



MYRAYASH HOTELS

WO No:- MYHPL/ANJUNA/2023/14

Date : 16/04/2024

To,
M/s. Impress
Project Management & Consultancy
409 B-Wing, Building No. 4,
Humera Park,
Pathanwadi, Malad (East),
Mumbai - 400097

Contact No. : +91 8879564734
Email id : shrinath@impresspmc.com

Kind Attn. : Mr. Shrinath Chakraverty

Subject : Work order for Project Management Consultancy (PMC) Services for our upscale resort – 148 keys and 22 Tents at Anjuna, Goa Project at Anjuna Village, Bardez Taluka, North Goa District, Goa – 403515.

Dear Sir,

This is with reference to your offer dated 27/10/2023, LOA dated 01/01/2024 and subsequent discussion held with Shri. Ravindra Bakki and Mr. Dhaval Barot, we are pleased to award the work order for Project Management Consultancy (PMC) Services for our upscale resort – 148 keys and 22 Tents at Anjuna, Goa Project at Anjuna Village, Bardez Taluka, North Goa District, Goa – 403515.

The Contract Value for Project Management Consultancy (PMC) Services shall be as follows:

Description	Months	Per month	Total Amount
Staff Expenses	30	Rs. 9,47,000/-	Rs. 2,84,10,000/-
Consultancy charges	30	Rs. 3,75,000/-	Rs. 1,12,50,000/-
Total	30	Rs. 13,22,000/-	Rs. 3,96,60,000/-

Rs. 3,96,60,000/- (Rupees Three Core Ninety Six Lakh Sixty Thousand only) exclusive of taxes.

Further, scope of services & schedule of payment are attached herewith.

We wish you all the best and are looking forward to have a long lasting mutually benefitted professional tie up for future projects also.

Regards,
FOR MYRAYASH HOTELS PVT. LTD.

DIRECTOR
Myrayash Hotels Pvt. Ltd.

Registered Address:

202, Building no. 12, Charvi Reemz Bardez, Anjuna Mapusa
North Goa GA 403509 IN

Tel 0832 2274201 info@myrayash.com

CIN: U74999GA2016PTC013571

Corporate Address:

1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar,
Andheri West, Mumbai - 400053

Tel +91 22 2637 8000 www.bharatinfra.com



TERMS AND CONDITIONS

1] SCOPE OF WORK :

- a) Design Stage
- Conducting Design Coordination Meetings with Consultants along with MYHPL.
 - Collection of all Drawings and review the drawings.
 - Value Engineering
 - Review by Relevant Experts.
 - Study on Construction ability and Feasibility.
 - Suggestion on sourcing and alternate material & Agency.
 - Foresee the real requirement of details proactively.
 - Optimization of Cost & Time.
 - Collecting the technical Specification and BOQ with estimate from the consultant.
- b) Tendering Stage
- Reviewing & Making consolidated budget and get it approved from the MYHPL.
 - Short listing of Vendors for various works.
 - Conducting pre bid meeting with consultants on the queries raised by the vendors.
 - Presenting comparative statements for better understanding and clarity on commercials.
 - Attending negotiation meetings and giving guidance on selection of suitable vendor to the MYHPL.
- c) Contract Award Stage
- Preparing contract document along with drawings and get it approved from the MYHPL.
 - Collecting all necessary documents from the finalized vendor like project schedule, cash flow statement, resource deployment schedule and quality & safety policies along statutory requirements like CAR policy, labor license, bank guarantee etc.
 - After collecting all documents, Issue of purchase order/work order to the finalized vendor.
 - Based on the finalized contract values preparing 2nd cut budget.
 - Conducting kick off meeting at site and start the work at site.
 - Making the Schedule as per the requirement of MYHPL and Practical applicability.
 - Projecting the cash flow statements to the MYHPL and reviewing periodically.
- d) Construction Stage
- Review of Drawings and inform consultants regarding any additional / changes required in the drawing.
 - Conducting Progress review meetings in regular intervals.
 - Providing technical & experienced team to the site for effective execution of Project in time and quality.
 - Involve and discuss with all the consultants regarding the shortfalls in the detailing and sort out all issues including service integration.
 - Tracking the project as per the schedule and also recording the delays in project due to unexpected issues like strike, weather conditions, material short supply etc.
 - To equip the execution team by providing formats, check lists & reports.
 - Check & Certifying of all contractors/Agencies Bills.

