ltd.**



**Mrs. Deepa Maru**  
**Redevelopment Project Manager**

# 1. SCOPE OF WORK



**ANNEXURE – I**  
**SCOPE OF WORK**

ASPECT	TASKS
<b>INITIATION UNDER SECTION 79A AND PRE-REDEVELOPMENT STRUCTURING</b>	<p><b>1. Advisory to Managing Committee</b></p> <p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Conduct detailed briefing sessions with the Managing Committee explaining: <ul style="list-style-type: none"> <li>~ Legal framework governing redevelopment</li> <li>~ Rights and obligations of members</li> <li>~ Models of redevelopment (developer-led / self / hybrid)</li> <li>~ Risks involved in non-compliant procedures</li> </ul> </li> <li>• Prepare an internal roadmap outlining procedural sequence and statutory compliance.</li> <li>• Provide guidance on documentation and records required for lawful redevelopment initiation.</li> </ul> <hr/> <p><b>2. Compliance with Government Directives under Section 79A</b></p> <p>The TNPL PMC shall assist the Society in strict adherence to applicable government circulars and directives governing redevelopment.</p> <p><b>This includes:</b></p> <ul style="list-style-type: none"> <li>• Drafting notice for Special General Body Meeting (SGM).</li> <li>• Preparing detailed agenda with explanatory notes.</li> <li>• Ensuring quorum requirements are explained and complied with.</li> <li>• Drafting resolutions for: <ul style="list-style-type: none"> <li>~ Initiation of redevelopment process.</li> <li>~ Appointment of PMC.</li> <li>~ Authorization to collect documents.</li> </ul> </li> <li>• Assisting in documentation required for submission to Deputy Registrar.</li> <li>• Ensuring meeting minutes reflect procedural correctness and transparency.</li> </ul> <p><b>Deliverables:</b></p> <ul style="list-style-type: none"> <li>• Draft SGM notice.</li> <li>• Draft resolutions.</li> <li>• Compliance checklist.</li> <li>• Certified minutes format template.</li> </ul>
<b>PROPERTY DUE DILIGENCE AND FEASIBILITY EXAMINATION</b>	<p><b>1. Collection and Verification of Title &amp; Property Records</b></p> <p><u>The PMC shall coordinate and review:</u></p> <ul style="list-style-type: none"> <li>• Property Card</li> <li>• CTS Plan.</li> <li>• DP Remarks and road width verification.</li> <li>• Sanctioned building plans.</li> </ul>

ASPECT	TASKS
	<ul style="list-style-type: none"> <li>• Occupation Certificate / Completion Certificate (if available).</li> <li>• Conveyance deed status.</li> <li>• Encumbrance search.</li> <li>• Lease conditions, if applicable.</li> </ul> <p>Where documents are unavailable, the PMC shall guide the Society in procuring certified copies from relevant authorities.</p> <p><b>2. Site Measurement and Technical Assessment</b></p> <p><u>The PMC shall guide the society to:</u></p> <ul style="list-style-type: none"> <li>• Arrange for topographical survey.</li> <li>• Arrange to Conduct plot boundary verification.</li> <li>• Arrange to Measure carpet area of existing units (typical).</li> <li>• Prepare flat-wise area verification chart.</li> <li>• Identify encroachments, deviations, or irregularities.</li> </ul> <p><b>3. Regulatory Development Potential Assessment</b></p> <p><u>The PMC shall examine applicable Development Control Regulations and determine:</u></p> <ul style="list-style-type: none"> <li>• Base FSI entitlement.</li> <li>• Incentive FSI.</li> <li>• Fungible area eligibility.</li> <li>• TDR loading potential.</li> <li>• Premium payable.</li> <li>• Open space and amenity reservations.</li> <li>• Height restrictions and fire compliance norms.</li> <li>• Environmental or coastal restrictions, if applicable.</li> <li>• The output shall include detailed FSI computation sheets and regulatory interpretation notes.</li> </ul> <p><b>4. Financial and Commercial Feasibility Study</b></p> <p><u>The PMC shall prepare a structured feasibility analysis including:</u></p> <ul style="list-style-type: none"> <li>• Rehab area requirement.</li> <li>• Sale component estimation.</li> <li>• Construction cost estimation.</li> <li>• Approval and premium cost projection.</li> <li>• Corpus feasibility.</li> <li>• Rent feasibility.</li> <li>• Estimated developer margin model.</li> <li>• Sensitivity analysis (best case / conservative case).</li> <li>• The feasibility report shall present technical, financial and risk perspectives in clear terms for member understanding.</li> </ul> <p><b>5. Deliverables:</b></p> <ul style="list-style-type: none"> <li>• 1<sup>st</sup> Draft Project Feasibility Report for Managing Committee</li> <li>• Workshop for Feasibility Report</li> <li>• Comprehensive Feasibility Report.</li> </ul>
<b>TENDER DOCUMENT PREPARATION AND DEVELOPER</b>	<p><b>1. Drafting of Tender Documentation</b></p> <p><u>The PMC shall prepare:</u></p> <ul style="list-style-type: none"> <li>• Eligibility criteria for developers.</li> </ul>

