

VI - DRAFT FOR DISCUSSION WITHOUT PREJUDICE - PRIVATE AND CONFIDENTIAL - 06/05/2026

REQUEST FOR PROPOSAL (RFP) DOCUMENT

FOR

SHARAYU CHSL

ON

Plot No 5, Sector 29, Kopar Khairane, Navi Mumbai, Navi Mumbai - 400 709

Architects / PMC:

Dilip Sanghvi Consultants

101, Sri Saidham, Plot No. 55, 90 Feet Road,
Vikrant Circle, Ghatkopar East, Mumbai 400077
Above Barista

Contact: +91 72084 08100 / +91 91676 49099

Email ID: dilipsanghvi5@gmail.com

Form issued to

RFP NO:	_____/SCHSL/RFP/2026
Name of the applicant	
Address	_____ _____ _____ _____
Date of issue	___/___/2026

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A. FORMAT, TIMELINE, AND INSTRUCTIONS FOR SUBMISSION OF RFP

1. RFP is not transferable, save and except only by express written permission from the Society.
2. The cost of RFP form is Rs. _____/- (Rupees _____ only) including GST to be paid by Demand Draft / Bankers Cheque / Pay Order in favour of "Dilip Sanghvi Consultants". The RFP fee is non-refundable and non-transferable.
3. The RFP shall be issued from _____ to _____ on all working days (save and except Sunday and public holidays) between 11:00 AM to 5:00 PM from _____
4. The complete RFP should be submitted in two parts marked "Envelope No. 1", and "Envelope No. 2 - Bid" as follows;
 - a. Envelope No. 1 – Open Envelope marked "Envelope No. 1" containing Pay Order / demand draft for **interest free Earnest Money Deposit** of value Rs. _____/- (Rupees _____ only) ("EMD"). The Pay order to be drawn on any scheduled bank in favour of "_____ Co-operative Housing Society Limited". The Society shall issue a receipt for the EMD.
 - b. Envelope No. 2 – Sealed Envelope marked "Envelope No. 2 - Bid" containing Offer consisting of completely filled RFP, along with details of proposed scheme for redevelopment and all documents as mentioned in the RFP.
5. The RFP Copy shall be filled in the prescribed format and manner, complete in all respects as mentioned hereunder.
 - a. Each page of the RFP, including addenda / corrigenda (if any), are required to be stamped and signed by the authorized director/partner of the Bidders.
 - b. RFP must be filled in English and all requisite entries entered by hand must be handwritten in blue ink.
 - c. Additions, deletion, modifications, and alterations made, if any, while filling the RFP must be counter signed by authorised director/partner.
 - d. Corrections, if made, shall be made neatly and clearly and duly attested by only one of the authorized director/partner. A power of attorney holder i.e. the constituted attorney of the firm / company signing the tender documents/ RFP shall not be permissible and shall be liable to rejection by the Society.
6. The Bidder shall be deemed to have satisfied themselves by visiting the site, and deemed to be fully conversant with the feasibility, site conditions, policies applicable and relevant to the project, local conditions that are likely to be encountered during the period of execution of the project, and they shall be deemed to have taken into account all factors before submitting the bid. No excuse related to property, feasibility, technical data, policies applicable and relevant to the project, area, financial and legal matters, etc. shall be entertained at any later stage.

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7. One entity or group of persons, directly or indirectly, can quote only for one RFP. If it is found that two or more persons who are connected to one other, either financially or as principal – agent or master – servant or employee – employer relation or same person has bid in two different names or by a syndicate for the same contract then such RFP will be rejected. Any contract entered into under such disguise shall also be liable to be cancelled, at any time during the operating period of the contract. Under the circumstances EMD, Security Deposit, Bank Guarantee and / or any other money paid by the Bidder shall stand forfeited.
8. The Sealed RFP shall be submitted at Society office of _____ CHSL, from _____ to _____ on all working days (save and except public holidays) between 10:00AM to 5:00 PM, along with a covering letter for acknowledgment.
9. Bids may not be accepted after the hour and the date fixed for closing of the RFPs. However, hour and the date fixed for closing of the RFPs can be extended by the Society at its sole discretion. Bidder shall take acknowledgment on the copy with date, time, and name of the person who accepted the Bid.
10. Bids are liable to be rejected outright, at the sole discretion of the Society, without assigning any reasons including but not limited to the following reasons:
 - a. The Bidder submits a incomplete bid, partial bid, and / or conditional bid
 - b. The Bidder refuses to submit completely filled proforma with supporting documents, requested documents, litigation lists, technical details, balance sheets, financial details etc.
 - c. The Bidder proposes any alterations in the terms and conditions specified in the RFP
 - d. All pages are not stamped and signed by authorized director / partner of the Bidder
 - e. All additions, deletion, corrections, modifications, and alterations are not stamped and signed by authorized director /partner of the Bidder.
 - f. EMD is not submitted or partial EMD is submitted with the RFP.
 - g. EMD is submitted in form of cash or cheque.
 - h. The Bidder does not agree to clauses for EMD and / or Security Deposit
 - i. The Bidder does not provide or refuses to provide information / documents, and / or refuses to substantiate such information, which is essential to evaluate the Bidder or the Bid,
 - j. The Bidder refuses to disclose information regarding the constitution of the company/firm, its promoters, partners, directors, etc. as the case may be.
 - k. The Bidder indicates the validity period to be less than that stipulated in the Tender
 - l. Any of the pages of the RFP are obliterated / removed / replaced.
 - m. The Bidder indicates that he does not accept clauses for termination
 - n. The Bidder indicates that he does not accept the clauses for Liquidated Damages
 - o. The Bidder indicates that he does not accept that the right to develop is by means of a mere license to develop the Society's property, and the ownership and juridical possession of the Society's property shall at all times remain with the Society.
 - p. If the director/ partner of the Bidder is found to be relative of Society's Managing Committee / Society's Members / PMC / Legal Advisor

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11. The RFP shall be opened within 15 days of last date of submission (after extensions, if any) at Society Office in the presence Managing Committee Members, interested Members of the Society, Project Management Consultant, and Bidders who wish to be present. Society shall intimate the Bidders the date and time when RFP shall be opened in the event, they desire to remain present on that date and time.
12. RFP will be valid for period of 180 days from the date of opening of RFP. Further, the Society reserves the right to extend the validity of the RFP for 60 days unconditionally.
13. Only those bids contained in "Envelope No. 2 - Bid" shall be accepted which are accompanied by EMD in "Envelope No. 1" as per the Society's requirement.
14. The Society reserves the right, at its sole discretion, to issue any corrigendum and / or addendum clarifying any clause/s or document/s or terms and conditions, in the RFP. Any such addenda / corrigenda shall become integral part of the original RFP Document.
15. Society and PMC has made all the efforts to avoid any error in the RFP. However, the selected Bidder shall take upon itself the risk of any error which may subsequently be discovered and shall not make any subsequent claim on account thereof.
16. The Bidder shall at their own costs, charges, expenses, and consequences also check and verify the title of the Society, and obtain all the documents from such authorities required for the redevelopment Project in order to corroborate the details put forward by the Society. The Bidder shall not raise any claims against the Society and/or the PMC for any discrepancy in such matters. The Society shall not entertain any claim from the Bidder towards the cost of bidding directly or indirectly. The Society shall not pay or repay or reimburse any costs, charges and expenses incurred by the Bidder in relation to any search made / information gathered over and above those enclosed with the RFP document.
17. The Bidder acknowledges that it is submitting its bid on the basis of its own independent examination, inspection and verification and is satisfied with it and will not be entitled to make any claim on the basis of or withdraw its bid on the basis of discovery of any error or misstatement in the RFP Document or otherwise.
18. In case the Developer wants to visit the site during working hours, the Society shall permit the same with prior permission.
19. The EMD of non shortlisted bidders shall be refunded interest free EMD within 60 days of completion of 79A process with the selected Developer.
20. The Society's at its sole discretion, may request the Bidder to clarify their bids and/or amend the same and if so requested by the Society, the Bidder shall be bound to submit further information's if and when required by the Society to have a proper evaluation of their bids.
21. The Society's at its sole discretion, may request the Bidder to make a presentation of the proposal to the Society for better understanding of the Project and if so requested by the Society, the Bidder shall make the presentation which shall contain the profile of the Bidder, its technical capability, its financial capability, proposed cash flow, its suitability to the Society, proposed conceptual design of the project, layouts, construction specifications, amenities, etc. Such

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conceptual designs shall include the overall layouts, amenities, parking, member's premises, sale premises, etc.

22. The Society's at its sole discretion, may request the Bidder to arrange for the site visit of their completed and ongoing projects.
23. Bidders shall be shortlisted by the Society, at Society's sole discretion, based on the bids submitted and which the Society feels is most beneficial to the Society and its members.
24. Bidders shall be evaluated on the merits of their profile, experience, past track record, technical capability, financial capacity, security to the Society, amenities, design, offer, and other parameters. Bidders at the option of the Society only may not be disqualified solely based on non fulfilment of the criteria as stated in the Form for Desired Profile of Developer – "Section E" of the RFP.
25. The total bidding process shall be kept confidential by the Bidder. All information, data and content of RFP documents, and any further correspondences is completely confidential. This information data or content of all such documents shall not be revealed by the Bidder to any person not officially connected with the Bidding process. The Society however reserves its rights to disclose the same in case of need as the Society may in its discretion decide.
26. The Bidder, its employees, consultants shall not influence any member of the Society, managing committee member of the Society, Society's consultants and their personnel, and / or have any direct unauthorized discussion with members on matters related to the tendering process including scrutiny, evaluations, clarifications, comparisons of Tenders or during the decision process of selection of the Bidder, failing which the Society at its sole discretion may disqualify the bids.
27. The Society reserves the right to negotiate, and renegotiate with any one or more of shortlisted Bidders, post opening of the RFP.
28. The Society reserves the right to invite, without assigning any reasons whatsoever, additional Bids at any point in future till final Bidder is selected, and without any liability to the Society, its members, its Managing Committee, its PMC, and its consultants.
29. The Society reserves the right to rebid, or temporarily stop proceeding with the proposed redevelopment before the Bidder is finalized without assigning any reasons whatsoever, and without any liability to the Society, its members, its Managing Committee, its PMC, and its consultants.
30. Submission of bids or even issuance of LOI to any Bidder does not create a binding contract between the Society and the Bidder. Such a binding contract shall stand created only upon due execution and registration of a formal Development Agreement between the Society, and the selected Bidder.
31. The Society reserves the exclusive and unconditional right to accept or reject any or all bids highest or lowest at any stage without assigning any reason whatsoever and without any liability to the Society, its members, its Managing Committee, its PMC, and its consultants. It is expressly understood that the Society is not bound to accept highest Bidder.
32. The decision of the Society in all matters pertaining to bidding process, shall be final and binding,

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and the Bidder shall not be entitled to dispute the Society's decision.

33. Disclosure of any information contained in the RFP document during and / or after the opening of bids by the Society shall be solely at the discretion of the Society.
34. In case the selected Bidder is unable to fulfil his obligations within the timeline agreed upon after the issue of LOI, then the Society reserves its right to terminate the Bidder.
35. The Bidder may in the forwarding letter mention any points which he may wish to make clear, the Society reserves the right to accept / reject the same if the whole of the RFP becomes conditional.

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B. ABBREVIATIONS

1.	AAC	Autoclaved Aerated Concrete Blocks
2.	AAI	Airport Authority Of India
3.	AC	Air Conditioner
4.	AOS	Amenity Open Space
5.	AR	Accommodation Reservation
6.	ASR	Annual Schedule of Rates for FSI 1 (Stamp Duty Ready Reckoner Rate) as applicable from time to time
7.	BCC	Building Completion Certificate
8.	BG	Bank Guarantee
9.	BUA	Built Up Area
10.	CA	Carpet Area
11.	CC	Commencement Certificate
12.	CCTV	Closed Circuit Television Camera / Surveillance Camera
13.	CCZM	Colour Coding Zoning Map released by Airport authority of India
14.	CEO	Chief Executive Officer
15.	CFO	Chief Fire Officer of NMMC
16.	CHSL	Co-operative Housing Society Limited
17.	COC	Cost Of Construction
18.	CSL	Co-operative Society Limited
19.	DA	Development Agreement
20.	DILR	District Inspector of Land Records
21.	DM	Development Manager
22.	DTH	Direct To Home
23.	EC	Empowered Committee
24.	EETC	Executive Engineer Traffic & Coordination
25.	EIA	Environment Impact Assessment
26.	ELCB	Earth leakage Circuit Breaker
27.	FSI	Floor Space Index
28.	GoI	Government of India
29.	GoM	Government of Maharashtra
30.	Govt	Government
31.	GST	Goods And Services Act, 2017 as amended from time to time
32.	GZ	Green Zone
33.	HPC	High Power Committee
34.	IA	Individual Agreement

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35.	IOD	Intimation of Disapproval
36.	IRR	Internal Rate of Return
37.	KJP	Kami Jasti Patrak
38.	LD	Liquidated Damages
39.	LOI	Letter of Intent
40.	LOI	Letter of Intent
41.	LOS	Layout Recreational Ground / Open Space
42.	MAHARERA	Maharashtra Real Estate Regulatory Authority
43.	MBRRB	Mumbai Building Repair & Reconstruction Board
44.	MC	Managing Committee
45.	MCB	Miniature Circuit Breaker
46.	MCRC	Managing Committee and Redevelopment Committee
47.	MGL	Mahanagar Gas Limited
48.	MoEF	Ministry of Environment and Forest
49.	MOFA	Maharashtra Ownership Of Flats Act (MOFA) Act
50.	MOU	Memorandum of Understanding
51.	MPCB	Maharashtra Pollution Control Board
52.	MRTPA Act	Maharashtra Regional and Town Planning Act, 1966 as amended from time to time
53.	MTNL	Mahanagar Telephone Nigam Limited
54.	NA	Not Applicable
55.	NBC	National Building Code as applicable from time to time
56.	NGO	Non Governmental Organization
57.	NMMC	Navi Mumbai Municipal Corporation
58.	NOC	No Objection Certificate
59.	NOCAS	No Objection Certificate Application System
60.	NPV	Net Present Value
61.	OC	Occupation Certificate
62.	PAAA	Permanent Alternate Accommodation Agreement
63.	PAP	Project Affected Person
64.	PMC	Project Management Consultant
65.	POA	Power of Attorney
66.	POS	Public Open Space
67.	PPL	Public Parking Lot
68.	PRC	Property Registration Card
69.	PTC	Permanent Transit Camp
70.	RDC	Redevelopment Committee,

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71.	RERA	The Real Estate (Regulation And Development) Act, 2016 as amended from time to time
72.	RG	Recreational Ground
73.	RL	Regular Road Line
74.	ROS	Recreational Open Space
75.	SDRR	Stamp Duty Ready Reckoner Rate as applicable from time to time
76.	SDZ	Special Development Zone
77.	SFT	Square Feet
78.	SIEAA	State Environment Impact Assessment Authority
79.	SLR	Superintendent of Land Record
80.	SPA	Special Planning Authority
81.	SQM	Square Metres
82.	STP	Sewerage Treatment Plant
83.	SWD	Storm Water Drain
84.	TDR	Transferable Development Rights
85.	TPS	Town Planning Scheme
86.	TV	Television
87.	UDCPR	Unified Development Control And Promotion Regulation, as amended from time to time
88.	ULC	Urban Land (Ceiling & Regulation) Act, 1976 as amended from time to time
89.	UPVC	Unplasticized Polyvinyl Chloride
90.	URC	Urban Renewal Cluster
91.	URP	Urban Renewal Plan
92.	URS	Urban Renewal Scheme
93.	WC	Water closet

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C. DEFINITIONS & INTERPRETATIONS

1. "BCC" means certificate given by the Concerned Authority after completion of the entire project certifying completion of the entire work of the Project as per the development permission.
2. 'Development Agreement/ Redevelopment Agreement' shall mean the formal agreement accepted and executed between the Developer (being the successful Bidder), the Members of the Society, and the Society together with the documents, designs, drawings, appendices, schedules etc. and duly stamped and registered;
3. 'Applicable Laws / Regulations': All Redevelopment work shall be based on and in full conformity with the prevalent DCPR or any other laws as applicable for the Redevelopment, rules and regulations of concerned approval authority, Coastal Regulatory authority, Civil Aviation authorities and other authorities as may be applicable including the modifications / clarifications / amendments etc. thereto which have been issued by the Concerned Authorities;
4. "Approvals" means all approvals, permissions, authorizations, consents, licenses, exemptions, letters of intent (LOIs), annexures, intimation of approval/ intimation of disapproval, commencement certificates, occupation certificates, building completion certificate, notifications, sanctions of layout plans (and any amendments thereto), sanctions of building plans (and any amendments thereto), as may be applicable and/or required for the development of the Property or part thereof as may be required under the Applicable Laws/Regulations;
5. "Concerned Authority" means the Urban Development Ministry or any other competent authority, which has the power to approve the Project or issue any Approvals, licenses and no objection certificate for any matter concerning the Project;
6. "CC" means official permission granted by the Concerned Authority to start the construction of the Redevelopment in accordance with the Approvals and plans sanctioned by the Concerned Authority;
7. "Common Amenities and Facilities" means the amenities and facilities to be given in the New Buildings and/or Land for common use of the occupants of the New Buildings;
8. "Defect Liability Period" means the period as stipulated in the RFP Documents and as per RERA, starting from the date of full OC for the New Building for which, the Developer shall guarantee the satisfactory performance of work executed by him, in respect of materials, workmanship and water proofing of the New Building;
9. "Developer" shall mean the successful Bidder whose RFP is accepted by the Society and who has undertaken to carry out the work of Redevelopment as per the terms and conditions mutually agreed and accepted through a Redevelopment Agreement;
10. "Engineer" shall mean the Project Officer/Project Engineer/supervisor or any authorized representative who is appointed/nominated by the Society/ PMC to supervise and be in charge of the work at Site from Society's side;

