



# MYRAYASH HOTELS

WO No:- MYHPL/ANJUNA/2024/20

Date : 10/07/2024

To,

**M/s. Mahimtura Consultants Pvt. Ltd.**  
25, 3<sup>rd</sup> Floor, Unique House,  
S.A. Brelvi Road,  
Fort, Mumbai - 400 001.

**Kind Attn. : Mr. Sailesh R. Mahimtura**

Contact No. : 9820127709

Email id : sailesh.rm@gmail.com

GST No.: 27AABCM0837F1ZQ

**Subject : Work order for R.C.C./Structural Consultancy Services for Five Star Resort at Anjuna, Bardez Taluka, North Goa District, Goa – 403515.**

Dear Sir,

This is with reference to your offer under ref. no. C/10038/2024 dated 17/06/2024; and subsequent discussion, we are pleased to award the work order for R.C.C./ Structural Consultancy Services for Five Star Resort at Anjuna, Bardez Taluka, North Goa District, Goa – 403515.

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**

*CH/10/7/24*

*Chirag*  
12/7/24

*R. Mahimtura*  
10/07/24

Myrayash Hotels Pvt. Ltd.



*Sgt*  
10/07/2024

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:

502, 5th Floor, Supreme Chambers, 17/18 Shah Industrial Estate,  
Off Veera Desai Road, Andheri (W), Mumbai, Maharashtra 400053.

Tel +91 22 6190 0000 www.bharatrealty.in

**TERMS AND CONDITIONS**

Scope of Work includes the following:

Services to be rendered by your firm as R.C.C./ Structural Consultant in connection with this project shall be as follow :

**1] SCOPE OF WORK :**

<p>Concept Design Stage</p>	<ul style="list-style-type: none"> <li>• Investigate structural material availability</li> <li>• Preliminary code analysis</li> <li>• Prepare preliminary project structural standards</li> <li>• Investigate contractor's structural system capabilities</li> <li>• Review existing site geotechnical data</li> <li>• Review site climatological data</li> <li>• Prepare preliminary structural design criteria</li> <li>• Consultant with design team to create conceptual design</li> <li>• Prepare conceptual structural project written systems description</li> <li>• Review results of geotechnical investigation and recommend additional investigations and reports as required</li> <li>• Attend design meetings</li> <li>• Prepare drawings, typical design calculations and such other documents for submission to Municipal Corporation or any other concerned authority.</li> </ul>
<p>Schematic Design Stage</p>	<ul style="list-style-type: none"> <li>• Finalize code analysis</li> <li>• Prepare final project structural standards</li> <li>• Prepare final structural design criteria</li> <li>• Collaborate with design team to develop schematic design alternates</li> <li>• Prepare preliminary structural analysis and design calculations</li> <li>• Prepare Schematic Design drawings</li> <li>• Prepare written Project Description</li> <li>• Provide structural material quantities for budget pricing</li> <li>• Attend design meetings</li> </ul>

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Design Development Stage	<ul style="list-style-type: none"><li>• Coordinate and collaborate with design team to facilitate Design Development</li><li>• Review and incorporate results of wind tunnel test (if applicable)</li><li>• Finalize parameters of structural system major components</li><li>• Prepare structural analysis and design calculations to confirm Design Development</li><li>• Prepare Design Development drawings</li><li>• Begin preparation of technical specifications</li><li>• Provide structural material quantities for budget pricing</li><li>• Attend design meetings</li></ul>
Construction Documents Stage	<ul style="list-style-type: none"><li>• Prepare final structural analysis and design calculations to confirm and finalize design</li><li>• Prepare Construction Document drawings</li><li>• Prepare structural technical specifications</li><li>• Provide structural material quantities for final pricing</li><li>• Coordinate and collaborate with design team to produce Construction Documents</li><li>• Incorporate results of geotechnical report in final foundation design</li><li>• Prepare reinforcement drawings for rebar as required</li><li>• Attend design meetings</li></ul>
Statutory / Liasioning Submissions	<ul style="list-style-type: none"><li>• Liasioning with the Peer Review Structural Consultant</li><li>• Prepare submission documents for local statutory approval</li><li>• Issue relevant structural drawings from time to time as required</li><li>• Assist in approval process by preparing necessary set of drawings for Municipal submission as per prevailing norms</li><li>• Issue stability and completion certificate against completion of the building</li></ul>
Construction Administration Stage	<ul style="list-style-type: none"><li>• Assist with bidding process</li><li>• Review contractor's shop drawings as required</li><li>• Coordinate responses to contractor's RFI's</li><li>• Organize and coordinate inspection and testing agencies for structural work</li><li>• Provide periodic field observation as required for slab inspections</li><li>• Attend site construction meetings</li></ul>

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## 2] INFRASTRUCTURAL WORKS:

In regard to the site development and various infrastructure elements viz. Small Culverts, Service Ducts, Internal Roads (Concrete roads), Storm water drains, Retaining walls for earth retention, Compound wall, Retaining wall / bund wall, Nalla, Access roads, STP, Electrical Substation, Entrance Gate & Security Cabin, UGT, STP, etc. shall be provided with design support by you.