ASPECT	TASKS
<b>SELECTION MANAGEMENT</b>	<ul style="list-style-type: none"> <li>• Technical qualification format.</li> <li>• Financial qualification requirements.</li> <li>• Commercial offer format.</li> <li>• Mandatory security clauses.</li> <li>• Escrow and bank guarantee framework.</li> <li>• Compliance declaration forms.</li> <li>• Time-bound development schedule requirement.</li> </ul>
	<p><b>2. Tender Process Administration</b></p> <p><u>The PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Draft public notice inviting Expressions of Interest.</li> <li>• Conduct pre-bid meetings.</li> <li>• Issue clarifications in writing.</li> <li>• Receive and record bids transparently.</li> <li>• Supervise bid opening in presence of members.</li> </ul>
	<p><b>3. Technical Evaluation</b></p> <p><u>The PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Verify turnover and net worth.</li> <li>• Examine ongoing projects.</li> <li>• Review litigation exposure.</li> <li>• Check track record of delay or default.</li> <li>• Assess technical capacity and financial stability.</li> </ul>
	<p><b>4. Commercial Comparison and Recommendation</b></p> <p><u>The PMC shall prepare:</u></p> <ul style="list-style-type: none"> <li>• Comparative statement of offers.</li> <li>• Risk evaluation note.</li> <li>• Recommendation report highlighting strengths and concerns.</li> <li>• Presentation for General Body.</li> </ul>
	<p><b>5. Final Selection Documentation</b></p> <p><u>The PMC shall assist in:</u></p> <ul style="list-style-type: none"> <li>• Drafting final resolution for appointment of selected developer.</li> <li>• Recording voting results.</li> <li>• Ensuring statutory compliance documentation.</li> </ul>
	<p><b>6. Deliverables</b></p> <ul style="list-style-type: none"> <li>• Tender Document</li> <li>• Bid Evaluation Report</li> <li>• Comparative Chart</li> </ul>
<b>DEVELOPMENT AGREEMENT STRUCTURING AND EXECUTION SUPPORT</b>	<p><b>1. Commercial Finalisation</b></p> <p><u>The PMC shall assist in:</u></p> <ul style="list-style-type: none"> <li>• Freezing final offer terms.</li> <li>• Structuring rent payment schedule.</li> <li>• Structuring corpus payment schedule.</li> <li>• Determining security deposit terms.</li> <li>• Framing penalty clauses for delay.</li> <li>• Structuring bank guarantee mechanisms.</li> <li>• Creating milestone-linked progress obligations.</li> </ul>

ASPECT	TASKS
	<p><b>2. Agreement Review and Safeguarding</b></p> <p><u>The PMC shall coordinate with legal advisors to ensure:</u></p> <ul style="list-style-type: none"> <li>• Development Agreement reflects agreed commercial terms.</li> <li>• Construction timeline is clearly defined.</li> <li>• Member protection clauses are included.</li> <li>• Termination / Step in rights mechanisms are safeguarded.</li> <li>• Arbitration and dispute resolution clauses are balanced.</li> </ul> <p><b>3. Individual Member Agreements</b></p> <p><u>The PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Prepare flat-wise area confirmation sheet.</li> <li>• Assist in drafting Permanent Alternate Accommodation Agreement (PAAA).</li> <li>• Track documentation from members.</li> <li>• Ensure clarity in parking allocation mechanism.</li> </ul>
<p><b>DESIGN DEVELOPMENT AND APPROVAL COORDINATION</b></p>	<p><b>1. Architectural Plan Review</b></p> <p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Review concept design.</li> <li>• Verify compliance of rehab area.</li> <li>• Check layout efficiency.</li> <li>• Review parking design.</li> <li>• Evaluate amenity planning.</li> </ul> <p><b>2. Approval Tracking</b></p> <p><u>The TNPL PMC shall monitor:</u></p> <ul style="list-style-type: none"> <li>• Submission of building plans.</li> <li>• IOD compliance.</li> <li>• Commencement Certificate progress.</li> <li>• NOC status from various departments.</li> <li>• Premium payment verification.</li> <li>• The PMC shall maintain an approval tracking matrix.</li> </ul>
<p><b>PAA ARRANGEMENTS AND DEMOLITION READINESS</b></p>	<p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Supervise execution of PAA agreements.</li> <li>• Verify rent commencement.</li> <li>• Monitor payment of security deposits.</li> <li>• Prepare possession documentation.</li> <li>• Conduct photographic documentation before demolition.</li> </ul>
<p><b>CONSTRUCTION SUPERVISION AND QUALITY CONTROL</b></p>	<p><b>1. Structural and Civil Supervision</b></p> <p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Inspect reinforcement before slab casting.</li> <li>• Review cube test reports.</li> <li>• Verify mix design compliance.</li> <li>• Monitor waterproofing execution.</li> <li>• Inspect façade quality.</li> </ul> <p><b>2. MEP Monitoring</b></p> <p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Review plumbing layouts.</li> <li>• Inspect fire compliance installations.</li> </ul>