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11. **"Final Completion Date"** shall mean 15 (fifteen) days from the completion of the Redevelopment work in all respects as per the specifications, drawings, directions and the Site has been cleared, including obtaining the full OC with Water Connection and Electrical Connections, the removal of labour camps with men, machines and equipments, and all other facilities put up by the Developer for the Project and rectifying all the defects and/or deficiencies in all the New Buildings as may be pointed out by the Society/ members in consultation with PMC, post which the final certificate will be issued to the Developer jointly by the PMC and Society certifying that the Redevelopment is complete;
12. **"Handover Date"** means the date on which, the last member of the Society vacates their existing premises in the existing buildings and hands over the vacant possession of their premises to the Society and Society in turn granting license of the Property to the Developer for entering the Property for the purpose of Redevelopment; which shall only take place after the Developer obtaining the IOD and executing the Permanent Alternate Accommodation Agreement ;
13. **"Legal Consultant"** shall mean M/s "_____" having their office at _____ or its authorized representatives or any other person as appointed by the Society as Legal Consultant.
14. **"MAHARERA"** means the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder with all or any statutory modification or amendment or re-enactment thereto and to the extent notified and applicable to the State of Maharashtra;
15. **NMMC:** means the civic body that governs the Navi Mumbai Municipal corporation
16. **"Members Entitlement Area"** shall mean the entitlement areas of new premises to be allotted to the existing members, which shall be sum of existing carpet area and free of cost additional Usable RERA carpet area offered, compensatory RERA carpet area of existing terrace / existing garages (if applicable).
17. **"Member's Existing Carpet Area"** or **"Existing Carpet Area"** shall mean carpet area including the RERA carpet area of existing premises plus existing balconies and existing otlas which are as stated herein in Annexure 3.
18. **'MOFA Carpet Area'**: The "MOFA Carpet Area" shall mean the total area covered inside the residential units and includes finished wall to finished wall of all rooms, balconies, passages, toilets, baths, WC, door sills, etc. The area under the columns, skirting, wall cladding shall be included in the calculation of carpet areas. This carpet area excludes area under common areas, common lobbies, chajjas, elevation areas, flower beds, niches, toilet ducts, service slabs or any other area available free of FSI.
19. **"Month"** shall mean English calendar month;
20. **"New Building(s)"** shall mean the new building(s) (inclusive of the members new flats / shops / offices along with the car parking spaces and the Developer's saleable area) to be constructed by the Developer on the land of the Society for residential and commercial purpose and as may be permissible under the UDCPR 2034 and Applicable Laws/Regulations by demolishing the buildings standing on the Land of the Society;

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21. **"Notice in Writing"** or **"Written Notice"** or **"Notice"** shall mean a notice in writing sent by hand delivery/registered post/speed post to the last known private or business address of the addressee and shall be deemed to have been received by the addressee;
22. **"OC"** means permission given by the Concerned Authority for occupying floors of the building after the completion of the construction of the respective floors and **"Full OC"** means permission given by the Concerned Authority for occupying the full building after the completion of the construction of the buildings;
23. **"Project"** shall mean carrying of the Redevelopment with all the agreed Amenities and common areas and facilities and procuring OC and BCC as per Applicable Laws/Regulations;
24. **"PMC"** shall mean M/s. Dilip Sanghvi Consultants, having their office at 101, Sri Saiidham, 90 Feet Road, Vikrant Circle, Ghatkopar East, Mumbai 400077, or its authorized representatives or any other person as appointed by the Society as PMC.
25. **"Property"** shall mean the Land of the Society/s along with building/s standing thereon.
26. **"Purchaser(s)"** shall mean and include an individual, a partnership firm, a limited company, body corporate, a private and/or public trust and/or any other person with whom the Developer will enter and execute agreements for sale for the Developer's saleable area or any part thereof;
27. **"Redevelopment"** shall mean demolition of the existing buildings of the Society standing on the Land and by constructing the New Buildings on the Land as per Applicable Laws/Regulations and Approvals;
28. **'RERA Carpet Area'**: The **"RERA Carpet Area"** shall mean, the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. For the purpose of this clause, the expression **"exclusive balcony or verandah area"** means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the member of the Society or Purchaser; and **"exclusive open terrace area"** means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the member of the Society or Purchaser;
29. **"Usable RERA Carpet Area"** shall mean the RERA Carpet Area as defined hereinabove plus any exclusive balcony, decks, dry balconies, appurtenant to and as a part of their new premises which are counted in FSI. The area under the columns, skirting, wall cladding shall not be deducted in the calculation of carpet areas. This carpet area excludes area under common areas, common lobbies, chajjas, elevation areas, flower beds, niches, toilet ducts, service slabs or any other area available free of FSI.
30. **"Societies"** shall collectively mean all the Societies and buildings i.e " Sharayu CHSL at Kopar Khairane, Navi Mumbai – 400 709.
31. **"Tenderer/Developer/Promoter/Bidder"** shall mean the firm/party/company who quotes bids under this RFP;

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32. 'RFP Document/s': means the Technical Bid, Commercial Bid, their annexures or appendices and also any written clarifications, addendum or corrigendum issued by the Society before the last date of submission of the Bids including extensions thereof;
33. "Site" shall mean the Land where the Project shall be carried out;

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D. INFORMATION ABOUT SOCIETY

SN	Description of items	Information
1.	Disclaimer	Neither Society, its Members, Managing Committee Members, nor its employees or its PMC / Architect / Associated Consultants or any other persons / entity directly or indirectly connected to the Society during full tenure of the Project will have any liability to any prospective Bidder or any other person under law, equity or contract or otherwise for any alleged loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in the bid document, any matter deemed to form part of the bid document, the award of the Project, the project information and any other information supplied by or on behalf of Society or its PMC, or otherwise arising in any way from the selection process for the Project.
2.	Name of the Society	Sharayu CHSL
3.	Introduction and redevelopment proposal	<p>(1) Sharayu CHSL proposes to re-develop its old existing residential buildings by utilizing the Permissible FSI as per UDCPR</p> <p>(2) The Society owns a property having net plot area is about 6,000 SQM or thereabouts.</p> <p>(3) Entire Project is to be carried out as per UDCPR by the Bidder as per conditions described in this RFP Document. Bidders have to carry out the construction of the new building(s) by demolishing the existing structure and have to provide the flats to all the existing members in the new reconstructed building. Once flats are allotted to all the existing members as per the terms and conditions stated in this RFP, the surplus flats in the reconstructed building(s), will be available for the Bidder for sale in the open market as per terms of the contract.</p>
4.	Title of the property	The plot is owned by CIDCO. The Developer has to do the registration of first party, and the CIDCO.

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5.	Location	The property is located at Kopar Khairane, Navi Mumbai – 400 709
6.	Accessibility	(1) The plot is located at Kopar Khairane, Navi Mumbai – 400 709 (2) The property is abutting two existing roads having proposed road width of 20 M. (3) The property is situated in good locality of Kopar Khairane having all amenities like shopping, banks, medical facility etc. within walking distance of 5 to 10 minutes. (4) The property is located at walking distance of 25 to 30 minutes from Kopar Khairane Railway Station and Turbhe Railway Station.
7.	Plot no.	5
8.	Sector	29
9.	Lease Deed	The plot is owned by CIDCO.
10.	Gross Plot area as per Proposed Lease Deed	6,000 SQM or thereabouts
11.	Road setback	(1) As per details available, there was no original road setback, and there is no proposed road setback. (2) However, the Tenderer should verify the road setback area & have his own independent check before he quotes for this tender. (3) The Society shall not be responsible for any road setback area and shall not accept any variation in the bid / offer quoted / accepted by the Society during the course of negotiation, agreement stage, post agreement stage & any time in future due to road setback area.
12.	Plot Area To Be Taken For The Approval Of Project With NMMC	The Tenderer shall take the plot area as permitted by the NMMC for proposed development.
13.	Survey of land	(1) The Bidder is requested to carry out his own survey of the property to ascertain the physical area of the land before he quotes for this RFP. The bid from the Developer shall be firm based on the area to be stated in the property registration card. (2) If any variation in physical possession of the land is found by the Bidder, then he has to state the variation in this offer / bid.

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		(3) The Society shall be entitled to reject any claim/s for variation in the offer at a later date on the ground of any discrepancy in this behalf.
14.	Details of existing building	There are 5 existing wings consisting of 70 residential units.
15.	Existing FSI built up area	The existing FSI built up area is 6000 SQM or thereabouts as per available information.
16.	Member's Existing Carpet Area" or "Existing Carpet Area"	"Member's Existing Carpet Area" or "Existing Carpet Area" shall mean the carpet area of existing premises including enclosed balconies as stated herein in Annexure 2.
17.	MOFA carpet area	(1) The "MOFA Carpet Area" shall mean the total area covered inside the residential units, finished wall to finished wall of all rooms, balconies, passages, toilets, baths, WC, door sills etc. (2) The area under the columns, skirting, wall cladding shall not be deducted in the calculation of carpet areas. This carpet area excludes area under common areas, common lobbies, chajjas, elevation areas, flower beds, niches, toilet ducts, service slabs or any other area available free of FSI.
18.	RERA carpet area	(1) The "RERA Carpet Area" shall mean, the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. (2) For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the member; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Member.
19.	Offer	<u>The offer for new carpet area shall be as per RERA Carpet Area and shall not be as per MOFA Carpet Area. It shall be based on existing carpet area (51,725.85 SFT) as</u>

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		<u>mentioned in these documents</u>											
20.	Summary of existing carpet area statement of members	<table border="1"> <thead> <tr> <th>User</th> <th>No of Units</th> <th>Total Carpet Area in SFT</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>70 Nos</td> <td>51,725.85 SFT</td> </tr> <tr> <td>Total</td> <td>70 Nos</td> <td>51,725.85 SFT</td> </tr> </tbody> </table>	User	No of Units	Total Carpet Area in SFT	Residential	70 Nos	51,725.85 SFT	Total	70 Nos	51,725.85 SFT		
User	No of Units	Total Carpet Area in SFT											
Residential	70 Nos	51,725.85 SFT											
Total	70 Nos	51,725.85 SFT											
21.	Other area details	(1) There is one Society office.											
22.	Contact Details of the PMC	Sagar Dilip Sanghvi - +91 91676 49099 Mamta Dalwaney - +91 75061 10043 dilipsanghvi5@gmail.com staff.dscarch@gmail.com											
23.	Contact Details of the Society	(1) Mr. _____, Secretary - +91 _____ (2) Mr. _____, Chairperson - +91 _____ (3) Email Address - _____@gmail.com											
24.	Documents provided	The following documents are attached in a CD along with the RFP (1) Lease Deed (2) DP Sheet (3) Plot Survey (4) Layout plan											

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E. FORM FOR DESIRED PROFILE OF DEVELOPER

(To be filled separately with stamp and sign)

SN	Particulars	Reply
1.	Office Address - Bidder should be Navi Mumbai / Mumbai Based. Bidder should have an office within limits of Navi Mumbai Municipal Corporation / Brihanmumbai Municipal Corporation	_____ _____ _____
2.	The Bidder or partner/shareholders of the parent company or the parent company itself should have experience in undertaking redevelopment projects for a minimum of 10 years as on 31/03/2026	Yes / No
3.	If a Bidder is a proposed SPV / subsidiary company, the majority of the partner/shareholders of the parent company or the parent company itself should have more than 51% stake in the SPV / subsidiary company. The majority of the partner / shareholders of the parent company or the parent company itself will not be permitted to reduce their stake to less than 51% during the Redevelopment. The majority partner of the SPV and the parent / flagship company / holding Company of the Group will be responsible for the execution of the complete Project.	Yes / No If Yes, kindly provide details
4.	In the event that the successful Bidder proposes to undertake the project vide its SPV / subsidiary company, the parent company of such SPV / subsidiary company, shall be a confirming party to the Development Agreement, assuming all the roles, rights, duties and obligations of the developer.	Yes / No
5.	Completed residential or residential cum commercial project with OC (excluding SRA projects) in a single location by the Bidding Company or the complete Group including Bidding Company within Navi Mumbai / Mumbai in the last 6 years ending 31/03/2026, with gross built up area of not less than 20,000 SQM and with at least 50 existing members. It is clarified that the OC should have been obtained in the last 6 years ending 31/03/2026. (Expected 1 Nos) (Mention name of such projects. Submit architect / LS certificate for each projects with supporting documents)	____ Nos 1. _____ 2. _____ 3. _____ _____

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6.	<p>Ongoing residential or residential cum commercial redevelopment project (excluding SRA projects) in a single location by the Bidding Company or the complete Group including Bidding Company within Navi Mumbai / Mumbai in the last 5 years ending 31/03/2026, with plot area of more than 6,000 SQM, and gross built up area of not less than 50,000 SQM and with at least 70 existing members. It is clarified that the 1st CC should have been obtained in the last 5 years ending 31/03/2026. (Expected 1 Nos)</p> <p>(Mention name of such projects. Submit architect / LS certificate for each projects with supporting documents)</p>	<p>____ Nos</p> <p>1. _____</p> <p>2. _____</p> <p>3. _____</p> <p>4. _____</p>
7.	<p>The Bidding Company or the complete Group including Bidding Company should have aggregate FSI BUA of completed residential or residential cum commercial projects with OC within NMMC and BMC limits (Expected 50,000 SQM)</p> <p>(Mention name of such projects. Submit architect / LS certificate mentioning details of each projects with supporting documents)</p>	<p>_____ Lakh SFT</p>
8.	<p>The Bidding Company or the complete Group including Bidding Company should have aggregate FSI BUA of under construction residential or residential cum commercial project with 1st CC within NMMC and BMC limits (Expected 50,000 SQM)</p> <p>(Mention name of such projects. Submit architect / LS certificate mentioning details of each projects with supporting documents)</p>	<p>_____ Lakh SFT</p>
9.	<p>Consolidated average annual sales turnover (booked) of Bidding Company or the complete Group including Bidding Company from real estate projects within NMMC and BMC limits during the last 3 years ending 31/03/2026, and maximum sales turnover (booked) in any single of last 3 years ending 31/03/2026, (Expected average sales turnover of Rs. 35 Cr., and Rs. 100 Cr. any single of last 3 years)</p> <p>(Submit certificate from practicing CA having a Unique Identification (UDI) No)</p>	<p>Rs. _____ Cr.</p>

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10.	Consolidated average annual sales turnover (receipts) of Bidding Company or the complete Group including Bidding Company from real estate projects within NMMC and BMC limits during the last 3 years ending 31/03/2026 (Expected average sales turnover of Rs. 50 Cr.) (Submit certificate from practicing CA having a Unique Identification (UDI) No)	Rs. _____ Cr.
11.	Consolidated closing work in progress of Bidding Company or the complete Group including Bidding Company from real estate projects within NMMC and BMC limits during the last 5 years ending 31/03/2026 (Expected Rs. 150 Cr.) (Submit certificate from practicing CA having a Unique Identification (UDI) No)	Rs. _____ Cr.
12.	Consolidated Net Worth of the Bidding Company as on 31/03/2026 or later (Expected Rs. 75 Cr.) (Submit latest certificate from practicing CA having a Unique Identification (UDI) No issued in last 6 months and a further certificate 1 month before the execution of DA)	Rs. _____ Cr.
13.	Consolidated Net Worth of the complete Group including Bidding Company as on 31/03/2026 or later (Expected Rs. 200 Cr.) (Submit latest certificate from practicing CA having a Unique Identification (UDI) No issued in last 6 months and a further certificate 1 month before the execution of DA)	Rs. _____ Cr.
14.	Solvency certificate for Bidding Company or the complete Group including Bidding Company from any scheduled commercial bank – public sector banks or private sector Indian banks except cooperative banks. (Expected Rs. 250 Cr.) (Submit latest solvency certificate issued in last 6 months)	Rs. _____ Cr.
15.	Debt to equity ratio of the Bidder	
16.	Debt to equity ratio of the parent / flagship company of the Bidder, if any	

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17.	CIBIL rating of the Bidder or the parent / flagship company of the Bidder, if any (Submit CIBIL certificate)	
18.	Has the Bidder, and / or its Partners and / or its Directors and / or any Company / HUF / AOP associated with the Bidder have defaulted and / or are in default of paying rent / hardship compensation to any tenant / member in any of their ongoing or completed redevelopment projects in the last 10 years ending 31/03/2026. (Submit an declaration on company letterhead as per Proforma E).	Yes / No If Yes, kindly provide details
19.	Has the Bidder, and / or its partners, and / or its directors, and / or any company associated with the Bidder should not have any pending cases in the NCLT or in any court / tribunal, filed by financial creditors. (Submit a declaration on company letterhead as per Proforma E).	Yes / No If Yes, kindly provide details
20.	Has the Bidder, and / or its Partners, and / or its Directors, and / or any Company associated with the Bidder have any pending criminal cases (Submit a declaration on company letterhead as per Proforma E)	Yes / No If Yes, kindly provide details
21.	Bidder or its partner/shareholders or partner/shareholders of the parent company or the parent company itself to make a true and full disclosure about their dispute going on regarding the redevelopment projects also the projects wherein they have been terminated and whether in such project's termination is in dispute or otherwise.	Yes / No If Yes, kindly provide details
22.	Are The partners, directors, and / or promoters of the Bidder or its Group, directly or indirectly, a relative of Society's Managing Committee / Society's Members / PMC / Legal Advisor (Submit a declaration on company letterhead as per Proforma E)	Yes / No If Yes, kindly provide details