## 3] CONTRACT AND DEDUCTION AND COMPLETION PERIOD:

RCC Work completion time is considered as 36 months, commencing from July 2024.

## 4] CONSULTANCY CHARGES :

The agreed Contract Value for R.C.C./ Structural Consultancy Services shall be as follows:

Total Construction Area (Sq.ft.)	Rate per Sq.ft.	Total Amount
3,23,822.56	8.50	Rs. 27,52,492/-

Rs. 27,52,492/- + Rs. 4,95,448/- GST (18%) = Rs. 32,47,940/- (Rupees Thirty Two Lakh Forty Seven Thousand Nine Hundred Forty only)

## 5] TAXES AND DUTIES :

- GST as applicable
- Income tax and any other statutory deductions shall be deducted from bill as per the rules in force.

## 6] TERMS OF PAYMENT:

The following stages of payments shall be adhered to during the progress of work:

Description	Percentage
Retainer Advance against work order	10%
Concept Design Stage	10%
Schematic Design Stage	10%
Design Development Stage	20%
Construction Documents Stage	20%
Construction Administration Stage	20%
On completion of all works & before submission of final stability certificate	10%
<b>Total</b>	<b>100%</b>



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## 7] Exclusions from M.C.P.L. Scope of works :

- a] Any study, design of Architectural scope of work.
- b] Any study, design and analysis of utilities / services, MEP related scope of work
- c] Any study, design and analysis and PMC of setting up of the specialized on-shore terminal facilities.
- d] Any Liasoning with local statutory / sanctioning authority / authorities for an approval and subsequent follow ups.
- e] Conducting any type of survey at the site for any kind of requirement, whatsoever.
- f] Conducting Soil Investigation
- g] Expenses towards appointment of Peer Reviewer and Peer Review.
- h] Preparation, checking or approving Bar Bending Schedule (BBS), prepared by contractor.
- i] Preparation of Bill of Quantity (BOQ) on GFC as-built drawings.
- j] Testing of materials, conducting NDT tests etc.
- k] Statutory / Licensing submission prepared by local structural engineer
- l] Detail Fabrication drawings. (Details fabrication drawings of all structural steel members need to be prepared by the contractor and submit to you for approval.

## 8] Local Technical support in Goa :

M.C.P.L. has full-fledged office in Goa and you also have your valid structural design license issued by the local Goa authority.

Your Senior Design Engineer from Goa, who would visit the site and supervise the work as and when required at no cost. They will ensure that there is no delay on account of any pending decision. They shall issue necessary technical clarifications, responses to contractors RFI's as and when required as per the instructions received from M.C.P.L. Head office.

Site visits conducted by your Directors and other team members, as and when required, shall be reimbursed at actuals by MYHPL, as per the designation of the visiting personnel.

For services rendered by you in connection with any litigation, arising out of the above work due to causes outside our control, you shall be paid extra fees on the basis of quantum merit.

You shall act as our representative in respect of the structural part of this work and you shall carry out the various assignments applicable for this work as mentioned above. However, copy right of all drawings and of all the work executed from them shall remain your property.

## 9] Escalation:

The Contract value shall be valid till completion of the work i.e 40 months. No claim towards escalation of contract value on any account shall be entertained during this entire period of project.

8/10/2014  
10/10/2014  
10/11/24  
12/7/24  
[Handwritten signatures]



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**10] 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 a notice to the employer. In these circumstances if certain services have to be suspended, the time for their completion shall be extended until the circumstances no longer apply plus a reasonable period not exceeding 10 days for resumption of them. When the period of such suspension exceeds 3 month, the consultant can by notice of at least 15 days terminate the agreement.

**11] ARBITRATION**

Any difference and disputes arising between the MYHPL and MCPL 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.**

*[Handwritten Signature]*

**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.

*CS  
10/11/24*  
*CS  
12/07/24*

Received & Accepted  
**For M/s. Mahimtura Consultants Pvt. Ltd.**

*[Handwritten Signature]*  
**Authorized Signatory**



*[Handwritten Signature]*

*from 10/10/24  
15/8*

*[Handwritten Signature]*  
*15/10/24*

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