ASPECT	TASKS
	<ul style="list-style-type: none"> <li>• Monitor electrical infrastructure.</li> <li>• Verify lift specifications.</li> </ul> <p><b>3. Progress Tracking</b></p> <p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Maintain bar chart tracking.</li> <li>• Conduct regular site inspections.</li> <li>• Issue progress review notes.</li> <li>• Flag delays and risk areas.</li> <li>• Certify stage-wise construction completion.</li> <li>• Monitor deviation claims.</li> <li>• Track timeline compliance.</li> </ul>
<b>COMPLETION DOCUMENTATION AND OCCUPATION CERTIFICATE SUPPORT</b>	<p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Prepare snag list.</li> <li>• Conduct flat-wise inspection.</li> <li>• Verify common area finishing.</li> <li>• Review fire compliance certificate.</li> <li>• Assist in Occupation Certificate follow-up.</li> <li>• Collect as-built drawings.</li> </ul>
<b>REPOSSESSION AND FINAL HANDOVER</b>	<p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Verify final carpet areas.</li> <li>• Assist in allotment confirmation.</li> <li>• Supervise key handover.</li> <li>• Ensure utility meter transfers.</li> <li>• Coordinate society re-formation documentation.</li> <li>• Prepare final compliance dossier.</li> </ul>
<b>POST-COMPLETION MONITORING</b>	<p><u>The TNPL PMC shall:</u></p> <ul style="list-style-type: none"> <li>• Track defect rectification.</li> <li>• Assist in preparing vendor AMC list.</li> <li>• Provide maintenance advisory.</li> <li>• Prepare closure certificate confirming compliance with agreement terms.</li> </ul>
<b>OVERALL DELIVERABLES</b>	<p><b>Governance Documents</b></p> <ul style="list-style-type: none"> <li>• 79A Compliance File</li> <li>• Draft of SGM Notices &amp; Minutes</li> </ul> <p><b>Feasibility Documents</b></p> <ul style="list-style-type: none"> <li>• 1<sup>st</sup> Draft Project Feasibility Report for Managing Committee</li> <li>• Workshop for Feasibility Report</li> <li>• Final Project Feasibility Report</li> </ul> <p><b>Tender Documentation</b></p> <ul style="list-style-type: none"> <li>• Tender Document</li> <li>• Bid Evaluation Report</li> <li>• Comparative Chart</li> </ul> <p><b>Legal &amp; Agreement Dossier</b></p> <ul style="list-style-type: none"> <li>• DA Compliance Tracker</li> </ul>

ASPECT	TASKS
	<ul style="list-style-type: none"> <li>• PAAA Tracker</li> </ul> <p><b>Approval Monitoring Records</b></p> <ul style="list-style-type: none"> <li>• Approval Tracking Register</li> <li>• NOC Matrix</li> <li>• Premium Payment Summary</li> </ul> <p><b>Construction Monitoring Reports</b></p> <ul style="list-style-type: none"> <li>• Monthly Progress Reports</li> <li>• Site Inspection Notes</li> <li>• Material Test Record File</li> <li>• Delay Analysis Reports</li> </ul> <p><b>Completion Documentation</b></p> <ul style="list-style-type: none"> <li>• Snag List Register</li> <li>• Final Area Verification Chart</li> <li>• As-Built Drawing Set</li> <li>• OC Follow-Up Tracker</li> </ul> <p><b>Handover &amp; Closure</b></p> <ul style="list-style-type: none"> <li>• Possession Checklist</li> <li>• Utility Transfer Guidance Note</li> <li>• Defect Liability Monitoring Register</li> <li>• Final Closure Report</li> </ul>
<b>MASTER DELIVERABLE SET</b>	<p><b><u>At completion, PMC shall provide:</u></b></p> <ul style="list-style-type: none"> <li>• Feasibility dossier.</li> <li>• Tender evaluation report.</li> <li>• Development Agreement compliance report.</li> <li>• Construction monitoring reports.</li> <li>• Completion documentation file.</li> <li>• Digital archive of project records.</li> </ul>