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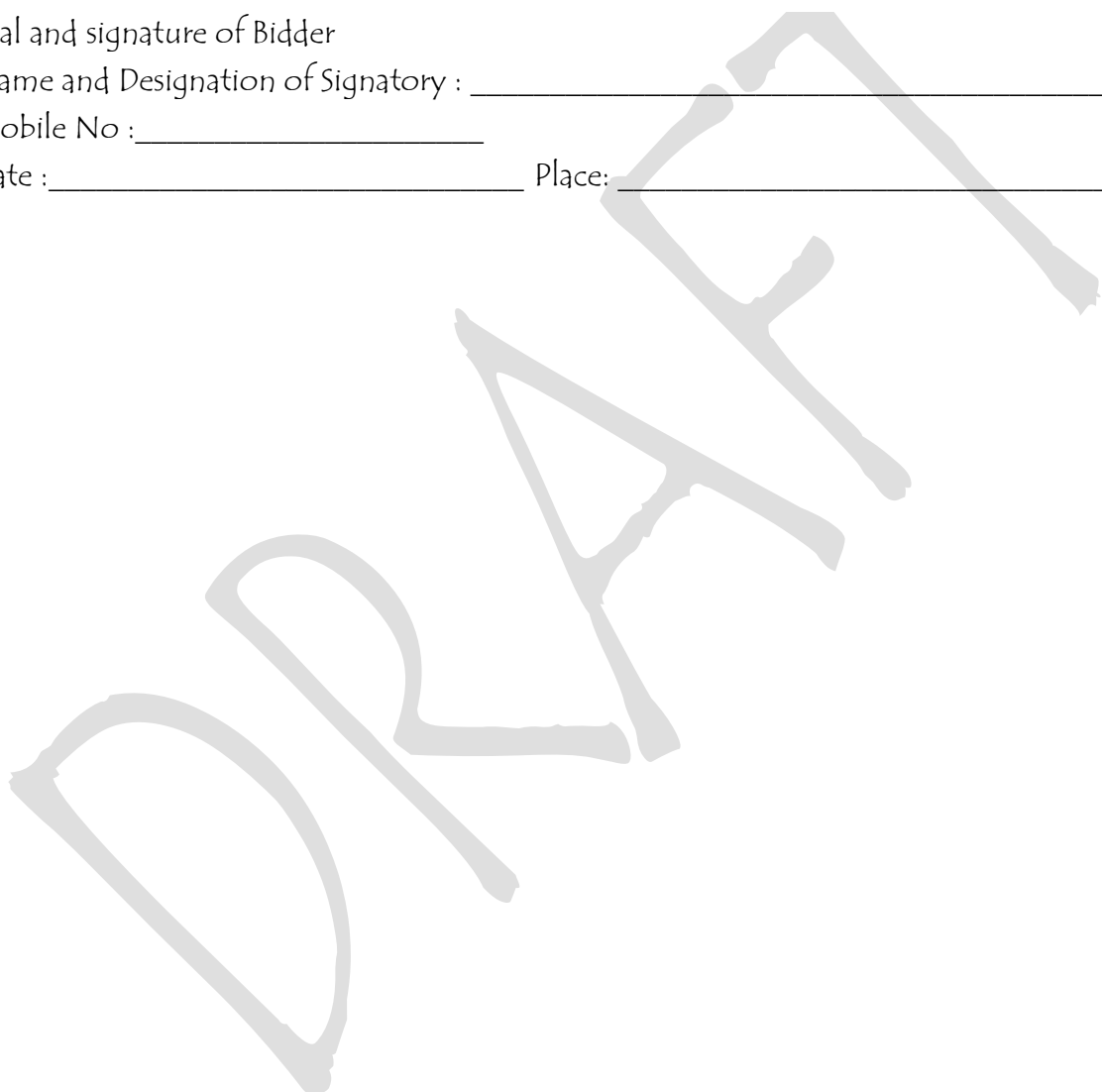
<p>23.</p>	<p>Are the Bidder and / or the parent company and / or its partners (including each partner of a joint venture), and / or its directors, and / or any company associated with the Bidder has any history of litigation and / or arbitration invocation of bank guarantee and / or delayed defaults litigation history resulting from contracts executed in the last five years ending 31/03/2026, and currently under execution (Submit details on company letterhead as per Proforma D)</p>	<p>Yes / No If Yes, kindly provide details</p>
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Seal and signature of Bidder

Name and Designation of Signatory : _____

Mobile No : _____

Date : _____ Place: _____



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F. DOCUMENTS TO BE SUBMITTED BY THE DEVELOPER

(To be filled separately with stamp and sign)

1.	The details of Bidder as per prescribed format in Proforma A.	<u>YES / NO</u>
2.	Details of all completed / ongoing / upcoming projects by the Bidder and group as per prescribed format in Proforma B.	<u>YES / NO</u>
3.	Financial details of the bidding company and the group as per prescribed format in Proforma C.	<u>YES / NO</u>
4.	Declaration cum indemnity as per prescribed format in Proforma E.	<u>YES / NO</u>
5.	Litigation details of the bidding company and the group as per prescribed format in Proforma E.	<u>YES / NO</u>
6.	Complete details of all RERA complaints, pending litigation, and all completed litigation / arbitration resulting from contracts executed in last 5 years or otherwise related to the Bidder [including its shareholders or partners, as applicable], its associate company, group companies, proprietors, directors etc.	<u>YES / NO</u>
7.	Profile of the Bidder, and short bio data, and previous experiences of the partners, shareholders, directors, and other key personnel as applicable	<u>YES / NO</u>
8.	Declaration stating shareholding pattern of the Bidder, and parent / flagship company OR the partnership details.	<u>YES / NO</u>
9.	Latest Solvency Certificate of the Bidder from any scheduled commercial bank – public sector banks or private sector Indian banks except co-operative bank.	<u>YES / NO</u>
10.	Certificate from practising Chartered Accountant certifying the net worth of the Bidder / group / partners as on 31/03/2026 along with basis and manner of calculations	<u>YES / NO</u>
11.	Copies of income tax returns, audited balance sheet, profit and loss account for the parent company, and Bidder OR the partnership / LLP and its partners, for the last 5 years ending 31/03/2026 duly certified by the practising Chartered Accountant.	<u>YES / NO</u>

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12.	Latest Form 3 of all ongoing Projects of the Bidder submitted to RERA	<u>YES / NO</u>
13.	IOD, CC, OC along with plans for all the projects mentioned in Proforma B in a soft copy format	<u>YES / NO</u>
14.	The Developer have also submitted the above documents in soft copy duly saved in pen drive (scanned PDF for documents, and Proformas in MS Excel / Word format) in addition to signed hard copies.	<u>YES / NO</u>

Seal and signature of Bidder

Name and Designation of Signatory : _____

Mobile No : _____

Date : _____ Place: _____

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G. A FORMAL PROPOSAL

To,
Sharayu CHSL,
Kopar Khairane, Navi Mumbai – 400 709.

Respected Sir / Madam,

We, Shri _____, / Partner / Director of M/S

_____ have perused and read the Request for Proposal (RFP) issued by your Society.

The Developer have physically visited your Society premises and fully satisfied ourselves with the details / information as provided here along with the RFP Document as regards the title of the property, plot layout, the ownership status, present occupation, the existing layout of the building, the conditions of the building, the ground realities as regards the various structures and we have also ascertained these details from the concerned Government / NMMC departments. We further confirm that we have verified ourselves and are conversant with the current Unified Development Control And Promotion Regulations (UDCPR), CIDCO policies, NMMC procedures, and formalities including requirements from other statutory authorities. We have made our own evaluations and assessment of the project and are satisfied by the same. We also assure the Society that we will work in close liaison with Society Managing Committee members, PMC, Architect, Legal consultants or any other consultants appointed by the Society. We further undertake that the time for completion of work and achieving the milestones shall be essence of the proposal and failure to do so, shall invite consequences as may be decided by the Society.

The Developer understand and accept that, the information given in this RFP document is given in good faith and meant only as guidance. However, it is our responsibility to check and verify the same prior to submission of bid offer.

The Developer have made my/our own evaluations and assessment of the Project and are satisfied by the same. The Developer also stand by our offer irrespective of any additions/alterations in the various Govt. / NMMC amendments. The Developer have visited the site and are fully aware of the site conditions.

The Developer have paid a sum of Rs _____/- (Rupees _____ only) towards the RFP and am / are fully aware of the non-refundability of the same. As also The Developer understand the right and the requirement of the Society to reject my/our offer without assigning any reasons whatsoever.

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Notwithstanding anything contained herein, in the event of the Society short-listing Developer as appropriate for taking up the proposed Re-Development Project, any such short-listing or subsequent selection shall only be during negotiations, and the final terms of development acceptable to the Society will be covered in a detailed Development Agreement that will be drawn up by the Society. Only on execution and registration of a Development Agreement by the Society and of the form and content acceptable and agreed to by the Society will development rights be granted, such Development Agreement will be the sole repository of the agreed terms and conditions. Until the execution and registration of such Development Agreement, any exchange of documents / correspondence, or any expenses that may be incurred or generally any acts done by the Developer shall not be construed as the Society having granted any rights to us, and shall be treated in the course of negotiations.

The Developer have submitted this offer to the Society at their own free will. The Developer understand that you are not bound to accept the highest bid or lowest bid or any bid received by you and you may reject all or any bid. We also accept your right and your sole discretion to accept or reject our offer / proposal without giving any reasons to the Developer whatsoever and without creating any liability to Society, its Managing committee, or PMC or any of Society's consultants /advisors.

Yours faithfully,

Seal and signature of Bidder

Name and Designation of Signatory : _____

Mobile No : _____

Date : _____ Place: _____

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SN	Particulars Required	Reply by the Developer.
1.	Name and Address of the Company	<hr/> <hr/> <hr/> <hr/> <hr/> Office Nos: <hr/> E-mail add: <hr/>
2.	<p>Details of the Bidder</p> <p>We shall execute the project under _____ comp any, and the shareholding pattern of the company is attached.</p> <p>The parent company _____ shall guarantee the performance of company under which the project is executed.</p>	
3.	<p>Details of the key person</p> <p>(1) Name:</p> <p>(2) Designation:</p> <p>(3) Mobile Nos:</p> <p>(4) E-mail add:</p>	<p>(1) _____</p> <p>(2) _____</p> <p>(3) _____</p> <p>(4) _____</p>
4.	<p>Standalone Development</p> <p>We agree that the current redevelopment proposal is for standalone development for Sharayu CHSL only.</p>	
5.	<p>Firm offer</p> <p>(1) We agree that our offer is on as is where is basis, and the offer shall remain firm irrespective of any increase in cost of the project, changes in market conditions, revenue of the project, any other development and / or changes in the law and / or any provisions under UDCPR, rules, regulations, policies, procedures, and / or compliance by various Government Authorities / any other statutory bodies /</p>	

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	<p>authorities / departments that may occur till completion of redevelopment project.</p> <p>(2) We agree that our offer shall remain firm irrespective of actual demarcation of the Land area and / or actual FSI BUA permitted by the approving authority for any reasons whatsoever</p> <p>(3) We agree that our offer shall remain firm irrespective of actual consumption of FSI</p>	
6.	<p>Withdrawal of Bids</p> <p>We agree to the following</p> <p>(1) We shall not withdraw the Bid for any reasons whatsoever after work has been allotted to Developer, LOI has been issued by the Society, and accepted by Developer</p> <p>(2) In case, we withdraw the Bid for any reasons whatsoever then the Society shall be entitled to forfeit EMD, Security Deposit, or any other money reimbursable to us in any form will be forfeited.</p> <p>(3) We further agree that in case of withdrawal of Bid, We shall be not claiming any costs, charges, or expenses from the Society under any heading whatsoever.</p> <p>(4) We agree that in case of withdrawal of Bid, the Contract shall stand automatically terminated, and no NOC shall not be required from the Developer.</p>	
7.	<p>Earnest Money Deposit</p> <p>When the RFP is accepted and We am / are selected as the developer, the EMD shall be retained as the first tranche of the Security Deposit, for the due and committed performance of the RFP, and shall be refunded, without interest, as per the terms set out under the Development Agreement.</p>	
8.	<p>Forfeiture of Earnest Money</p> <p>(1) In addition to any other grounds set out elsewhere in the document, EMD shall be forfeited by the Society on following grounds:</p> <ol style="list-style-type: none"> a. After submitting the bid, if the We withdraw our offer after the opening of Bid and during the period of bid validity or before the issue of Letter of Acceptance of RFP, whichever is earlier, then the Society shall without 	

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	<p>prejudice to any other right or remedy, be at liberty to forfeit the said Earnest Money Deposit (EMD) along with the interest accrued on the same, without giving any prior notice.</p> <p>b. The Society shall be entitled to terminate the successful bidder who fails to fulfil the terms and conditions of the Memorandum of Understanding, Contract, Development Agreement, furnish the prescribed performance guarantee within the prescribed period, fails to commence the work specified in the RFP document (along with changes in scope, if any) in the prescribed time or abandons the work / supply before its completion.</p>	
9.	<p>Refundable Interest Free Security deposit</p> <p>(1) We agree to pay total refundable interest free Security Deposit of Rs. 50,00,000/- (Rupees Fifty lakhs only) in the following manner to be paid by Demand Draft / Bankers Cheque / NEFT on or before issue of Letter Of Intent (LOI) including the amount paid as EMD.</p> <p>(2) On successful completion of project including successful completion of defect liability period, the Security Deposit along with interest given by bank (from the date of registration of DA) less taxes shall be refunded to the Developer. We however confirm that investing the said sum shall entirely be at the discretion of the Society and We shall have no say whether to invest the said sum and if so, in which bank/s and / or for what duration, our entitlement being restricted to receiving the amount of interest the Society might actually receive in its hands after deduction of applicable taxes thereon.</p>	
10.	<p>Forfeiture of Security Deposit</p> <p>(1) Security Deposit shall be forfeited by the Society on following grounds:</p> <p>a. After issue of LOI, if We withdraw our offer, then the Society shall without prejudice to any other right or remedy, be at liberty to forfeit the said Security Deposit including the EMD along with the interest accrued on the same, without giving any prior notice.</p>	

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	<p>b. The Society shall be entitled to terminate the successful bidder who fails to fulfil the terms and conditions of the Memorandum of Understanding, Contract, Development Agreement, furnish the prescribed performance guarantee within the prescribed period, fails to commence the work specified in the RFP document (along with changes in scope, if any) in the prescribed time or abandons the work / supply before its completion.</p>	
11.	<p>Existing carpet area</p> <p>(1) We agree that the total existing carpet area of the Society are as follows:</p> <p>a. Residential 51,725.85 SFT</p> <p>(2) We shall not dispute the same in future nor shall We measure any of the premises for verification of these carpet areas</p>	
12.	<p>Developer Redevelopment under Reg 10.10.2 Sharing policy of UDCPR for FSI 4.80 including Ancillary FSI</p> <p>(1) We agree that our offer is for FSI 29,280 SQM including admissible Ancillary FSI under Regulation 10.10.2, of UDCPR</p> <p>(2) We agree that the maximum permissible FSI shall not exceed 29,280 SQM including Ancillary FSI</p> <p>(3) We agree that In case of any upward revision in FSI, additional benefit by way of any upward revision then it shall be exclusively property of the Society.</p> <p>(4) We agree that In case additional FSI built up area in any form by any other name over and above 29,280 SQM including Ancillary FSI is permitted by NMMC, and it is possible to utilize the same in the project then it shall be shared in the gross ratio of _____ % to the Society (free of cost to the Society) and _____% to the Developer (all costs to be borne by the Developer). We agree that all costs related to approving and constructing additional FSI Built Up Area including all official costs, construction costs, incidental expenses, out of pocket expenses etc. shall be borne by us. The Society shall not contribute to this cost whatsoever in nature.</p>	

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	<p>(5) We agree that if any FSI unutilized or additional FSI available after completion of the new building and receipt of full Occupation Certificate shall belong exclusively to the Society only and the we shall have no claim on the same.</p> <p>(6) We agree that the offer is not under Regulation 14.8 of UDCPR, and in case 14.8 of UDCPR becomes applicable, we shall submit our revised offers separately.</p>																															
13.	<p>Balance FSI</p> <p>We agree that after successful completion of project including obtaining full OC of all rehab and sale buildings, any balance FSI and / or any unconsumed / unutilized FSI, or any additional benefit by way of any upward revision of permissible FSI then it shall be exclusive property of the Society, and the Developer shall have no claim on the same.</p>																															
14.	<p>Willingness to obtain LOI / CC for full FSI potential</p> <p>(1) We agree to obtain LOI / CC for full FSI potential including Ancillary FSI</p> <p>(2) We confirm that once the FSI is loaded on the Society's plot it cannot be unloaded by me / us.</p>																															
15.	<p>Total height considered</p> <p>We have considered the following:</p> <p>(1) Gross height including site elevation ___ Mtrs</p> <p>(2) Site elevation ___ Mtrs</p> <p>(3) Net height ___ Mtrs</p>																															
16.	<p>New Usable RERA Carpet Area for existing members over and above existing CA</p> <p>We offer New Usable RERA Carpet Area for residential units over & above existing carpet (51,725.85 SFT) as follows</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Nos</th> <th>Existing CA in SFT</th> <th>New Usable RERA CA in SFT</th> <th>Typology</th> </tr> </thead> <tbody> <tr> <td>E7</td> <td>16</td> <td>444.88 SFT</td> <td></td> <td></td> </tr> <tr> <td>F8</td> <td>16</td> <td>634.43 SFT</td> <td></td> <td></td> </tr> <tr> <td>G6</td> <td>9</td> <td>781.90 SFT</td> <td></td> <td></td> </tr> <tr> <td>H9</td> <td>13</td> <td>945.51 SFT</td> <td></td> <td></td> </tr> <tr> <td>H10</td> <td>16</td> <td>945.51 SFT</td> <td></td> <td></td> </tr> </tbody> </table>	Type	Nos	Existing CA in SFT	New Usable RERA CA in SFT	Typology	E7	16	444.88 SFT			F8	16	634.43 SFT			G6	9	781.90 SFT			H9	13	945.51 SFT			H10	16	945.51 SFT			
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17.	<p>Compensatory Usable RERA CA for in lieu of Existing FSI BUA constructed with OC</p> <p>(1) We offer _____% of compensatory Usable RERA carpet area of Existing FSI BUA constructed with OC (_____ SFT) in lieu of Existing FSI BUA constructed with OC, and such compensatory Usable RERA carpet area shall be added in the respective new premises carpet area free of cost.</p> <p>(2) No additional Usable RERA carpet area, Hardship Compensation and/or Monthly Displacement Compensation shall be given on this compensatory Usable RERA carpet area.</p> <p>(3) We agree that if in case Existing FSI BUA constructed with OC are considered as a part of basic entitlement as mentioned in regulation 10.10.2 (2) (A) of UDCPR by the concerned authorities, then such carpet areas shall be added to existing carpet area, and then such complete benefits of as a part of existing carpet area (New Usable RERA Carpet Area, Hardship Compensation, Monthly Displacement Compensation) shall be passed to respective owner. In such a case, the sub clause (1) and (2) above shall not be applicable.</p>	
18.	<p>Compensatory Usable RERA CA for in lieu of Existing FSI BUA constructed with CC</p> <p>(1) We offer _____% of compensatory Usable RERA carpet area of Existing FSI BUA constructed with CC (_____ SFT) in lieu of Existing FSI BUA constructed with CC, and such compensatory Usable RERA carpet area shall be added in the respective new premises carpet area free of cost.</p> <p>(2) No additional Usable RERA carpet area, Hardship Compensation and/or Monthly Displacement Compensation shall be given on this compensatory Usable RERA carpet area.</p> <p>(3) We agree that if in case Existing FSI BUA constructed with CC are considered as a part of basic entitlement as mentioned in regulation 10.10.2 (2) (A) of UDCPR by the concerned authorities, then such carpet areas shall be added to existing carpet area, and then such complete benefits of as a part of existing carpet area (New Usable RERA Carpet Area,</p>	

