

**AARTI AAVISHAR COMPLEX - PROPOSED REDEVELOPMENT  
PROJECT MANAGEMENT CONSULTANCY EVALUATION CHECKLIST**

Sr No.	Criteria	Requirement / Benchmark	Documentation / Evidence	PMC Name
1	Experience in residential redevelopment	≥ 10 years of end-to-end redevelopment projects	Project list, approval records, completion certificates, client testimonials,	
2	Organizational strength & in-house expertise	Established firm with robust technical staff	Organization chart, staff CVs, credentials, (architects – inhouse/outourced) if outsourced, pl submit the architect firm company profile	
3	Project portfolio & delivery record	Completed high-rise/residential projects (≥ Rs 800 crore, ≥ 6000 sq mtr)	Project summaries, FSI details, OC (handed over projects)	
4	Methodology & work-plan robustness	Transparent tendering, feasibility studies, timelines	Sample feasibility reports, workflow documents	
5	Financial strength & transparency	≥ Rs 1 crore turnover per annum over last 3 years, audited accounts	Audited financials	
6	Legal clearances & due diligence of PMC	No adverse litigation, valid certifications	Clearance letters and self declaration from the firm	
7	Empanelment and accreditation	Empanelled with MHADA/RERA/government panels	Empanelment letters (MHADA, RERA etc), ISO 27001, ISO 9001 (applicable certifications)	
8	Client references	References and live project inspections	List of projects with contact details of the office bearers	
9	Transparent fee structure	Detailed item-wise quotation	Fee proposal, with Feasibility Study report	
10	Ongoing support & availability	Assured presence throughout redevelopment cycle	Detailed Scope of Work	
11	Sustainability & green building credentials	Experience with LEED/GRIHA projects	Certificates or documentation	