## 2. PMC FEES & PAYMENT SCHEDULE

### 1. PROFESSIONAL FEES:

Project Management Consultant Fees shall be as follows;

Scope of work	Our Fees excluding Taxes as applicable
Guiding Society on Redevelopment Process, Preparation of Feasibility Report, Preparation of Tender Documents, Evaluating Developers' Offers	<b>Option I</b>
	Rs. 50,000/- On appointment + Tender Fees to be collected by us and Society to bear Publishing Cost
	<b>Option II</b>
	50,000/- On Appointment + Rs. 2,50,000/- (Society to bear Publishing Cost)
Architect Cum Project Management Consultant Services from Selection of Developer till End	<b>1%</b> on Construction Cost

*\*\*This quote is valid for 6 Months from the date stated on the quotation. Our fees are towards the services provided for facilitation of entire project along with the services of the expert consultants.*

### 2. SCHEDULE OF PAYMENT

Sr	Particulars	Amount
1	On Issuing APMC Engagement letter	Rs. 50,000/-
<b>The below-mentioned payments are to be claimed from the developer and paid to us.</b>		
2	Selection of the Developer	10%
3	On vetting of Development Agreement between Developer and Client.	10%
4	During the planning stage	10%
5	On Registration of Development Agreement / POA	10%
6	On receipt of I.O.D.	10%
7	On Vacation of the Plot	10%
8	On Checking the Foundation layout	5%
9	On Plinth Work	5%
10	Construction Works to be divided depending upon no. of floors to be constructed.	30%

- The above payment schedule is subject to modification based as per the progress of the project.

For **Toughcons Nirman Pvt. Ltd.**

*P. maru*

**Mrs. Deepa Maru**  
**Redevelopment Project Manager**

## ANNEXURE - III

### 3. TERMS AND CONDITIONS

1. TNPL is appointed as Architect cum Project Management Consultant in a professional advisory, structuring, and monitoring capacity. TNPL shall not undertake construction execution, material procurement, labour employment, or financial obligations of the Developer. Execution, statutory compliance, and financial performance shall remain the responsibility of the Developer and/or Society, as applicable. TNPL does not guarantee developer solvency, market sale value, project profitability, or approval timelines, and its role shall remain supervisory and compliance-oriented.
2. All feasibility reports, FSI calculations, financial analyses, tender documents, risk assessments, comparison sheets, and structuring frameworks prepared by TNPL shall remain its intellectual property until full payment of respective fees and shall not be shared with other consultants without written consent.
3. The Society shall not use TNPL's feasibility or structuring documents for third-party tendering, share commercial frameworks with another PMC, or bypass TNPL after developer selection without prior written consent.
4. Professional fees shall be milestone-linked as per Annexure. Invoices are payable within fifteen (15) days. If payment remains unpaid beyond thirty (30) days, TNPL may suspend services and interest @ 15% per annum (compounded quarterly) may apply.
5. While actual release of payment may be aligned with developer milestone receipts by mutual understanding, TNPL's fee entitlement remains milestone-based and is not contingent upon project success or developer profit.
6. If the Society terminates TNPL after completion of the Tendering stage, or appoints another PMC without TNPL default thereafter, the Society shall compensate TNPL with forty percent (40%) of the remaining professional fees. This shall not apply if the Society decides not to proceed after Feasibility.
7. If changes in DCPR, FSI policies, premium structures, PAP/PTC obligations, or environmental restrictions materially increase scope, fees may be revised mutually in good faith. If retendering is required beyond one complete cycle, additional professional fees shall apply. If delays beyond twelve (12) months arise due to internal disputes, indecision, or document non-availability, a reasonable monthly professional retainer may apply.
8. If the redevelopment project does not progress, the Society shall not be liable for any loss-of-profit; however, all professional fees accrued up to the date of discontinuation shall remain payable.
9. TNPL may suspend or terminate services if fees remain unpaid beyond thirty (30) days, if a parallel consultant is engaged without disclosure, or if instructions require unlawful action. All dues till termination shall remain payable.
10. TNPL's total liability shall be limited to the professional fees received for the respective phase. TNPL shall not be liable for developer insolvency, contractor negligence, market conditions, regulatory delays, third-party disputes, or force majeure events.
11. The Society shall indemnify TNPL against claims arising from developer acts, undisclosed title defects, or internal member disputes. TNPL shall indemnify the Society against losses arising solely from proven professional negligence.
12. TNPL shall maintain confidentiality of member data and society records. The Society shall maintain confidentiality of TNPL's proprietary methodologies and structuring systems.
13. If the construction stage extends substantially beyond the planned timeline, supervision fees may be subject to an annual escalation of fifteen percent (15%).
14. Both parties agree not to publicly misrepresent or defame each other during or after the engagement.
15. Disputes shall first be resolved amicably within thirty (30) days, failing which arbitration under the Arbitration and Conciliation Act shall apply, with seat at Mumbai. The terms shall be governed by the laws of India, and courts at Mumbai shall have jurisdiction.