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	Hardship Compensation, Monthly Displacement Compensation) shall be passed to respective owner. In such a case, the sub clause (1) and (2) above shall not be applicable.	
19.	<p>Compensatory Usable RERA CA for in lieu of Additional FSI BUA not purchased</p> <p>(1) We offer _____% of compensatory Usable RERA carpet area of existing FSI BUA not purchased by existing members (_____ SFT) in lieu of Additional FSI BUA not purchased, and such compensatory Usable RERA carpet area shall be added in the respective new premises carpet area free of cost.</p> <p>(2) No additional Usable RERA carpet area, Hardship Compensation and/or Monthly Displacement Compensation shall be given on this compensatory Usable RERA carpet area.</p>	
20.	<p>Benefits of Existing FSI BUA constructed</p> <p>We agree that if in case Existing FSI BUA constructed are considered as a part of common areas / existing carpet areas by the concerned authorities under Regulation 30, and 33 (9) of BMC DCPR 2034, then such complete benefits of garages / kholis as a part of existing carpet area (Rehab FSI and its proportionate FCA, hardship compensation, displacement hardship compensation) shall be retained by the garage owners / Kholis owners. and the benefits in respect have to be allotted to the concerned garage owners / Kholi owners only.. However, the benefit of Incentive FSI and its proportionate FCA shall be retained by us.</p>	
21.	<p>Hardship Compensation offered to the Society for existing premises</p> <p>We offer Hardship Compensation of Rs. _____/- (Rupees _____ only) Per SFT on existing carpet area (51,725.85 SFT) for existing premises.</p>	
22.	<p>Schedule of payment for hardship compensation Offered to the Society for existing premises</p> <p>(1) We agree to following schedule of hardship compensation</p> <p>a. On Execution of DA _____%</p>	

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	<p>b. On Issue of Approval _____%</p> <p>c. On Issue of Vacation Notice _____%</p>											
23.	<p>Corpus offered to the Society for existing premises</p> <p>(1) We agree to offer Corpus as decided by Municipal Commissioner of NMMC, and such Corpus shall be offered over and above the Hardship Compensation offered to members.</p> <p>(2) We agree to pay the Corpus on issue of Repossession Notice</p>											
24.	<p>Time Schedule</p> <p>(1) We agree that the 'Lead Period' shall begin from the date of registration of DA and shall extend up to the date of the Developer giving Vacation Notice to the Society (after completion of all formalities and obtaining Vacation Approvals). The maximum time for the 'Lead Period' shall be 6 English calendar months. However, the Society, at its sole discretion, may extend the time limit for Lead Period after considering the circumstances making any such extension necessary.</p> <p>(2) We shall adhere to following time schedule for construction</p> <table border="0"> <tr> <td>a. Construction Period</td> <td>36 Months</td> </tr> <tr> <td>b. 'Grace Period'</td> <td>06 Months</td> </tr> <tr> <td>c. 'LD Period'</td> <td>06 Months</td> </tr> <tr> <td>d. Total</td> <td>48 Months</td> </tr> <tr> <td>e. Extension period</td> <td>(if permitted)</td> </tr> </table> <p>(3) We agree that we shall endeavour to execute, and register the Development Agreement within 3 English calendar months from the date of acceptance of LOI subject to cooperation from the Society.</p> <p>(4) We agree that we shall issue the Vacation Notice within 30 days from obtaining Vacation Approvals including complying with all the pre requisites for issuing the Vacation Notice.</p> <p>(5) We agree that the 'Construction Period' shall begin from the date of last member vacating and Society handing over all the existing buildings to Developer for demolition.</p>	a. Construction Period	36 Months	b. 'Grace Period'	06 Months	c. 'LD Period'	06 Months	d. Total	48 Months	e. Extension period	(if permitted)	
a. Construction Period	36 Months											
b. 'Grace Period'	06 Months											
c. 'LD Period'	06 Months											
d. Total	48 Months											
e. Extension period	(if permitted)											

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	<p>(6) We agree that the 'Grace Period' shall begin from date of expiry of 'Construction Period'.</p> <p>(7) We agree that the 'LD Period' shall begin from date of expiry of 'Grace Period'.</p> <p>(8) We shall give an explanation in writing to the Society for delayed work before asking for additional time in 'Grace Period' or 'LD Period'.</p> <p>(9) We shall agree that at the sole discretion of the Society, it shall grant additional 'Extension Period' subject to Developer submitting the reasons for delay in writing, and the Society approving a favourable SGBM resolution</p> <p>(10) The actual and effective act of the Developer measured in terms of completion of works as per the agreement and according to the 'construction schedule' and shall mean the successful and satisfactory achievement of each condition of the contract agreement in a time bound manner (time being the essence).</p> <p>(11) We further agree that the construction period shall begin from date of last member vacating the building, Society handing over the existing buildings to Developer for demolition along with Letter of Entry (LOE)</p>	
<p>25.</p>	<p>Monthly Displacement Compensation for residential premises</p> <p>(1) We offer Monthly Displacement compensation of Rs. _____/- (Rupees _____ only) per SFT per month to residential premises having existing carpet area of 51,725.85 SFT for 1st Period (12 months)</p> <p>(2) We offer Monthly Displacement Compensation of Rs. _____/- (Rupees _____ only) per SFT per month to residential premises having existing carpet area of 51,725.85 SFT for 2nd Period (12 months)</p> <p>(3) We offer Monthly Displacement Compensation of Rs. _____/- (Rupees _____ only) per SFT per month to residential premises having existing carpet area of 51,725.85 SFT for 3rd Period (12 months)</p> <p>(4) We offer Monthly Displacement Compensation of Rs. _____/- (Rupees _____ only) per SFT per month to residential premises having existing</p>	

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	<p>carpet area of _____ SFT for 'Grace Period' (6 months)</p> <p>(5) We offer Monthly Displacement Compensation of Rs. _____/- (Rupees _____ only) per SFT per month to residential premises having existing carpet area of _____ SFT for 'Delay Period' (6 months)</p> <p>(6) We offer Monthly Displacement Compensation of Rs. _____/- (Rupees _____ only) per SFT per month to residential premises having existing carpet area of _____ SFT for 'Extension Period', if granted by the Society, and 20% increment every 12 months thereafter until expiry of one calendar month from the date on which we offer the possession of the permanent alternate accommodation in redeveloped building to Society / members along with Full OC cum BCC.</p>	
26.	<p>Stamp duty and legal charges for alternate premises</p> <p>We agree to pay to each member the cost of stamp duty and legal charges for alternate premises equivalent to Rs. 15,000/- per existing residential premises irrespective of actual charges incurred by the respective member or whether the respective member obtains alternate premises, the said amount being paid along with Vacation Notice.</p>	
27.	<p>Buffer Compensation</p> <p>We offer 1 (one) month Monthly Displacement Compensation for Buffer Period, viz. the period from the date of first of the existing premises being vacated till the date of whole of all the existing buildings being vacated and Letter To Enter is issued.</p>	
28.	<p>Brokerage Compensation</p> <p>(1) We offer 1 (One) months Monthly Displacement Compensation as brokerage compensation shall be same as offered for 1st Period of Displacement Compensation</p> <p>(2) We agree to offer additional brokerage compensation equivalent to 1 (one) month Monthly Displacement Compensation for Grace Period (3 months), Delay Period (3 months), and initial 6 months of Extension Period (if granted by the Society) and every 12 months thereafter if the project is delayed and such extension is granted by the Society to Extension Period, and such charges being paid</p>	

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	every year and calculated on the basis of the rate of the Monthly Displacement Compensation for the respective year.	
29.	<p>Shifting Compensation</p> <p>(1) We offer Rs. 50,000/- (Rupees fifty thousand only) as shifting compensation at the time of vacating</p> <p>(2) We offer additional Rs. 50,000/- (Rupees fifty thousand only) as shifting compensation at the time of repossession We agree to offer additional shifting compensation equivalent to Rs. 25,000/- (Rupees twenty five thousand only) for Grace Period (3 months), Delay Period (3 months), and initial 6 months of Extension Period (if granted by the Society) and every 12 months thereafter if the project is delayed and such extension is granted by the Society to Extension Period, and such charges being paid every year.</p>	
30.	<p>Schedule of payment for Monthly Displacement Compensation</p> <p>We Agree to Following Schedule Of Payment</p> <p>(1) Monthly Displacement Compensation for 1st period (12 months) to be paid by single consolidated current dated cheque drawn in favour of respective member.</p> <p>(2) Monthly Displacement Compensation for 2nd period (12 months) to be paid by single consolidated post-dated cheque (PDC) drawn in favour of respective member having date at least one month prior to the expiry of 1st period.</p> <p>(3) Monthly Displacement Compensation for 3rd period (12 months) to be paid by single consolidated post-dated cheque (PDC) drawn in favour of respective member having date at least one month prior to the expiry of 2nd period.</p> <p>(4) Monthly Displacement Compensation for buffer period, brokerage for Construction Period, Shifting charges for Construction Period, and stamp duty and legal charges for alternate premises shall be paid by single consolidated current dated cheque drawn in favour of respective member.</p> <p>(5) The Cheques for all periods of Monthly Displacement Compensation for each individual member shall be handed over to Managing Committee of the Society before vacating</p>	

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	<p>as per terms of Development Agreement</p> <p>(6) Monthly Displacement Compensation for Grace period, Delay Period, or Extension Period, if required, shall be paid by single consolidated post-dated cheque (PDC) to members having date at least one month prior to expiry of previous period.</p>	
31.	<p>Other Conditions for Monthly Displacement Compensation</p> <p>(1) We agree that liability of payment of Monthly Displacement Compensation shall begin on expiry date of Vacation Notice provided the respective member has vacated their existing premises and handed over the possession to the Developer irrespective of whether all members have vacated their existing premises.</p> <p>(2) We agree that we shall continue to pay Monthly Displacement Compensation until expiry of one calendar month from the date on which we offer the possession of the permanent alternate accommodation in redeveloped building to Society / members along with Full OC, installation of all amenities and essential services such as domestic water supply, electric supply, WC working, lift installation with operation permission and no major civil work pending in the entire building.</p> <p>(3) We agree that in case vacating notice is issued after 01/12/2026, then We shall increase the Monthly Displacement Compensation for all periods by 10% per annum, and thereafter with an increase of 10% per annum on compounded basis for every 12 months or part thereof till the time Vacation Notice is issued</p>	
32.	<p>Security Cheques for Monthly displacement Compensation</p> <p>We shall provide 3 (three) number of Security Cheques for Monthly Displacement Compensation in favour of the Society, each having a value equivalent to one months Monthly Displacement Compensation. Such Security Cheques shall be undated and shall be shall be handed over to Managing Committee of the Society along with Vacation Notice.</p>	
33.	<p>Consideration to existing member for selling their existing premises on outright basis</p>	

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	<p>(1) We are ready to purchase _____ number of existing residential premises, having aggregate existing carpet area of _____ SFT on outright basis by paying Rs. _____/- per SFT of existing carpet area of the respective residential premises, and no additional hardship compensation or rental compensation shall be offered.</p> <p>(2) The schedule of payment shall be</p> <p>a. On Execution of DA _____ 10%</p> <p>b. On Issue of Vacation Notice _____ 90%</p> <p>(3) We agree that the Society shall not be a party to the said agreement, nor the Society shall not be liable for any default by member/s, and the Developer shall not delay the project in case of any default by member/s.</p>	
34.	<p>Additional RERA CA offered for purchase to existing residential premises</p> <p>(1) We offer _____ % of additional Usable RERA Carpet Area on existing carpet area at discounted rate to residential premises.</p> <p>(2) The full market rate for residential premises is Rs. _____/- per SFT on Usable RERA Carpet Area and discounted rate is Rs. _____/- per SFT on Usable RERA Carpet Area.</p>	
35.	<p>Other terms and schedule of payment for extra area purchase</p> <p>(1) The schedule of payment for extra area purchase shall be</p> <p>a. On Execution of DA _____ %</p> <p>b. On Issue of Vacation Notice _____ %</p> <p>c. As per progress of work _____ %</p> <p>d. On repossession _____ %</p> <p>(2) We agree that the Society shall not be liable for any default for payments for such extra Usable RERA Carpet Area by the member/s, and the Developer shall not delay the project for default for payments for such extra Usable RERA Carpet Area by the member/s.</p> <p>(3) We agree that we shall adjust amount of hardship compensation, and rental compensation against the additional Usable RERA Carpet Area purchased by the members.</p>	

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36.	<p>Compensation for standardization of new premises due to planning constraints and its schedule of payment</p> <p>(1) We offer compensatory rate of Rs. _____/- Per SFT on Usable RERA Carpet Area to residential premises if the allotted Usable RERA Carpet Area is in variation to member's entitlement due to planning constraint up to 1% of their existing carpet area.</p> <p>(2) The schedule of payment shall be</p> <p>a. On DA _____%</p> <p>b. On Vacation Notice _____%</p> <p>(3) These rates will be same for surrender of area as well as purchase of additional area.</p> <p>(4) We agree that we shall adjust amount of hardship compensation against the compensation for standardization of new premises due to planning constraints.</p>	
37.	<p>Compensation to be given to members in case actual carpet area constructed is in variation to member's entitlement area</p> <p>(1) We agree that We shall endeavour to ensure that there is no variance with respect to allotted Usable RERA Carpet Area for existing members new premises and final measured Usable RERA Carpet Area of the respective premises. In case of any such variance, it shall be dealt in the following manner mentioned hereunder</p> <p>(2) We agree that on completion of ceiling slab of respective habitable floor having members new premises, and removal of all the shuttering, typical members new premises shall be measured to find any variation in carpet area, and in case of any such variation, We shall endeavour to rectify any such error.</p> <p>(3) We agree that under no circumstances, such variation in the final measured Usable RERA Carpet Area of existing members new residential premises, shall be more than 3% (Three) percent. We shall rectify any such errors to ensure that the final measured Usable RERA Carpet Area is within 3% variation of allotted carpet area.</p> <p>(4) Even after rectification, in case the final measured Usable RERA Carpet Area of existing members new premises is less than existing members allotted Usable RERA Carpet</p>	

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	<p>Area up to 1% of allotted Usable RERA Carpet Area, then We shall not compensate the existing member for any such shortfall area</p> <p>(5) Even after rectification, In case the final measured Usable RERA Carpet Area of existing members new commercial premises is less than existing members allotted Usable RERA Carpet Area more than 1% of allotted Usable RERA Carpet Area up to 3% of allotted Usable RERA Carpet Area, then We shall compensate the existing member of commercial premises at the compensatory rate of Rs. _____/- per SFT of any such shortfall area</p> <p>(6) Even after rectification, In case the final measured Usable RERA Carpet Area of existing members new residential premises is less than existing members allotted Usable RERA Carpet Area more than 1% of allotted Usable RERA Carpet Area up to 3% of allotted Usable RERA Carpet Area, then We shall compensate the existing member of residential premises at the compensatory rate of Rs. _____/- per SFT of any such shortfall area</p> <p>(7) In case the final measured Usable RERA Carpet Area of existing members new residential premises is less than existing members allotted Usable RERA Carpet Area more than 3% of allotted Usable RERA Carpet Area, then We shall compensate the existing member of residential premises at the compensatory rate of 1.50 times the above agreed rate of any such shortfall area beyond 3% allotted Usable RERA Carpet Area.</p> <p>(8) In case the final measured Usable RERA Carpet Area of existing members new residential premises is more than existing members allotted Usable RERA Carpet Area, the respective member shall not compensate the Developer in any manner</p> <p>(9) The said sum in full for reduced Usable RERA Carpet Area shall be paid by the Developer to the respective member/s of the Society simultaneously with the possession notice</p>	
38.	Cost of stamp duty, registration charges	

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	<p>(1) We agree to bear and pay all the present and future total cost of stamp duty, and registration charges as per applicable law for development agreement, limited power of attorney, permanent alternate accommodation agreement and any other legal document for redevelopment including incidental cost and out of pocket expenses for member's entitlement carpet area, hardship compensation, rental compensation etc.</p> <p>(2) In the event, due to any change in the Government Regulations or otherwise, a notice for any of the aforesaid charges is received after receipt of the Full Occupation Certificate for the Project, but the amount pertains to a cost prior to Final Completion Date, We agree to pay such charges.</p> <p>(3) In case any members desire to purchase any additional carpet area, then stamp duty, and registration charges to the extent only of such additional area purchased shall be paid by respective member/s</p>	
39.	<p>Cost of GST and Other Taxes</p> <p>(1) We expressly agree that we shall bear and pay GST, central or state, as may be applicable and / or any other taxes, levies, duties, and outgoing payable except personal taxes as per applicable law for rehousing member's entitlement carpet area, hardship compensation, displacement compensation etc.</p> <p>(2) We expressly agree that in the event due to any change in government regulations or otherwise, a notice for any of the aforesaid charges is received after the receipt of full occupation certificate for the Project, but the amount pertains to a cost prior to the Final Completion Date then such aforesaid charges shall be paid by the Developer.</p> <p>(3) In case any members desire to purchase any additional carpet area, GST, other applicable taxes etc. to the extent only of such additional area purchased shall be paid by respective member/s.</p> <p>(4) We agree that We shall submit the proof for GST submission within 3 months of re-possession</p>	
40.	<p>Liquidated damages for delay in obtaining approval/s</p>	

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	<p>(1) We agree to pay Liquidated Damages of Rs. _____ /- (Rupees _____) per day for delay, if the approval/s are not obtained by the Developer within the stipulated time of Lead Period - 2.</p> <p>(2) We agree that payment of such Liquidated Damages shall not relieve the Developer from our obligation to complete the project or from any other obligations and liabilities under the Development Agreement, nor shall it mean waiver of any other rights of the Society. We further agree that on our failure to pay the same, the Society shall be entitled to invoke the Bank Guarantee, Mortgage Flats, or Reserved Developers Area given by the Developer.</p>	
41.	<p>Liquidated damages for delay in 'Delay Period' and beyond the Delay Period</p> <p>(1) We agree that in the event, We fail to execute, complete and deliver the work within the specified time as may be envisaged in the Development Agreement to be executed between the Parties, we shall pay to the Society as and by way of Liquidated Damages of Rs. _____ /- (Rupees _____) per day for delay, if the project is not completed within Construction Period, and Grace Period, and shall be paid till completion of Project and obtaining full OC cum BCC, and shall be paid on a monthly basis.</p> <p>(2) We agree that payment of such Liquidated Damages shall not relieve the Developer from our obligation to complete the project or from any other obligations and liabilities under the Development Agreement, nor shall it mean waiver of any other rights of the Society. We further agree that on our failure to pay the same, the Society shall be entitled to invoke the Bank Guarantee, Mortgage Flats, or Reserved Developers Area given by the Developer</p> <p>(3) In any case, the fixed Monthly Displacement Compensation will have to be paid to the existing Members of the Society.</p> <p>(4) Society may without prejudice to any other method of recovery, deduct the amount or such damages from the Security Deposit or any money due or may become due to</p>	