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- Keep a track of executed quantity against budgeted quantity. Any escalation in quantity & financial implications in budget to be highlighted to the MYHPL in time with proper justification and then getting approval.
 - Check & approve the rates for NT items before execution.
 - Implementing and insisting to follow safety standards.
- e) Post Construction Stage
- Responsible to provide the required data to Technical, Finance & Accounts department related to billing.
 - Collection of warranty manuals, maintenance manuals.
 - Certifying all vendor bills after collecting all documents and attending snags.
 - Preparing detailed statement of all vendor escalations with contacts of key persons for approaching MYHPL for any kind defects created during the defect liability period.
 - Preparation of Completion certificate based on all documents & Drawings.
 - Handing over all documents and giving basic guidelines about the project to authorized representatives.
 - Handing over consolidated details of retention amount and release schedule to the MYHPL.

2] PROFESSIONAL FEES :

PMC Management fees will be as follows :

Description	Months	Per month	Total Amount
Staff Expenses	30	Rs. 9,47,000/-	Rs. 2,84,10,000/-
Consultancy charges	30	Rs. 3,75,000/-	Rs. 1,12,50,000/-
Total	30	Rs. 13,22,000/-	Rs. 3,96,60,000/-

Rs. 3,96,60,000/- (Rupees Three Core Ninety Six Lakh Sixty Thousand only) exclusive of taxes.

- Payment terms will be as below.
Staff salary will be paid by MYHPL at actuals & deployment will be done as & when required as per work progress.
- Office Infrastructure will be in MYHPL scope. Computers/laptops/printers & stationery will be in PMC scope.
- Staff Accommodation will be in MYHPL scope (for outstation employees only)
- Travel & accommodation expenses for PMC site visit will be borne by MYHPL.
- Number of visits from PMC will be minimum to 2 nos. every month. This may vary as per progress of work and requirements at site.

3] EXECUTION OF ASSIGNMENT:

- a. IMPRESS shall complete all stages of work and the necessary approval given by the MYHPL according to the time schedule mutually agreed upon.
- b. MYHPL to appoint required consultants in co-ordination with IMPRESS.
- c. In the event of IMPRESS firm closing its business, the MYHPL shall have the right to employ any other agency to complete the work after payment

Myrayash Hotels Pvt. Ltd. has been made to IMPRESS up to stage of service then in progress.

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- d. Deliverables from IMPRESS to the MYHPL shall be in 2 or 3 sets and in soft copies.
- e. All consultants shall advise to MYHPL regarding the work under execution during their visits to the site and submit reports on their observations. The responsibility for coordinating and implementing of this advice shall be the on the IMPRESS.
- f. Any deviations from the approved drawings or specifications observed by the IMPRESS team shall be given in writing by them to all consultants with copy to MYHPL. IMPRESS shall issue necessary instructions to the executing agencies.
The MYHPL shall have the liberty to postpone or not execute any work. In such case IMPRESS shall be entitled for payment as per execution of work on mutual agreement. Any compensation of balance works shall not be applicable.
- g. Contract value shall be on lumpsum basis for entire scope of work required for the resort completion. No additional fees shall be applicable.

4] Escalation:

The Contract value shall be valid till completion of the work i.e. 30 + 6 months. After 36 months escalation of 10% shall be applicable on project management fees till the completion of project.

5] Codes and Standards:

The work shall be carried out as per the specification laid down by the Architects / Consultants. In case of absence of the same, relevant latest revision of Indian Standard code shall be followed. In the case of absence of relevant IS code of practice also, the instruction of the President – Construction shall be adopted. In case of contradiction / conflicts between the specifications, the interpretation of President - Construction shall be final and binding to the Consultants. Work shall be done as per the latest IS specification and with requirement of the Developer.

6] Termination of Agreement:-

a. **By the Employer**

The Employer may terminate the agreement by notice to the consultant with a minimum notice period of 1 month. On receipt of the notice the consultants shall immediately make Arrangements to stop the services and minimize expenditure.

b. **By the Consultant**

If Circumstances arise for which the consultant is not responsible and which make it impossible for him to perform in whole or in part the services in accordance with the agreement he shall promptly dispatch minimum notice period of 3 months.

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7] ARBITRATION

Any difference and disputes arising between the MYHPL and IMPRESS on any matter connected with this Agreement or in regard to the interpretation of the content thereof shall be mutually settled within the provisions of the Council of Architects India (Mumbai) Failing which, the dispute shall be referred to Arbitration as per the Indian Arbitration Act, 1995.

You are requested to return copy of this letter of acceptance enclosed in duplicate, duly signed by you in token of your agreement to abide by the aforesaid terms and condition.

Thanking You,

Yours Faithfully,

For MYRAYASH HOTELS PVT. LTD.