## ANNEXURE - IV

### 4. RESPONSIBILITY MATRIX WITH TIMELINES

Activity	Society	PMC	Developer	Indicative Timelines
<b>Section 79A Compliance</b>	Pass resolutions, appoint PMC, authorize process	Draft notices, guide procedure, prepare documentation	—	1–3 months from initiation
<b>Feasibility Preparation</b>	Provide title docs, plans, Conduct surveys, member data	FSI analysis, cost & risk study, present report	—	1–2 months after document receipt
<b>Tender Process</b>	Approve eligibility criteria and final tender document. Follow up with bidders	Draft tender, issue public notice, manage bid process	Submit bid with documents & EMD	2–3 months
<b>Developer Selection</b>	Follow up with bidders, Site Visits, Interviews, Manage and Attend Presentations, to get Reference Feedbacks, Vote and pass final appointment resolution	Evaluate bids, prepare comparison & recommendation	Submit Additional Documents, Arrange Site Visit, Attend Interviews, Plan Presentation, etc.	Within 2-4 months after bid opening
<b>Development Agreement Finalisation</b>	Execute DA, sign PAAA	Structure commercial, technical, execution terms, review draft, ensure safeguards	Draft DA, provide security package	2–4 months post selection
<b>Tentative Planning Finalisation</b>	Approve Floor plans	Verify Carpet Area, Review Plans,	Prepare Designing plans, Share AutoCad File	
<b>IOD &amp; Statutory Approvals</b>	Provide authorisations	Monitor approval progress & compliance	Prepare drawings, apply & obtain IOD	6–12 months
<b>Individual PAAA Execution to Vacating</b>	Members sign & register Handover Flats to Society	Track documentation & area verification	Facilitate registration & pay stamp duty (if agreed)	1-2 months

<b>Activity</b>	<b>Society</b>	<b>PMC</b>	<b>Developer</b>	<b>Indicative Timelines</b>
<b>Transit &amp; Rent Disbursement</b>	Vacate flats & handover possession to the Society	Monitor rent schedule	Pay rent & deposit security	Begins before demolition; continues till OC
<b>Demolition</b>	Hand over site peacefully	Monitor safety compliance	Execute demolition	1–2 months
<b>Commencement Certificate</b>	—	Track compliance status	Obtain CC & start work	Within 2–4 months post Vacating
<b>Construction Execution</b>	—	Monitor quality, timeline & reporting	Execute construction	24–36 months typical high-rise
<b>Quality Control &amp; Testing</b>	—	Inspect, verify tests, issue observations	Ensure compliance & rectify defects	Ongoing throughout construction
<b>Delay Monitoring &amp; Recovery</b>	Support mitigation (if member-related delay)	Issue delay analysis & recovery advisory	Implement recovery measures	Ongoing
<b>Final Area Verification</b>	Confirm acceptance	Verify measurements & certify	Provide final drawings	1–2 months pre-OC
<b>OC Procurement</b>	—	Follow up & verify compliance	Apply & obtain OC	3–6 months post completion
<b>Handover &amp; Possession</b>	Accept possession & reform society	Supervise handover & document closure	Deliver flats & amenities	Within 1–2 months of OC
<b>Defect Liability Period</b>	Report defects		Rectify defects	12–60 months post possession