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	us.									
42.	<p>Bank guarantee to be offered from any scheduled bank except co-operative bank</p> <p>(1) We agree to offer irrevocable Bank Guarantee of Rs. _____ Crores (Rupees _____ Crores only) from any scheduled bank except cooperative bank to be submitted along with Notice for Vacating. The bank guarantee shall be irrevocable, unconditional and without recourse.</p> <p>(2) The Bank Guarantees shall always be kept valid as shall be agreed under the Development Agreement. The validity of the Bank Guarantees shall be extended by the Developer at our own cost and expense for any delay including delay due to force majeure conditions will be a condition precedent to seeking any extension.</p> <p>(3) The Bank Guarantees shall be issued by the Developer, and handed over to the Society before the Handover date.</p>									
43.	<p>Schedule of release of bank guarantee</p> <p>The schedule for release of bank guarantee</p> <table border="0"> <tr> <td>a. RCC Completion</td> <td>_____%</td> </tr> <tr> <td>b. Completing Plastering</td> <td>_____%</td> </tr> <tr> <td>c. Completing Painting</td> <td>_____%</td> </tr> <tr> <td>d. Full OC, and BCC</td> <td>_____%</td> </tr> </table>	a. RCC Completion	_____%	b. Completing Plastering	_____%	c. Completing Painting	_____%	d. Full OC, and BCC	_____%	
a. RCC Completion	_____%									
b. Completing Plastering	_____%									
c. Completing Painting	_____%									
d. Full OC, and BCC	_____%									
44.	<p>Lien flats in separate project</p> <p>We agree to provide _____ flats as Lien Flats in another separate completed project having minimum aggregate _____ SFT RERA CA on which the Society shall have lien.</p>									
45.	<p>Reserved Developers area offered as security to Society and its schedule of release</p> <p>(1) We agree to restrict sale of new sale area until all the approvals are obtained from all authorities and CC is issued</p> <p>(2) We agree to restrict _____ sale flats as Reserved Developers Area having minimum aggregate _____ SFT RERA CA from new residential sale premises on which the Society shall have lien.</p> <p>(3) We shall execute and register a deed of English mortgage in favour of the Society for the said Reserved</p>									

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	<p>Developers Area, and entire stamp duty and registration expenses in respect of this Deed of Mortgage shall be borne by the Developer.</p> <p>(4) We agree that the entire shops / flats comprising of the Reserved Developers Area will be fixed and earmarked immediately upon approval of the plans by concerned authorities, and We shall ensure that the We shall not allot, sell or transfer the Reserved Developer's Area until the same is released by the Society on successful completion of project including obtaining full OC of all building/s to be constructed on said Project.</p>	
46.	<p>Defects Liability period</p> <p>(1) We agree to the 5 years of Defects Liability period for the structural defects and deficiencies in the new building/s and 10 years for waterproofing and leakage guarantee from the date of handing over duly completed new premises of existing members in all respects, all utilities working, and after obtaining Full Occupation Certificate and Building Completion Certificate of composite, rehab and sale building/s.</p> <p>(2) We agree if any defect, leakage, shrinkage or other faults are found or noted by reason of construction of the building at our costs and efforts and expenses repair, rectify and make good the same and remove the said defects, leakages, shrinkages and other faults within 30 days of notice given by the Society, to the satisfaction of the Society and its PMC.</p> <p>(3) In case any existing member of the Society decides to have any structural work or civil work done within their new premises then the Developers liability for defects liability period shall cease to exist for the said work, and any collateral damages due to the said work</p> <p>(4) We shall transfer all guarantees and warranties with respect to all products, fittings, fixtures, waterproofing, equipment etc. in favour of the Society including copy of proof of purchase.</p>	

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	(5) We agree that any defects or deficiencies in the new building/s are caused due to any work carried out by the purchasers of the premises from the developer, the Society shall neither be held liable, nor will the Developers liability for defects liability period cease to exist.	
47.	Bank Guarantee for Defect Liability Period We offer unconditional irrevocable Bank Guarantee of Rs. _____/- (Rupees _____ only) for Defect Liability Period for a period of 5 Years.	
48.	Interest rate on any delayed payment by the Developer We agree, that in case of delay in any payments to the Society or existing members, and if such delay is not rectified within a grace period of 15 days from the date of issue of notice to the Developer of such delay, then We shall give interest of ____% per annum to the Society or existing members for such payment delayed by me/us.	
49.	RERA Registration (1) We shall make an application to RERA for registration of this Project within 15 days on issue of Plinth CC irrespective of whether we are required to register under MahaRERA. (2) We agree that the Time Period to be mentioned in RERA registration of the Project shall be same as agreed in Registered Development Agreement.	
50.	RERA / MOFA compliance by the Developer (1) We shall have to register the Project of redevelopment of the Society with MAHARERA at our own costs, charges, expenses, and effort. We agree shall not ask for any money, costs, expenses, charges, incidental expenses thereto or any sort of reimbursement either in terms of cash or kind. (2) Though the Society falls under the definition of promoter / co-promoter of the Project, all the obligations, responsibilities, and liabilities casted upon the promoters / co-promoters under MAHARERA, shall be summarily transferred on the Developer. Further We shall have to furnish the Indemnity Bond with effect to the same and shall indemnify and keep indemnified the Society / Co-promoter	

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	<p>of the Redevelopment Project and take all the responsibilities of the Co-Promoter / Society as if those were casted upon the Developer and are our own obligations and responsibilities and by agreeing, affirming to and taking all these obligations, responsibilities and liabilities casted upon the Co-promoters under MahaRERA.</p> <p>(3) The Society shall not be called upon to execute any agreement for sale under the MAHARERA.</p> <p>(4) We agree to comply with Maharashtra Ownership Of Flats Act (MOFA) Act and its amendments from time to time as well as The Real Estate (Regulation and Development) and its amendments from time to time</p>											
51.	<p>Reimbursement Of Other Expenses (PMC / Legal Consultants / CA / Other Consultant Fees, and other redevelopment related expenses)</p> <p>(1) We agree to pay to the Society Rs. _____/- (Rupees _____ only) + Applicable GST on account of consultants appointed by the Society (Solicitor / CA / other consultants), and other redevelopment related expenses.</p> <p>(2) We agree to pay to the Society _____% of total construction cost calculated at Rs. _____/- per SFT + Applicable GST on complete construction area of the project including all building/s (composite, rehab, and sale) on account of fees for PMC appointed by the Society.</p> <p>(3) The schedule of payment for consultants fees as follows</p> <table data-bbox="236 1518 853 1563"> <tr> <td>a. On execution of DA</td> <td>100%</td> </tr> </table> <p>(4) The schedule of payment for PMC fees as follows</p> <table data-bbox="236 1615 837 1803"> <tr> <td>a. On execution of DA</td> <td>25%</td> </tr> <tr> <td>b. On Vacating</td> <td>25%</td> </tr> <tr> <td>c. 6 months from vacating</td> <td>25%</td> </tr> <tr> <td>d. 12 months from vacating</td> <td>25%</td> </tr> </table> <p>(5) We agree to reimburse the Society for payment of additional fees to the consultants appointed by the Society in case the project is delayed beyond construction period</p> <p>(6) We agree that the Society is not obliged to give any account of the above fees.</p>	a. On execution of DA	100%	a. On execution of DA	25%	b. On Vacating	25%	c. 6 months from vacating	25%	d. 12 months from vacating	25%	
a. On execution of DA	100%											
a. On execution of DA	25%											
b. On Vacating	25%											
c. 6 months from vacating	25%											
d. 12 months from vacating	25%											

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52.	<p>Parking</p> <p>(1) We agree to provide free covered car parking spaces to existing members as per following</p> <ol style="list-style-type: none">a. 1 car parking space for new 1BHK or 2BHKb. 2 car parking space for new 3BHKc. 3 car parking space for new 4BHKd. Hence, total car parking spaces to existing members <p>(2) We shall provide only big (2.50 M x 6.00 M) car parking spaces to the existing members.</p> <p>(3) We agree that we shall provide only conventional surface (non mechanical) car parking spaces to all existing Society members</p> <p>(4) We shall not provide any tandem parking to the existing Society members</p> <p>(5) We shall provide car parking spaces to the existing Society members proportionately on ground floor, and all podium floors.</p> <p>(6) We shall plan podiums / basements with 6 M wide 2-way Ramp in the whole project</p> <p>(7) We shall allot to our new incoming members car parking as per NMMC norms.</p> <p>(8) We agree over and above car parking provided, independent 70 nos 2-Wheelers parking spaces shall be provided for existing members.</p> <p>(9) We shall allot visitor car parking as per NMMC norms.</p> <p>(10) We further agree to not allot car parking to any third party (outsiders) other than purchasers of new premises in our Society or existing members.</p> <p>(11) We agree that all unsold / unallotted balance car parking spaces shall belong to the Society on Final Completion Date.</p> <p>(12) We shall not create any stack parking, tower parking, puzzle parking, or any form of other mechanical parking for the Whole project.</p> <p>(13) We agree that we shall provide only conventional covered (non-mechanical) car parking spaces for the whole project including to all existing Society members, and prospective sale purchasers</p>	
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53.	<p>Location, and orientation of new premises of all the existing members</p> <p>(1) We agree that we shall provide similar location, view, and orientation of new premises of all the existing members as per their existing premises location, view, and orientation.</p> <p>(2) We agree that the existing members shall be given new premises on the same floor or higher floor only.</p>	
54.	<p>Purchase of additional car parking.</p> <p>We shall permit any existing members to purchase additional car parking spaces over and above their car parking entitlement, and cost of such additional car parking shall be Rs. _____/- per car park subject to member/s confirming their purchase on or before registration of DA.</p>	
55.	<p>EV charging points</p> <p>We agree to provide adequate fast EV charging points, and infrastructure for electric vehicles with access control covering all vehicles in parking area, with at least one EV charging point for every 4 car parking spaces.</p>	
56.	<p>Sewerage Connection</p> <p>We shall connect the sewerage line of the new building/s to the main NMMC sewer line at our costs and efforts.</p>	
57.	<p>Lease Deed / Supplementary Lease Deed</p> <p>(1) We agree to execute Lease Deed / Supplementary Lease Deed with CIDCO on behalf of Society at Developers costs, charges, and expenses and efforts including payments to Government, Semi-Government bodies, out of pocket expenses etc.</p> <p>(2) We agree that the Society shall not contribute towards any costs charges, expenses whatsoever in nature and shall only be responsible to co-operate for all requisite paperwork.</p>	
58.	<p>Cost Of Total Project On The Developer.</p> <p>(1) We agree to bear the complete cost of Project including cost of construction, TDR, Additional FSI by payment of premium, FCA, Mutation of Property Registration Card, cost of statutory approvals, temporary water connection, electrical connection, insurance, stamp duty, registration charges, GST, taxes, present and future</p>	

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	<p>taxes, all fees, all direct and indirect expenses, out of pocket expenses, incidental expenses and all hidden expenses, consultants fees etc.</p> <p>(2) We agree that Society shall not contribute to any cost of the project what so ever or nature it may be</p>	
59.	<p>Proof checking of RCC design</p> <p>We agree to reimburse the cost of proof checking of the Structural Design by separate consultant appointed by the Society. We shall ensure that the relevant data, drawings, documents are provided to such consultants.</p>	
60.	<p>Construction specifications and modern amenities</p> <p>We agree that construction specifications and amenities as per Annexure 1, subject to deviation list with detailed clause number submitted separately.</p>	
61.	<p>External wall</p> <p>We agree that we shall provide RCC external wall of 150mm with aluminium shuttering (mivan style)</p>	
62.	<p>RCC grade for residential structures</p> <p>We agree that the minimum grade of concrete for all RCC work including columns, beams, slabs, etc. shall be M40</p>	
63.	<p>Internal and external plaster</p> <p>We agree that we shall provide sand and cement internal and external plaster only, and We shall not use gypsum plaster.</p>	
64.	<p>Internal amenities</p> <p>We agree that finishing materials and internal amenities all the building/s (including composite, rehab, and sale building/s) shall be the same, and there shall be no variation in tiling, dado, electrical fixtures, plumbing fixtures, doors, windows, etc. in members rehab flat, and sale flats shall be same.</p>	
65.	<p>Additional Amenities</p> <p>We agree shall provide the following</p> <p>(1) We agree that We shall provide the following:</p> <p>(2) 5 star rated 2.0 ton Inverter Split AC utilizing copper pipes with panelling in living rooms</p> <p>(3) 5 star rated energy saving 1.0 ton Inverter Split AC utilizing copper pipes with panelling in all bedrooms</p>	

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	<p>(4) Integrated fully complete Modular Kitchen with branded SS trolleys, SS baskets, SS channels, SS brackets, with under counter storage, over counter storage, 5-burner hob, Chimney having concealed exhaust duct pipe having wholesale value of about Rs. 2.00 lakhs per modular kitchen as approved by the Society.</p> <p>(5) False Ceiling for concealing visible Firefighting Pipes visible in each room in all premises.</p> <p>(6) Full height sliding windows of sufficient structural strength with double glazing units / insulated glass units to reduce sound, and Glass curtain wall / glazing shall not be used on any Façade of the building.</p>	
66.	<p>Swimming Pool</p> <p>We agree that We shall not provide any swimming pool for the project</p>	
67.	<p>Green Building Certification</p> <p>We agree that we shall design the building as green building and get certification from either TERI GRIHA or GBCI LEED as per Maharashtra Government Green Building Policy</p>	
68.	<p>Solar Electricity Generation</p> <p>We agree to provide Solar Electricity Generation with Net metering of maximum permissible size of the main terrace at the roof level.</p>	
69.	<p>Proposed Flat Layout Plans</p> <p>(1) We shall provide a minimum of 2 layout options for the proposed flat layout for each typology of flat.</p> <p>(2) We agree that the Society shall approve the final layout option.</p>	
70.	<p>Design of new building/s</p> <p>We agree to the following</p> <p>(1) Double height entrance lobby for residential building/s shall be planned.</p> <p>(2) New residential premises shall be planned from 1st habitable floor above podium / parking / amenities floor.</p> <p>(3) No residential premises shall be planned on ground floor, parking floor, podium floor, e-deck floor, or amenities floor.</p> <p>(4) On best effort basis, design the new residential premises</p>	

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	<p>to be Vastu compliant as far as possible.</p> <p>(5) To comply with applicable environmental requirements imposed as mandatory by sanctioning authorities.</p>	
71.	<p>BIM Modelling</p> <p>We agree to design the building with Building Information Modelling software, and shall submit to the Society the soft copy of all such files in their native format at the time of repossession notice.</p>	
72.	<p>Jodi flats</p> <p>We agree to plan for Jodi Flats for those existing members who currently possess Jodi flats, and such flats shall be planned in a way that two living rooms can be combined to create a larger living room.</p>	
73.	<p>Split Residential Premises</p> <p>(1) We agree that the existing residential members shall be permitted by the Developer to split their proposed new residential premises into two new residential premises subject to planning constraints, and NMMC approval at no additional cost to the respective member/s. However, any additional implication on stamp duty charges, registration charges, and / or GST shall be borne by the respective member/s.</p> <p>(2) We shall permit the respective members to purchase such additional Usable RERA Carpet Area that is required to plan for such split flats within overall planning at the agreed rate in clause herein above along with taxes.</p>	
74.	<p>No separate wings / buildings for rehab and sale</p> <p>(1) We agree that there shall be no separate wings / buildings for rehab component (existing members premises) and sale component (proposed new member's premises) and all wings / buildings shall be composite wings / buildings having rehab component as well as the sale component.</p> <p>(2) We agree that all new wings shall have at least 25% rehab component of total carpet area of respective wings, and at least 25% sale component of total carpet area of respective wings.</p> <p>(3) We further agree that the total height of all building/s</p>	

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	up to terrace floor shall be same	
75.	<p>Construction quality of all building/s</p> <p>We agree that the civil work construction quality, and construction materials for such civil work used for all the building/s (including composite, rehab, and sale building/s) shall be the same, and there shall be no variation in RCC, brickwork, external plaster, external painting, windows, etc. for rehab and sale building/s.</p>	
76.	<p>Layout amenities of all member/s</p> <p>We agree that all the layout amenities including society office, club house, fitness centre, indoor games room, gymnasium, hall, sports amenities, garden, podium amenities, terrace amenities, etc. shall always be common for all existing members and new proposed sale purchasers, and existing or new proposed members shall not be restricted from utilizing any such amenities. We further agree that no exclusive amenities shall be constructed for the sale building/s and / or sale member/s.</p>	
77.	<p>Lobbies, lifts, staircase, elevation, etc. Of all building/s</p> <p>(1) We agree that all the entrance lobbies, floor lobbies, lifts, staircases, refuge, terrace, etc. of for all the wings / buildings (including composite, rehab, and sale) shall be finished with similar design language using similar materials, and having same construction quality.</p> <p>(2) We further agree that elevation of for all the wings / buildings (including composite, rehab, and sale) shall be finished with similar design language using similar materials, and having same construction quality. We agree that the complete complex shall have a feel of single project with no differentiation in any building/s (including composite, rehab, and sale building/s)</p>	
78.	<p>Sample flats</p> <p>(1) We shall provide a minimum 3 options for the proposed bathroom layout, ensuring proper allocation of fittings, and fixtures.</p> <p>(2) We shall provide a minimum 3 options for the proposed kitchen layout, with allocation of platforms, and proper placement of fittings and fixtures.</p>	

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	<p>(3) We agree that individual members shall approve the final layout option of bathroom, and Kitchen by the Handover Date or within 30 days of receiving the proposed drawings, whichever is later.</p> <p>(4) We shall provide samples for at least 3 options of each finishing material proposed to be used in the Project as per agreed specifications for Society's approval, and the Society shall approve one option within 15 days of such notice.</p> <p>(5) We shall then create sample flat utilising all the finishing materials agreed for final approval of the Society.</p>	
79.	<p>Floor to floor height (Expected 4.20 M for commercial and 3.20 M for residential)</p> <p>(1) We agree to provide floor to floor height for all residential premises shall be at least ____ M, and in case any additional height is available, then height of all the residential floor/s shall be increased equally.</p> <p>(2) We agree that there shall be no variation in floor to floor height for residential rehab premises as well as residential sale premises, and floor to floor height shall be same without any variation</p>	
80.	<p>Willingness to take project if consent is more than 51%</p> <p>(1) We agree to take project if consent is more than 51% at the time of 79A meeting</p> <p>(2) We agree to continue with the project if consent is more than 51% at the time of registration of DA.</p>	
81.	<p>Willingness to take up legal remedy for dissenting members at your cost and efforts.</p> <p>We agree to take up legal remedy for dissenting members at our cost, charges, expenses, efforts, and consequences with necessary co-operation and assistance from the Society.</p>	
82.	<p>Developer's Responsibilities</p> <p>We agree that our responsibilities are as follows</p> <p>(1) To take all decisions with respect to the layout, design, aesthetics, planning, development, quality, amenities, facilities, layout infrastructure, in respect of the development, and discuss the same with the Society and its PMC based on the plans and layout approved by the Society.</p>	

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(2) The Developer shall prepare a detailed survey of existing services on site which he shall clearly mark up on a drawing for the approval by the relevant service authorities prior to commencement of the works. The Society and Consultant shall give their approval to proceed with the work, with or without modification. However, acceptance of programme and method of working as submitted by the Developer or with any modification there to in the opinion of the Society and Consultant, shall not relieve the Developer of any of this contractual obligation. All these programmes and plans submitted by the Developer and approved by the Society and Consultant shall become part of the contract; the same shall not relieve the Developer of any extension of time unless delay, if any, is expressly sanctioned by the Society and Consultant.