DIRECTOR

ACKNOWLEDGEMENT

I/we hereby acknowledge the receipt of Work order dated _____ & have agreed to comply with all terms and conditions mentioned in this letter & execute the work in good practice & recognized principles.

Received & Accepted
For **M/s. Impress**
Project Management & Consultancy

Authorized Signatory

Myrayash Hotels Pvt. Ltd.

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RESORT - ANJUNA, GOA

Date: 16-04-2024

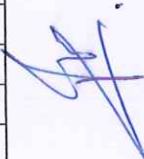
Remarks

2026

2025

2024

Activity	2024												2025												2026												Total	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun								
Design Concept																																						
MEP Schematic																																						
Design Presentation & Approval																																						
Mockup Development & Review																																						
GFC Drawings																																						
Excavation/RCC (Plinth level)																																						
RCC Works (Plinth to Top)																																						
Brickwork, Wet Finishes																																						
MEP Tendering																																						
MEP Services																																						
Interior Finishes																																						
Testing & Commissioning																																						
Façade & External Development																																						
FF & E																																						
Snag & De snag																																						
Handover																																						
Deployment Schedule	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total							
Project Manager	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	23								
Design Co-ordinator																														25								
Civil Engineer (Structure)																														22								
Civil Engineer																														16								
MEP Manager																														20								
Sr. Electrical Engineer																														16								
Electrical Engineer																														17								
Plumbing & Mech. Engineer																														16								
Plumbing & Mech. Supervisor																														17								
HVAC Engineer																														19								
HVAC Supervisor																														15								
Finishing Manager																														26								
Finishing Supervisor																														33								
Purchase/Contracts Manager																														28								
Billing Engineer																														39								
Admin Executive																														23								
Store keeper																														19								
Accounts Manager																														0								
Client Scope	1	1	3	3	3	3	3	3	6	7	7	8	12	13	18	18	18	18	18	18	20	21	21	21	21	19	18	18	14	13	11							
Total Staff -months																																						


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Staff Budget		Budgeted Amount	Number of Months	Total	
Deployment					
Project Manager	1,75,000	23	40,25,000		Budgeted. Actuals may vary
Design Co-ordinator	75,000	25	18,75,000		Budgeted. Actuals may vary
Civil Engineer (Structure)	60,000	22	13,20,000		Budgeted. Actuals may vary
Civil Engineer	55,000	16	8,80,000		Budgeted. Actuals may vary
MEP Manager	1,50,000	20	30,00,000		Budgeted. Actuals may vary
Sr. Electrical Engineer	90,000	16	14,40,000		Budgeted. Actuals may vary
Electrical Engineer	60,000	17	10,20,000		Budgeted. Actuals may vary
Plumbing & Mech. Engineer	60,000	16	9,60,000		Budgeted. Actuals may vary
Plumbing & Mech. Supervisor	45,000	17	7,65,000		Budgeted. Actuals may vary
HVAC Engineer	60,000	19	11,40,000		Budgeted. Actuals may vary
HVAC Supervisor	45,000	15	6,75,000		Budgeted. Actuals may vary
Finishing Manager	90,000	26	23,40,000		Budgeted. Actuals may vary
Finishing Supervisor	45,000	33	14,85,000		Budgeted. Actuals may vary
Purchase/Contracts Manager	75,000	28	21,00,000		Budgeted. Actuals may vary
Billing Engineer	40,000	39	15,60,000		Budgeted. Actuals may vary
Admin Executive	10,000	23	2,30,000		Budgeted. Actuals may vary
Store keeper	30,000	19	5,70,000		Budgeted. Actuals may vary
Accounts Manager	Client scope	0	0		Budgeted. Actuals may vary
Total Amount			2,55,85,000		Budgeted. Actuals may vary
Annual Increment budget			10,50,000		Budgeted. Actuals may vary
Annual Bonus @50% of CTC			8,50,000		Budgeted. Actuals may vary
Staff Accommodation (5 nos. flats)	75,000	15	11,25,000		Budgeted. Actuals may vary
Total Staff Expenses (A)			2,84,10,000		Budgeted. Actuals may vary
Total Consultancy Charges (B)			1,12,50,000		Budgeted. Actuals may vary
Grand Total (A+B)			3,96,60,000		Budgeted. Actuals may vary
Fixed Monthly Expenses					
Project Timeline (in months)	30				
Staff Expenses	₹ 9,47,000				
Consultancy Charges/ month	₹ 3,75,000				
Total Cost Per Month	₹ 13,22,000				
Note:					
All figures are budgeted and exclusive of taxes					



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