(3) To carry out and complete the construction of Free sale building, Society members building, and other amenities / facilities and landscaping from time to time strictly as per approvals, sanctions, permissions, etc. depending upon issuance of permissions, LOI's, IOA's and CC's and shall strictly comply with and fulfil all terms and conditions and stipulation etc. as may be imposed and recorded in the aforesaid permissions

(4) To get all project approvals like Plinth CC, Further CC etc. for both rehab wing and sale wing.

(5) To raise 100% finance for the project

(6) To bear all costs related to construction of the new premises including NMMC Premiums, FSI, TDR, FCA, other expenses related to Layout FSI, etc. will be borne by the Developer

(7) To observe and follow all statutory rules, laws, labour laws, all acts of central government, all acts of state government, all acts of NMMC and collector and any amendments thereof during and at all times from inception or start till finish or completion of the project described within these presents.

(8) To indemnify and shall keep indemnified the Society, its members, and its consultants at all times against any legal

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	<p>action taken by any statutory authority(s) due to any delay, negligence, non-compliance, non-observance or any other such act of commission or omission committed by the Developer, its employees, labourers, their consultants, their contractors etc.</p> <p>(9) To take out all required insurances including third party insurance of appropriate amount, insurance under workman compensation's act, Mediclaim / health insurance for all labours and their family members residing at site, suitable insurance policy to cover the risks of fire, accidents etc. and any other required insurance policies have to be taken.</p> <p>(10) To keep this insurance valid till full OC are obtained and possession is offered to the members.</p> <p>(11) At the request of the Society, the Developer shall obtain permission from Dy. Registrar of Societies, and all concerned authorities for dissolution of existing sinking fund, repair fund, other funds, reserves etc. in a reasonable time frame and at no cost to the Society.</p> <p>(12) To investigate the title of the Society prior to execution of the Development Agreement and be satisfied regarding free and marketable title. No requisition or claim in respect of the title or feasibility shall be entertained after execution and registration of the Development Agreement.</p>	
83.	<p>Structural Audit</p> <p>We agree that we shall do structural audit of the existing building at Developers costs, charges, and expenses and efforts. The Society shall only co-operate with paper work.</p>	
84.	<p>MOEF NOC</p> <p>We agree that we shall obtain required MOEF NOC at Developer own costs, charges, expenses, and efforts including all incidental costs, out of pocket expenses etc. The Society shall only co-operate with paper work.</p>	
85.	<p>CIDCO NOC</p> <p>We agree that we shall obtain required redevelopment NOC from CIDCO at Developer own costs, charges, expenses, and efforts including all incidental costs, out of pocket expenses etc. The Society shall only co-operate with paper work.</p>	
86.	<p>Construction NOC from Civil Aviation for Height</p>	

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	We agree that we shall obtain Construction NOC from Civil Aviation for Height under NOCAS & under appeal as advised by the Society's Architect at Developer own costs, charges, expenses, and efforts including all incidental costs, out of pocket expenses etc. The Society shall only co-operate with paper work.	
87.	NMMC Approvals We agree that we shall obtain required approvals from NMMC at Developer own costs, charges, expenses, and efforts including all incidental costs, out of pocket expenses etc. The Society shall only co-operate with paper work.	
88.	Existing sinking fund, repair fund, other funds, reserves etc. We agree to ensure that the proposed new members contribute towards Society's existing sinking fund, repair fund, other funds, reserves, etc on pro-rata basis. The amount to be contributed by each proposed new member shall be finalized at the time of Development Agreement	
89.	Dissolution of any existing funds of the society We agree that in case the Society decides to dissolve any fund, We at my/our costs shall obtain permission from Dy. Registrar of Societies & all concerned authorities for dissolution of any such funds as and when required by the Society	
90.	Statutory Approvals We agree to obtain all permissions, approvals, NOCs as required including MOEF approvals, civil aviation NOC, Wild life NOC, fire NOC, parking NOC, tree NOC, Railway NOC, MMRDA NOC, heritage NOC, MCZMA NOC, demarcation, drainage approvals, LOI CC, OC, BCC etc., as applicable, at our own costs, charges, expenses, and efforts including all incidental costs, out of pocket expenses etc	
91.	Indemnity to Society (1) We agree to give undertaking and indemnity for not contravening any development laws, rules or procedures and also for not contravening any law of the land or under any statute and also against any legal action taken by any statutory authorities due to any delay, negligence, non-compliance or any other such act by us, our employees,	

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	<p>contractors etc.</p> <p>(2) We further agree to indemnify and shall keep indemnified the Society, its members, and its consultants at all times from any civil or criminal liabilities arising out of any act of commission or omissions committed by the Developer, our employees, consultants, contractors etc.</p>	
92.	<p>Insurance</p> <p>We agree that we shall take out all required insurances including third party insurance of appropriate amount, insurance under workman compensation's act, Mediclaim / health insurance for all labourers and their family members residing at site, suitable insurance policy including Contractor's All Risk policy to cover the risks of fire, accidents etc. and any other required insurance policies have to be taken. We further agree that we shall keep this insurance valid till full OC, and BCC of all new building/s is obtained and possession is offered to the members. We agree that the Society shall be indemnified, and kept indemnified at all times, and shall not be liable for the same.</p>	
93.	<p>Sale of Members Existing Premises or Members New Premises</p> <p>We agree that the members shall be entitled to sell or dispose off their existing premises or their new premises along with all the benefits emanating under redevelopment without requiring any NOC from the Developer subject to compliances of all bye laws of the Society, and obtaining an NOC from the Society, and after prior intimation to the Developer of the same, and subject to purchaser / transferee of the said premises shall be bound by and comply with all obligations and shall provide necessary declaration cum indemnity in respect thereof in favour of the Developers and the Society.</p>	
94.	<p>Vacant Possession of Existing Premises</p> <p>We agree shall ask for vacant possession of existing premises only after fulfilment of following conditions duly verified by the Society / PMC</p>	

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	<p>(1) LOI / CC for full FSI Potential including Ancillary FSI is obtained and certified true copy of the same are handed over to the Society.</p> <p>(2) Civil aviation NOC / permission is obtained</p> <p>(3) All securities as agreed upon are handed over to the Society including execution of Bank Guarantee, and a letter identifying and earmarking the reserved developer's area in favour of the Society</p> <p>(4) Execution and registration of permanent alternate accommodation agreement with the members</p> <p>(5) Hardship compensation and rental compensation to be paid to each member</p> <p>(6) All documentation work including mutation of PRC, mutation of 7/12 Extract, mutation of 6/12 Extract, mutation of KJP, amalgamation / subdivision of property, NA Registration etc. shall be completed.</p> <p>(7) All financial and technical requirements are fulfilled by the Developer as per the DA.</p>	
<p>95.</p>	<p>Procedure for vacating and licenses to enter the plot</p> <p>We agree to the following procedure for vacating the existing premises</p> <p>(1) On receipt of LOI / CC, a Vacation Notice shall be issued to the Society calling upon the Society and existing members to execute the PAAA</p> <p>(2) Within next 30 days, all PAAA shall be executed and registered</p> <p>(3) In case any existing member becomes non-cooperating member, then the We shall at our costs initiate legal action / proceeding against such non-cooperating member and receive from the appropriate Court of law directing such non-co-operating members to vacate their respective premises to cause such member to execute and register PAAA and vacate his / her existing premises.</p> <p>(4) On completion of registration of all PAAA, the Society and the Developer shall mutually agree on a date wherein, all the existing members shall handover their peaceful and vacant possession of their respective existing premises to the Society within 30 days.</p>	

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	<p>(5) The Society shall execute a Letter of Entry (“LOE”) in favour of the Developer, and handover the peaceful and give the Developer license to enter upon the property for the specified period on the terms which will be stated in the Redevelopment Agreement. The Society shall always hold the rights and the title of the property and the juridical possession thereof at all times</p>	
<p>96.</p>	<p>Procedure before repossession We agree to the following procedure before offering possession of permanent alternate accommodation to the Society</p> <p>(1) After completion construction of the new of the building, and upon applying for full OC, We shall intimate the Society in writing, permitting the members to inspect their respective new premises on mutually convenient date.</p> <p>(2) The respective members, Managing Committee, PMC, and our representative shall jointly inspect all the members new premises, and all common areas, layout amenities etc., and a snag list consisting of all the incomplete work, defects yet to be rectified, and work yet to be completed, shall be jointly prepared and signed by all concerned parties.</p> <p>(3) We shall rectify all the defects, and finish all the work to the satisfaction of the Society. Further, We shall also remove, all scaffolding, sheds and surplus materials, rubbish and all huts and sanitary arrangements required for our workers on the site in connection with the execution of work, as shall have been erected by the Developer or its workmen and clean all the dirt from all parts of building upon or about which the work has been executed thereof and cleaned floors, gutters and drains, eased doors and sashes, oiled lock and fastening, labelled the keys clearly and made the whole premises fit for immediate occupation or use to the satisfaction of the Society</p> <p>(4) Upon completion of such work as mentioned hereinabove, We shall promptly communicate the same to the Society in writing.</p> <p>(5) Within 7 working days of such communication, the Society and the PMC shall verify that the said defective work</p>	

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	is rectified, layout amenities are provided, internal amenities are provided, and the complete work shall be up to the satisfaction of the Society.	
97.	<p>Possession of Permanent Alternate Accommodation</p> <p>We agree to the following before offering possession of permanent alternate accommodation to the Society</p> <p>(1) Possession of permanent alternate accommodation shall be handed over to existing residential members only upon Final Completion Date.</p> <p>(2) None of the prospective purchasers of residential premises shall be handed over possession before existing members are offered possession of their respective permanent new accommodation.</p> <p>(3) We shall also provide a clear notice of 30 days to the existing members on receipt of full OC of all the building/s (including composite, existing members, and sale building/s), and all utilities in respective working condition before the existing members can take possession of the Permanent Alternate Accommodation.</p> <p>(4) After the end of notice period of 30 days for possession the Developer shall not be liable to make payment of Monthly Displacement Compensation to members and irrespective of members taking possession of their new premises by the end of 30 days subject to rectifying the defects and deficiencies in the respective members new premises, post which, the Developer shall be entitled to handover possession to their sale purchasers.</p> <p>(5) We shall not be permitted to offer 'fit out possession' to, existing members and sale residential premises for carrying out any furniture and interior work.</p> <p>(6) We agree that the prospective purchasers of new residential premises shall only be admitted as members of the Society on successful completion of the project including obtaining full OC of all the building/s (including composite, existing members, and sale building/s) subject to adherence to Society bye laws.</p>	
98.	Exiting member, and new proposed members corpus funds	

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	<p>We agree to ensure that the exiting member, and new proposed members contribute towards corpus funds of the Society. The amount to be contributed by each member shall be finalized at the time of Development Agreement</p>	
99.	<p>Unsold premises</p> <p>(1) We agree that if any of the flats / units forming part of the Developers' Saleable Area remains unsold post procurement of the full Occupation Certificate, We shall become a member of the Society and shall pay the proportionate Corpus Contribution for each unsold flat / unit to the Society issuing separate shares/ share certificate to the Developer and all amounts towards outgoings, dues, taxes, maintenance and Society charges in respect of the unsold Developers' Saleable Area which other members of the Society are required to pay.</p> <p>(2) However, no prior permission of the Society shall be required nor any transfer charges shall be payable to the Society when We effect sale of the unsold flats / units. We are entitled to get a reimbursement of the corpus contribution from the purchaser(s) of such premises sold.</p> <p>(3) As and when the purchasers of the unsold premises of Developers' Saleable Area are admitted to the membership of the Society, the Society will transfer the share certificate to the purchasers of each of such premises without charging any transfer fees / donation or corpus contribution.</p> <p>(4) If We retain multiple premises for ourselves, We shall be entitled to only one vote in the general body of the Society, for all such premises retained, however share certificates for each premises will be issued separately by the Society.</p>	
100.	<p>Ownership And Possession Of Society's Property And Creation Of Third Party Interest</p> <p>(1) We agree that the Ownership and legal possession of the Property shall always remain with the Society notwithstanding any conditions mentioned anywhere else with a mere license given to the Developer to develop the Property and the Society shall at all times remain the owner</p>	

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	<p>of the old buildings and the new building/s constructed on the Land.</p> <p>(2) We agree that we shall be granted a mere license which shall be revocable by the society to reconstruct the new building on the Land as per provisions of the RFP and Development Agreement.</p> <p>(3) We agree that we shall not mortgage or pledge Society's assets including but not limited to Land and members component or members new premises or create any third party Interest in any manner whatsoever.</p> <p>(4) We agree that We shall be permitted to mortgage, lien, and / or pledge the Development Rights, and / or Developers Saleable Area (save and except Reserved Developers Area) and such mortgage, lien, and / or pledge shall only be created after RERA registration.</p> <p>(5) We shall not directly or indirectly transfer, assign, or sub contract the Development Rights and/or benefits of this redevelopment proposal or Development Agreement to any other company or any other third party in any form whatsoever, without express prior written approval of the Society, and in case a breach of this clause, the Society at its sole discretion shall be entitled to terminate the Contract and forfeit the Securities given by the Developer</p> <p>(6) We agree that We shall not mortgage, lien and / or pledge the Developer's sale area to any other Society or Landowner as security towards completion of their project.</p> <p>(7) We agree that we shall not sublet the work. We shall not directly or indirectly form any joint venture with any person or party/parties at any point of stage of Redevelopment. If any joint venture is proposed the same has to be intimated to the Society at the time of submitting the bid.</p>	
101.	<p>Society's right to appoint PMC, Engineer, Architect, Consultant/s</p> <p>(1) We agree that the Society will appoint Project Management Consultant, Engineer, Architect, Lawyer, Chartered Accountant, or any other person for acting on behalf of or in conjunction with or as agent or as servant of</p>	

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	<p>the Society for advising, monitoring, supervising, coordinating, controlling, representing or do any act on behalf of the Society and in relation to Redevelopment work, and appointment of such person/s and their role, functions, rights etc. shall be informed to the Developer.</p> <p>(2) We shall extend full cooperation to such person/s / agency/s and also supply / satisfy them with requested information in the form of drawings (Hard copies), documents etc. whatsoever at no extra cost.</p>	
102.	<p>Drafting of Definitive Documents</p> <p>We agree that the Legal Consultant appointed by the Society shall prepare a draft of the Development Agreement for approval by the Developer which will generally be in conformity with the RFP Document and the terms and conditions agreed during the subsequent discussions / negotiations forming part of the bidding process. The drafts of MOU (if required), Consent for Redevelopment, Power of Attorney (POA), Permanent Alternate Accommodation Agreement (PAAA), Indemnity Bond, and additional writings shall also be prepared by the Legal Consultant appointed by the Society.</p>	
103.	<p>Installation and Deinstallation of Utilities</p> <p>(1) We shall be solely responsibility to pay the deposits and the applicable charges to de-install all the meters of electric, water and gas connections at the time of taking possession of Society's property for redevelopment.</p> <p>(2) We shall get electric meters and water meter reinstalled entirely at our own costs and efforts on/or before providing Permanent Alternate Accommodation to the existing members entirely at our own costs and efforts. The Society shall accept possession of new premises of the members with installation of water and electric meter.</p> <p>(3) We shall get Mahanagar Gas line installed at our own costs and efforts within 30 days of full OC provided the Mahanagar Gas Limited has pipeline in the area and can deliver the same to the new buildings so constructed on the Land.</p>	

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	(4) All existing deposit of electric, water and gas connections to be refunded to the respective members and new deposits payable towards said new meters of electric, water and gas connections shall be paid by the respective members.	
104.	<p>Raw / sans-fittings premises</p> <p>We agree that we shall be permitted to offer any raw / sans-fittings premises to any existing members or new proposed members subject to following conditions:</p> <p>(1) Possession of any raw / sans-fittings premises shall only be offered only after full OC cum BCC</p> <p>(2) All structural work and civil work shall be strictly as per approved plan.</p> <p>(3) There shall be no modification of structural elements, and safety of the building shall be ensured</p> <p>(4) There shall be no modification / changes in Wet areas of the flats / building by the respective members</p> <p>(5) Waterproofing for all wet surfaces including toilets, baths, WCs, kitchen nahani's shall be done by the Developer.</p> <p>(6) Respective members shall pay interest free deposit of Rs. 500/- per SFT to the Society, and balance amount after deductions of costs shall be refunded by the Society within 6 months of completion of work.</p> <p>(7) The respective member shall submit an undertaking / indemnity to the Society prior to start of any work.</p> <p>(8) We shall mention the same in sale agreement of all such premises</p> <p>(9) In such a scenario, We shall be responsible for obtaining full OC cum BCC, and the Society shall not be responsible for the same.</p> <p>(10) We offer a rebate of Rs. _____ per SFT on new Usable RERA Carpet Area for existing members to members opting for Bare shell / raw / sans-fittings premises</p>	
105.	<p>Name of the Society</p> <p>We agree that the name of the new Society shall remain "Sharayu CHSL" after redevelopment. The name of the building/s shall be decided by Developer provided such name are approved in writing by the Society.</p>	

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106.	<p>Right To Common Areas</p> <p>We agree to the following</p> <p>(1) The rights to all common areas including stilt, podiums, basements, common compound, common services / utilities, common terraces above the last floor, free of FSI part terraces, counted in FSI part terraces, lobbies, society office, fitness centre, refuges, etc. shall always remain with the Society and no third party right shall be created on the same.</p> <p>(2) The Developer shall not create any part / pocket terrace irrespective of whether it is counted in FSI or free of FSI.</p> <p>(3) The rights to all terraces / part terraces / pocket terraces shall always remain with the Society.</p> <p>(4) The rights to all decks / balconies / terraces / verandas appurtenant to sale premises which are counted in FSI constructed from sale component shall be retained by the Developer.</p> <p>(5) We shall not be allowed to put any commercial hoardings, display signages, bill boards, mobile towers, cellular sets, or any such technical equipment(s) of any mobile operator(s) and / or its agent, etc. on the stilts, podiums, basements, open ground, terraces, or anywhere else in the new complex including new building / premises</p> <p>(6) We shall not be permitted to sell any terraces</p> <p>(7) We shall mention the same in sale agreement of all such premises</p>	
107.	<p>Cost of damage to neighbouring society</p> <p>We shall pay any costs, charges, and expenses for rectification of any damage, loss, repair, litigation etc to the neighbouring societies due to construction of our building from vacant possession of existing building to successful completion of the project, and We shall indemnify the Society and keep harmless from any liability for the same.</p>	
108.	<p>Drawings and approvals</p> <p>We agree to the following</p> <p>(1) We shall provide to the Society proposed Architectural plans in AutoCAD DWG and PDF format for Society's approval prior to registration of Development Agreement.</p>	

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	<p>(2) We shall provide to the Society the proposed plans for statutory approvals for Society's review, verification, and approval in AutoCAD DWG format and PDF format before applying for respective permissions. The Society shall give its approval within 15 working days of submission of such drawings.</p> <p>(3) Within 7 days of obtaining any approvals / permission / NOC, We shall submit a copy of such documents to the Society, with a copy to the PMC</p> <p>(4) We shall provide to the Society all architectural drawings, structural drawings, MEP drawings, services drawings, internal plumbing and electrical layout, proposed 3D elevation, etc. for Society's information only in AutoCAD DWG format and PDF format before starting the respective work</p> <p>(5) We shall provide to the Society internal plumbing and electrical layout for Society's approval in AutoCAD DWG format and PDF format before starting the respective work</p>	
109.	<p>Bar chart</p> <p>We shall also have to submit bar chart (CPM / PERT) with the Developer's note explaining sequence of milestones to be achieved by the Developer. The bar chart shall show all the milestones to be completed from the date of receiving the vacant building from the Society to the date of handing over the new premises to the Society after obtaining full OC.</p>	
110.	<p>Quarterly progress report</p> <p>We agree that we shall submit to the Society, with a copy to PMC, a quarterly progress report by 5th day of third month consisting of all details for each wing / building indicating the work completed during the previous month, time progress of work along with milestone wise progress, work to be taken during the following month, problems anticipated and suggestions to overcome such problems.</p>	
111.	<p>Quarterly meeting</p> <p>We shall arrange for a quarterly meeting and / or on need basis with the Managing Committee, PMC, and the Developers representative to discussion any matters relating to redevelopment and its progress.</p>	

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112.	<p>Documentation on completion of the project</p> <p>We shall provide to the Society the following within 15 days of completion of work and obtaining full occupation certificate, and building completion certificate of all rehab and sale building/s : –</p> <p>(1) Complete set of as built working drawings of the structure and site development including architectural working drawings / details, structural working drawing / details, plumbing services drawing, electrical services drawing, fire services drawings, other services drawing, other working drawings in AutoCAD DWG format and PDF format. These drawings shall clearly show all the services like plumbing, drainage, electrical, sewage etc.</p> <p>(2) Original and scanned copy of applications, plans (in AutoCAD and PDF format), reports, undertaking, indemnity bonds, and other documents submitted for obtaining various permissions from various statutory authorities</p> <p>(3) Original and scanned copy approvals / permissions / NOCs obtained (IOD / Amended Plans / CC / CFO NOC / Parking NOC / MMRDA NOC / civil aviation NOC / MOEF NOC / wild life NOC All Other NOCs etc.) from various authorities including note sheets.</p> <p>(4) Original and scanned copy of correspondence by the Developer for the purpose of redevelopment of this project including NMMC, MahaRERA, Collector, AAI, MMRDA, etc.</p> <p>(5) All Original and scanned copy of receipts, challans, demand notes etc. for any payments made to various statutory authorities.</p> <p>(6) All the contracts with respective service providers and facilities manager along with their guarantees and warranties for their installation and services in the Project.</p>	
113.	<p>Safety measures</p> <p>We shall observe and follow all safety measures and standard practice of construction to ensure safety of labourers, workman, our employees, our consultants, our contractors, visitors, Society members, its consultants, passing public, etc.</p>	

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	<p>We shall be solely responsible for any accident or any occurrence of any other event, and We shall indemnify and shall keep indemnified the Society, its members, and its consultants at all times for any such act of.</p>	
114.	<p>PMC access</p> <p>(1) We agree that the PMC and its employees and representatives will be entitled to inspect the project of redevelopment of the said property on any working day and shall have unrestricted access to the site without requiring any prior permission of the Developer.</p> <p>(2) We agree that the PMC and its employees, and representatives shall be deputed on site full time, and shall be entitled to inspect the project of redevelopment of the said property on all days at any time, and shall have unrestricted access to the site without requiring any prior permission of the Developer.</p> <p>(3) We hereby agree to permit employees and representatives of the said PMC to inspect the execution of the work of redevelopment by following site norms for safety.</p>	
115.	<p>Society access</p> <p>(1) We shall permit Managing Committee to visit the site with at least 48 hours written notice to us, and our prior written permission issued within 24 hours. In case the site visit is not possible within the said time frame, We shall reschedule the site visit within 7 days as per convenience of the Managing Committee. We shall not withhold such access to the site.</p> <p>(2) The visit of all / the any or all members shall be by request only to us, and subsequent prior written permission of the Society and the Developer, subject to the respective members following site norms for safety.</p> <p>(3) The Managing Committee / Society shall not interfere and / or disturb the Developer and / or its consultants, contractors, labourers and employees or disrupt the work on site, and any requests / comments / instructions shall be given in writing to the Developer only. The Managing Committee / Society shall follow all site norms for safety</p>	

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116.	<p>Site office</p> <p>We agree at our own costs and efforts to provide the following,</p> <p>(1) To provide and maintain shared designated air-conditioned, water-proof site office admeasuring at least 200 SFT, with doors, windows, locks, bolts and fastening / sufficient for security, and also bare minimum Furniture such as cupboard, tables, chairs for PMC, and Society's shared use during the period of construction.</p> <p>(2) Cost of all utilities including electricity, water etc. made available at such site-office to be borne by the Developer.</p>	
117.	<p>Assignment of development rights</p> <p>We shall not be permitted to assign benefits of this redevelopment proposal or Development Agreement to any other company, any other third party in any form including by change in shareholding of the company or constitution of the partnership firm, whatsoever, without express prior written approval of the Society</p>	
118.	<p>Disputes and differences</p> <p>(1) We agree that all differences and disputes that may arise between the Society and the Developer shall be first attempted to be amicably resolved at the level of senior management of the Developer and the Office bearers of the Society through correspondence and meetings.</p> <p>(2) In the event that any dispute does not get resolved as mentioned above within 30 days from the date of such reference to the senior management of the Developer and the Office bearers of the Society, the dispute will be referred to Arbitration before a sole arbitrator appointed in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any statutory re-enactment or modification thereof for the time being in force and decision of the Arbitrator/s shall be final and binding on the Parties hereto.</p> <p>(3) We agree that seat and venue of all arbitration proceedings shall be at Mumbai and the courts in Mumbai shall alone have the jurisdiction in the matter. The language for the arbitration shall be in English.</p>	

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	<p>(4) The fees of the Arbitrator shall if required to be paid before the Award is made and published shall be paid by the Developer. The costs of the reference and of the award including the fees, of the Arbitrator shall be at the discretion of the Arbitrator who may direct to and by whom and in what manner, such costs or any part thereof shall be paid and may fix or settle the amount of costs to be so paid.</p>	
119.	<p>Constitution of the firm</p> <p>(1) We shall not make any changes to the constitution of the firm or amalgamate with any other firm or change any partners in the firm or retire or exit any partners in the firm or make any change in their profit sharing ratio until the completion of the entire project without express prior written approval of the Society.</p> <p>(2) We agree that we shall not sublet the work. We shall not directly or indirectly form any joint venture with any person or party / parties at any point of stage of Redevelopment. However, If We desire to propose any joint venture, the same shall be intimated to the Society at the time of submitting the bid.</p>	
120.	<p>Validity of RFP</p> <p>We agree that the validity of the offer / RFP shall be 180 days from the date of opening of RFP. The Society shall at its sole discretion be entitled to extend the said validity period.</p>	
121.	<p>Force Majeure</p> <p>(1) We agree that the time for completion of the New Building(s) and obtaining the full Occupation Certificate shall be subject to Force Majeure not attributable to or on account of the Developers.</p> <p>(2) The term "Force Majeure" wherever used herein shall mean any event or circumstance or combination of events or circumstances as specified below that directly affects the Developers in the performance of their obligations in accordance with the terms of this Tender Document or the Redevelopment Project of the Society and includes:</p> <p>a. earthquakes, floods, inundations, landslide, storm, tempest, hurricane, cyclone, lightning, epidemic,</p>	

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	<p>pandemic, declaration of lockdown or containment zone by the authorities, and the resultant effects causing restrictions on movement of workmen or material or delays due to restricted / reduced functioning of the MCGM / other authorities;</p> <p>b. order, injunction, or decree or judgement of any Court staying the construction activities or restricting the Redevelopment of the Society, changes in policy of the Municipal Corporation or other authorities which restrict the redevelopment and /or any future prevention by way of any amendment in law or new law, rules or regulation applicable which adversely affects the redevelopment of properties across the Mumbai city including the Property;</p> <p>c. acts of terrorism, war, hostilities (whether declared or not), invasion, rebellion, riots.</p> <p>d. On occurrence of Force Majeure events and as soon as is practicable, the Developers shall notify the Society of the same setting out the nature and extent of the Force Majeure event. Notwithstanding anything else to the contrary, if any Force Majeure condition occurs, time for compliance of the Developers’ obligations shall stand extended and the Developers shall continue paying the Monthly Displacement Compensation and such other monetary entitlements as the members may be entitled to and as specified herein but shall not be liable to bear or pay any interest or penalties or liquidated damages or any other amounts, charges, liabilities etc. for such period. The right to suspend performance provided by this clause has effect only for the period during which the Force Majeure conditions exist.</p>	
<p>122.</p>	<p>Termination Clause, and Step in Rights</p> <p>We shall agree to a mutually agreeable Termination Clause in Development Agreement.</p> <p>(1) We agree that the Development Agreement shall include a termination clause as per mutual discussion between the parties where under the Society will be entitled to terminate the Development Agreement if the Developer files for insolvency or liquidation of the company</p>	

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voluntarily or any final resolution professional is appointed with respect to the Developer under Insolvency and Bankruptcy Code or under any Law in force or criminal action / cases of any nature against Developer if the Vacation Approvals are not obtained within a fixed timeline, all of which timelines shall be of the essence of the contract between the parties. We agree that in the event of such termination the developer shall not be entitled to claim any reimbursement of any expenses, costs or charges incurred by the developer and any amounts if paid to the Society shall be forfeited by the Society. We agree that the consequences of such termination shall be outlined in the Development Agreement.

(2) We agree that subject to force majeure, the Society has the rights, at its sole discretion, to terminate the Development Agreement immediately upon completion of the 12 (twelve) months to be calculated from Handover Date, if the plinth has not been completed and further CC has not been obtained, unless mutually agreed by the Society with the Developer, and get in another Developer to complete the project. We agree that the consequences of such termination shall be outlined in the Development Agreement.

(3) We agree that subject to force majeure, the Society has the rights, at its sole discretion, to terminate the Development Agreement immediately upon completion of the 30 (thirty) months to be calculated from Handover Date, if the terrace slab of all the buildings has not been completed, unless mutually agreed by the Society with the Developer, and get in another Developer to complete the project. We agree that the consequences of such termination shall be outlined in the Development Agreement.

(4) We agree that subject to force majeure, the Society has the rights, at its sole discretion, to terminate the Development Agreement immediately upon completion of the 42 (forty two) months to be calculated from Handover Date, if the work of Project as per timelines has not been

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	<p>completed, unless mutually agreed by the Society with the Developer, and get in another Developer to complete the project. We agree that the consequences of such termination shall be outlined in the Development Agreement.</p> <p>(5) We agree that the Society has the rights, at its sole discretion, to Step-In clause immediately upon completion of the 42 (forty two) months to be calculated from handover date, unless mutually agreed by the Society with the Developer, and get in another contractor to complete the project.</p> <p>(6) We agree that the detailed terms for Termination Clause and Step in rights shall be set out in the Development Agreement</p>	
123.	<p>No other Understanding</p> <p>We agree that there are no other understandings between the parties other than as set forth in the Contract. All communications either verbal or written, made prior to the date of submission of RFP are hereby abrogated and withdrawn unless such communications are made as a part of the Contract.</p>	
124.	<p>Documents to be Submitted by the Developer</p> <p>The following Documents along with the RFP:</p> <p>(1) The details of Bidder as per prescribed format in proforma A</p> <p>(2) Details of all completed / ongoing / upcoming projects by the bidding company and group as per prescribed format in proforma B</p> <p>(3) Financial details of the bidding company and the group as per prescribed format in proforma C</p> <p>(4) Complete details of all RERA complaints, pending litigation, and all completed litigation / arbitration resulting from contracts executed in last 5 years related to the Bidder, its associate company, group companies, proprietors, partners, directors etc, in respect of any projects being undertaken or completed as the case may be</p> <p>(5) Profile of the company, and short bio data, and previous experiences of the partners, directors, and other key</p>	

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<p>personnel as applicable</p> <p>(6) Declaration stating shareholding pattern of the bidding company, and parent / flagship company</p> <p>(7) Latest Solvency Certificate from any scheduled commercial bank – public sector banks or private sector Indian banks except co-operative bank.</p> <p>(8) Certificate from practising Chartered Accountant certifying the net worth of the bidding company / group / partners as on 31/03/2026 along with basis and manner of calculations</p> <p>(9) Copies of income tax returns, audited balance sheet, profit and loss account for the parent company, and bidding company for the last 5 years ending 31/03/2026 duly certified by the practising Chartered Accountant.</p> <p>(10) Latest Form 3 of all ongoing Projects submitted to RERA</p> <p>(11) We have also submitted the above documents in soft copy duly saved in pen drive (Proformas in MS Excel / Word format) in addition to signed hard copies.</p>	
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The Developer agree that the Receipt of RFP does not create any Right / Commitment / Claim / Charges or any Liability on the Society / MC / RDC / PMC. Trust you will find our offer in line with your requirement and competitive.

Date : _____ Place : _____
 Name : _____
 Designation in Firm : _____

(Seal and Signature of the Developer)

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ANNEXURE 1 - CONSTRUCTION SPECIFICATIONS AND AMENITIES

(1) General

- a. The Developer shall offer amenities as per provisions of this RFP and as specified by the Societies in consultation with PMC.
- b. The Developer is at liberty to offer better or more amenities in his quotations after accepting the amenities specified by the Societies in this Bid Document. Any variation in amenities proposed by the Developer shall be stated with detailed clause number/s.
- c. All amenities to be provided shall be of highest quality in workman like manner. The work shall be executed in accordance with best modern practices.
- d. All fittings and fixtures to be used as specified in list of approved materials and suppliers. The brands stated may be replaced by alternate / equivalent brands subject to express prior written approval from Societies in consultation with PMC. The further details of amenities, electrical points, plumbing layout, door and window schedules, flooring, tiling, dado's, kitchen platforms etc shall be worked out at the time of finalizing the working drawings based on following list of amenities and list of approved materials and suppliers. These specifications are not intended to cover the minute details.
- e. The Societies reserves the right to add, delete, alter, modify, or change a specifications as per requirements of the Societies including specified amenities / fittings / fixtures etc. till execution of DA.
- f. The Societies in consultation with PMC reserves the right to specify other equivalent brand as may be approved at the discretion of the Society after verifying the quality thereof. All design, drawings, specifications, amenities, finishes etc. shall be as approved by the Societies in consultation with PMC.

(2) General Construction Specifications.

- a. The total construction shall be as per relevant Indian Standard Code of Practice.
- b. All Construction Specifications will be as per latest BIS / NBC Codes.
- c. Material's Specifications will be of ISI or Quality Standards exceeding to ISI and as per NBC.
- d. All materials for incorporation into the works shall be of the best quality of their respective kinds and will adhere to the requirements of the latest edition of the relevant Bureau of Indian Standards or any other equivalent quality standards prevailing in the Trade and / or approved by the Societies in consultation with the PMC.
- e. The specifications and finishes to all common areas and external treatments to all buildings / wings shall be identical. No difference shall be permitted by the Societies.

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(3) Layout Amenities

- a. Beautiful landscaped garden with hardscapes, softscapes, adequate seating capacity etc.
- b. Jogging track
- c. Senior citizen area with hardscapes, softscapes, adequate seating capacity etc.
- d. Kids play areas with various equipment
- e. Multipurpose court
- f. Basketball court
- g. Air-conditioned club house, gymnasium, fitness centre including wash room, change room, and provided with equipment.
- h. Indoor games room
- i. Community Hall with Guest rooms accommodation facility.
- j. Fully furnished, air-conditioned Society office with toilet, intercom, telephone facilities, cupboards for storage, etc. complete; of maximum permissible area as per NMMC norms.
- k. Yoga deck, Steam room, Spa room
- l. Toddlers play area and creche
- m. Office spaces
- n. Terrace garden with seating area, and pantry
- o. Adequate size swimming pool which is sustainable in terms of energy saving

(4) Planning

- a. The buildings will be planned for High-rise residential tower with modern elevation
- b. The Developer shall take into consideration the orientation, location and floor of existing flats while planning of the building.
- c. All rooms shall be of standard / minimum sizes required by the Societies. All living rooms and bedrooms shall not have any dimensions less than 3.00 M. The Societies requirement is for spacious rooms as per their existing rooms.
- d. Adequate care shall be taken for proper cross ventilation and proper natural lighting in all flats.
- e. There shall not be any variation in external elevation, common lobbies, staircase, lift façade, entrance doors, all common amenities etc.
- f. Servants toilet at podium, ground floor, basements etc.
- g. The plot shall be filled to make formation level at-least 0.30 M above existing road level and the stilt level shall be at-least 0'-6" above the formation level.

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(5) RCC

- a. The RCC structure shall be framed structure designed for earthquake resistance with all due consideration for dead load, wind forces and seismic forces as per relevant IS code and National Building code.
- b. All the RCC works viz. Pile Foundation Open Footings, RCC Plinth beams, Floor, Beams, RCC Columns, Staircase, Lift well, RCC Over Head Tanks, Under Ground Tanks, Lift Machine Rooms, RCC Loft over Bathrooms, W.C. and Kitchen etc. shall be as per IS 456 and shall be designed for Earth Quake Forces and Wind Forces as per IS 1893 and as per Drawing.
- c. The type of construction / foundation will be as per the geological soil investigation report.
- d. The structural design shall also be approved by the Architect and Structural Consultant.
- e. The minimum grade of concrete for all RCC work including columns, beams, slabs, etc. shall be M40 .
- f. The minimum grade of reinforcing steel shall be corrosion resistant Tor TMT FE 500 / 500D / 550 D or better of ISI make.
- g. The minimum grade of cement used in RCC shall be of grade 53 ordinary Portland cement for structural work. Cement used in non-structural work shall be of grade 43 ordinary Portland cement.
- h. Columns on RAFT foundation as per Structural Engineers requirement.
- i. Horizontal tie beams at the stilt level thereby enhancing the structural stability of the building as per Structural Engineer Requirement
- j. Appropriate and approved construction chemicals and concrete additives shall be used to protect the reinforcement from corrosion.

(6) Structure

- a. All external walls shall be 150 mm (6") thick RCC external wall with aluminium shuttering (mivan style).
- b. All internal walls shall be minimum 100 mm (4") thick Autoclaved Aerated Concrete (AAC) Blocks with thin bed mortar.
- c. Internal Walls between Flats shall be of minimum 150 mm (6") thick AAC Blocks
- d. All toilet internal walls where water supply pipes, drainage pipes or any other pipe are to be laid shall be 200 mm (8") thick AAC Blocks
- e. Parapet Walls for Podium and Terrace shall be minimum 150 mm thick Autoclaved Aerated Concrete (AAC) Blocks and Clear Height Should not be less than 1.50 M.

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- f. External Plaster shall be minimum 20 mm thick with sand finish in two coats with 1:4 proportion for first coat of minimum thickness 12 mm and 1:3 proportions for second coat of minimum thickness 8 mm. For both coats of plaster, waterproofing chemicals of adequate quantities, as recommended by the manufacturers, shall be added.
- g. All internal surfaces shall be first finished with rough sand and cement plaster which will be then finished with branded gypsum and finally wall putty. Paint shall be applied later.
- h. The plot shall be filled to make formation level at-least 1'-6" above existing average road level and the stilt level shall be at-least 0'-6" above the formation level.

(7) Common

- a. Designer entrance lobby shall be with combination of Italian Marble, Indian Marble or Granite including full height dado as per approved design.
- b. Minimum three automatic high speed of at least 1.50 m/s lifts with access control for 4 Flat or part thereof per wing having minimum capacity of 12 persons as specified as per approved design and make. These shall be excluding fire lifts, if any. There shall be at least one lift having clear depth of car of 1.90 M so as to enable to transport stretchers.
- c. Designer lift lobby to be provided at all floors including Granite or Marble jambs around lift openings at all floors.
- d. All common passages and lobbies shall be naturally ventilated.
- e. Separate ducts shall be provided for Electrical Ducts, Communication Ducts, Fire Ducts etc.
- f. Cabling for local video cable connection or DTH connection to all new premises shall be provided. ED/LV shaft of each wing shall be of sufficient size to accommodate wiring / boxes of at least two vendors.
- g. One fibre optic telephone connection shall be provided in each new premises.
- h. Uniform Decorative name plate should be provided to all flats at all floors
- i. Uniform Decorative Name Plate in entrance lobby on ground floor in each wing displaying names of all members of that particular wing
- j. The staircase area shall be provided with mid-landing and landing flooring of combination with Natural Stone, Marble and Granite.
- k. Single piece marble, granite or natural stone treads and risers for all staircases as approved by Societies in consultation with PMC. 150 mm high marble, granite or natural stone skirting to be provided for staircase, landing and mid-landing.
- l. Decorative railing for staircase as approved by Societies in consultation with PMC
- m. New Decorative compound wall with Decorative Pillars / Gates.
- n. Tremix Concrete flooring shall be of M25 with joints for open ground.
- o. Common resting area with toilets for watchman / drivers / other staff etc. as per

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Societies requirement

- p. Common toilets for watchman / drivers / domestic help etc. on stilts / podiums / basements as per Societies requirement and as maximum permissible by NMMC
- q. Separate ducts shall be provided for Electrical Ducts, Communication Ducts, Fire Ducts etc.
- r. Signage on all floors entry / exit.
- s. Provision of installation of common DTH on terrace as per Service Providers Guidelines
- t. Sleeves at Terrace parapet for water supply.
- u. Water outlet for plants in each balcony of all flats.

(8) Security System

- a. Central BMS room for all services
- b. CCTV Area surveillance systems in entrance lobby, all floor lobby, passages, basement, podiums, parking areas, Societies offices, fitness centre, gardens, and all common areas and surroundings connected to the each security desk on ground floor, and central BMS room. Adequate no. of cameras shall be provided to cover all common areas within the building, and complete complex including podiums, basements, entry, exits etc.
- c. All entry and exit shall have a watchman / security cabin with surveillance equipment connected to central BMS Room.
- d. All entrances halls of all wings shall have security desk with intercom and video connection to all new premises in the whole complex.
- e. All such security desk shall be inter-connected to all flats and central BMS room.
- f. All surveillance equipment shall have DVR capacity for 60 days storage of recordings
- g. Intercom, and Video Door Phone with audio for each new premise inter-connected to all security desk, security cabin and new premises in the whole complex.
- h. Proper car entry and exit system with car entry tags

(9) Common Services

- a. Adequate capacity underground and overhead RCC water storage tank with bore well and dual supply system as per NMMC norms.
- b. Underground RCC water storage tank shall be provided with submersible pumps, auto level controller, starters, electrical cables etc. complete of approved make.
- c. Fire fighting System along with fire alarm, automatic sprinkler / hooter system etc. complete as per CFO's requirement and as specified.
- d. Electric Sub-station of adequate capacity as per statutory requirements
- e. Auto Starter diesel generator with adequate power backup for all essential common services including at least 1 lift per wing, water pumps, fire pump, and lighting in common areas..

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- f. Rain water harvesting as per statutory requirements.
- g. Vermi-culture pits as per statutory requirements.
- h. Anti-termite treatment to complete project – Pre-Construction as well as Post-Construction.
- i. Well designed garbage disposal system should be provided
- j. Chemical membrane Water proofing to all wet surfaces including toilets, baths, WCs, kitchen nahani's, terraces, chajja's, Lift Machine Room top, canopies etc.
- k. Brick bat coba waterproofing shall be done for all the floors of toilets, baths, WCs, terrace and also for laying of underground drainage plumbing lines
- l. IPS flooring with water proofing membrane on terrace.
- m. Bore wells including the necessary electrical connection along with submersible pumps and automatic water controller shall be provided as per NMMC rules and regulations for flushing purposes
- n. Sewage Treatment Plant including necessary equipment, as mandated by MOEF / CIDCO
- o. Organic Waste Converter of required capacity including necessary equipment, as mandated by MOEF / CIDCO
- p. Arrangement for mounting of split AC in all living rooms and bedrooms including provision of brackets for outdoor units, power supply, conduit arrangement etc.
- q. Meter cabin of adequate size at ground floor
- r. Adequate sensor-based lighting to whole complex including stilts, basements, podiums, streets, roads, pavements, gardens and all other common areas. At least 20% of the lights shall be fixed lights.
- s. Adequate Infrastructure like layout / internal roads, storm water drains, street lighting etc. for whole complex, and as approved by statutory bodies
- t. Lightning arrester shall be provided of approved make
- u. Solar Electricity Generation with Net Metering

(10) Electrification

- a. Adequate provision for electric points for lights, LED Light Fixtures, fans, exhaust fans, bell points, plug points, power points etc. as per approved design and specification.
- b. Adequate electrical points in kitchen for lighting, fan, exhaust fan, refrigerator, microwave, water filters, mixtures, power points, plug points etc. as per approved design and specification.
- c. Adequate electrical points in toilets / bath / WC for lighting, exhaust fans, water heating purposes etc. as per approved design and specification.
- d. All switches, switchboards, fittings and fixtures shall be modular of approved make.
- e. Surface Box LED Lighting Fixtures for all rooms as per Societies requirement

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- f. BLDC fans / energy saving fans in all rooms
- g. All fixtures provided shall be energy efficient of 5-star rating
- h. AC / TV / Cable / Internet TV Point in all habitable room.
- i. Provision and appropriate Location for AC ODU along with proper drainage arrangement.
- j. One fibre optic internet connection in each new premises.
- k. Provision of 1 / 2 Wi-Fi router with each new premises so as to cover entire new premises.
- l. Wiring for telephone to all habitable rooms and kitchen.
- m. Provision for Washing Machine in Common Toilet / Powder Room or Kitchen.
- n. Provision for electric instant water heater DP switch outside toilet and inside kitchen
- o. Provision for refrigerator in Kitchen.
- p. Provision for electric distribution board with cover near main door.
- q. MCB and ELCB shall be provided in each flat with independent circuits and circuit breakers.
- r. Three phase electrical supply with proper earthing to all new premises.
- s. Excellent quality concealed electrification with fire retardant low smoke (FRLS) ISI mark cables, wires, of approved make.
- t. 25 mm thick HMS fire retardant low smoke (FRLS) PVC pipes of approved make.
- u. Adequate electrical works in compound, gate, common service areas, podiums, stilts, staircase, common passages, terrace, lift machine room, etc where ever required.
- v. The total electrification shall be concealed and the fittings and fixtures provided shall be of 1st quality of approved make.
- w. All electrical units in common areas shall be water and tamper proof.
- x. All electrical works to comply with regulation of electricity board and electric supply and company.
- y. Location and type of fitting and fixtures should be approved by the Societies in consultation with PMC before starting electrical work.
- z. Adequate EV charging points, and infrastructure for electric vehicles with access control covering all vehicles. There shall be at least one point for every 4 car parking spaces.
- aa. All electrical fixtures shall be of 5-star rating
- bb. Adequate Electrical Points to be provided as follows

Room	Ceiling LED Light	Fan	AC points	TV cable	internet points	5A points	15A points	Exhaust Fan
Living	6 Nos	2 Nos	1 Nos	1 Nos	2 Nos	6 Nos	1 Nos	
Dinning	1 Nos	1 Nos	1 Nos		1 Nos	1 Nos		

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Kitchen	4 Nos	1 Nos			1 Nos	3 Nos	3 Nos	1 Nos
Bedroom	4 Nos	1 Nos	1 Nos	1 Nos	2 Nos	4 Nos	1 Nos	
Toilet	2 Nos					2 Nos	1 Nos	1 Nos
Passage	1 Nos					2 Nos	1 Nos	

(11) Plumbing, Water Supply and Drainage

- a. Excellent quality of concealed plumbing, pipes and fittings.
- b. Total concealed plumbing shall be of ISI Mark 1st quality U-PVC.
- c. ISI Mark 1st quality U-PVC pipes and fittings of approved make for external looping and down-takes.
- d. All vertical drainage and rain water pipe lines and water supply work up and including drainage connection to the Sewage line and water connection to the NMMC water main including Water master and be carried out through Licensed as per NMMC requirement.
- e. Bore wells including the necessary electrical connection along with submersible pumps and automatic water controller shall be provided as per NMMC rules and regulations for flushing purposes. The Under Ground Drainage pipes shall be of the best quality SWG pipes and fitting with box connecting
- f. All vertical downtake water supply and drainage pipes shall have spacers
- g. All junctions of vertical downtake water supply pipes shall use Strainers
- h. Necessary points for water purifier, washing machine shall be provided at suitable location
- i. MS lockable Glass Fibre Reinforce Drainage chambers with Polyester Resin shall be provided as per NMMC specifications

(12) Kitchen

- a. MGL gas connection in Kitchen for cooking and heating
- b. Water purifier of approved make with arrangement of power, water supply and drainage
- c. Kitchen platform shall be either 'L' shaped, 'U' shaped or on opposite walls as approved by the Societies in consultation with PMC.
- d. Main kitchen platform with 675mm wide, 19mm thick Sintered stone platform on top and below with kadappa infrastructure including granite fascia patti with moulding to prevent water spillage as per approved design and specification.
- e. Second platform with 600mm wide, 19mm thick Sintered stone platform on top and below with kadappa infrastructure including granite fascia patti with moulding to prevent water spillage as per approved design and specification.
- f. Stainless steel sink with integral drain board of 304 grade with a minimum size of 600 x 450 x 250 mm of approved make.

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- g. The kitchen sink shall be provided with hot and cold mixture sprout as per design and specification approved by Societies in consultation with PMC.
- h. Proper arrangement shall be provided for dish washer like power, water supply and drainage in kitchen.
- i. Exhaust fans with shutters in Kitchen of approved make.

(13) Bath, WC and Toilets;

- a. All Sanitary fittings and fixtures provided shall be of 1st quality
- b. European Wall mounted toilets with concealed dual flush system
- c. Branded instant 4500 KW electric based storage type water heaters (6 litre capacity) with IoT-enabled, high efficiency, smartphone-compatible temperature control in Kitchen / all bath / toilets of approved make.
- d. Exhaust fans in bath / WC / toilet of approved make.
- e. Bathrooms / toilets shall be fitted with all hardware's, accessories like mirrors, glass shelf, curtain rod, soap dishes, stainless steel towel rack, toothbrush holder, towel ring, shower trays with slip resistant coating, grab bar, etc. complete as per approved design and specification
- f. Hot and cold water diverter including sprout and shower etc. complete in bathroom and toilets of approved make as per approved design and specification.
- g. Hot and cold water mixture in hand wash basins as per approved design and specification.
- h. UPVC class galvanized pipes and ring pipe fittings of approved make for external looping and down-takes as specified.
- i. Proper arrangement shall be provided for washing machine like power, water supply and drainage.

(14) Paints;

- a. Basement to be finished with Cement Plaster and cement paint.
- b. Podium to be finished with Cement Plaster and cement paint.
- c. Common passages walls to be finished with textured paint.
- d. Velvet Touch / Lustre paint for all internal surfaces.
- e. Elastomeric acrylic emulsion weather coat paint to all external surfaces
- f. Lift Machine Room to be finished with Cement Plaster and cement paint with two coats of distemper paints on walls and ceilings.
- g. Lift ducts to be internally finished with cement plaster and paint

(15) Tiling and Flooring's;

- a. 800 x 1600 mm joint-free, homogenous full body double glazed vitrified flooring with

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matt finish in living as per approved design and specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.

- b. 800 x 800 mm joint-free, homogenous full body double glazed vitrified flooring with matt finish in all bedrooms, passages as per approved design and specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.
- c. 600 x 600 mm anti-skid tiles in flooring, and 450 x 450 mm full height up to ceiling ceramic tile dado with border and motif on all walls of kitchen of approved make as per approved design and specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.
- d. 450 x 450 mm Anti-skid tiles in flooring and 450 x 450 mm full height up to ceiling ceramic tile dado with border and motif on all walls of bath / toilets / WC. All tiles will be designer colour tiles of approved make as per approved design and specification.

(16) Door;

- a. 50 MM thick Fire resistant Decorative entrance door with well treated solid core veneer finish flush door with all hardware fittings including safety chain, lock, aldrop, tower bolt, telescopic peep hole, handle, door stopper etc. complete of approved make as per approved design and specification.
- b. 35 MM thick Well treated solid core plastic laminate (Sunmica) finished flush doors to all rooms with all hardware fittings including mortis lock, tower bolt, handle, door stopper etc. complete of approved make as per approved design and specification.
- c. Water proof marine grade solid core plastic laminate finish flush doors to Bath / WC / Toilet with all hardware fittings and fixtures including locks etc. complete of approved make as per approved design and specification.
- d. Safety Guard Door for each flat with brass fittings and fool proof locking arrangement including safety chain, lock, aldrop, tower bolt, handle, door stopper etc. complete of approved make as per approved design and specification.
- e. Main door frames shall be of Teak Wood with double pattis including moulding.
- f. All other door frames shall be of Granite with double pattis including moulding
- g. All hardware fittings shall be of Stainless Steel of premium quality as per approved design, specification and sample to the complete satisfaction of the Societies in consultation with PMC.

(17) Windows;

- a. a. UPVC Sliding Windows with double glazing units / insulated glass units to reduce sound of 1 1/4" or 1 1/2" series with plain / frosted / tinted toughened glass with all hardware fittings and fixtures including locks etc. complete of approved make as per approved design and specification. For windows with more than 1.50 M in height,

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aluminium door sections shall be used

- b. 1 Nos. Anodized / Powder Coated Aluminium Sliding Mosquito Net Shutter in kitchen of 1 1/4" series with all hardware fittings and fixtures including locks etc. complete to all sliding windows of approved make as per approved design, specification and sample to the complete satisfaction of the Societies in consultation with its PMC.
- c. Granite sills with double pattis including moulding to all windows
- d. Window frames shall be of Granite with double pattis including moulding
- e. External mild steel 10 mm square bar security grills for all windows / ventilators as per design and specification approved and as per NMMC approvals.
- f. All hardware fittings shall be of SS as per approved design, specification and sample to the complete satisfaction of the Societies in consultation with PMC.
- g. SS Mosquito Net / Mesh for Bathroom / WC / Toilet window.

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ANNEXURE 2 - LIST OF APPROVED BRANDS

1	Cement - OPC	Ultra-tech, Gujarat Ambuja, Vikram
2	Cement - PPC	Ultra-tech, Gujarat Ambuja, Birla
3	White Cement	Birla, JK
4	Mild, Tor steel (TMT) Grade 415 and type TMT (Thermo Mechanically Treated)	SAIL, TISCO, Essar, Jindal, RINL Vizag
5	Screws	G.K.W. Nettelfold, C.P. finished.
6	Bricks	Ordinary Clay burnt bricks of any brand conforming to IS 1077
7	AAC Blocks	Ultratech, HIL, Aercon AAC, Ecolite
8	Ceramic Tiles	NITCO, Kajaria, Johnson, Marbonite, City
9	Vitrified Tiles	NITCO, Kajaria, Johnson, Marbonite, City, Euro
10	Chequered Tiles, Paver Blocks	NITCO, Gubbi
11	Adhesive, Grout	Pidilite, Bal Adhesive, MC Bauchieme, Roff Chemicals., Fosroc Laticrete
12	Solid core flush Shutter	Anchor, Shivam, Anand
13	Aluminium	Jindal, Hindalco
14	Hardware	Dorset, Hafele, Sobeet
15	Locks	Dorset, Hafele, Sobeet, Godrej, Yale.
16	External Paints	Asian, ICI, British, Nerolac, Renovo
17	Internal Paints	Asian (Royale or Velvet), Berger
18	Putty	Birla wall putty
19	Cement Paint	Supremcem, Snocem India, NitcoCem
20	Acrylic Paint	Snowcem Paint, Asian Paint, Nitco Paint
21	Waterproofing	India waterproofing CC, Likproof India Pvt. Ltd., Overseas waterproofing Co., Nina Industries.
22	Chemical Admixtures and Waterproofing compounds	MC Bauchemie, Krishna, Conchem Products Pvt. Ltd., CICO, Sunanda Chemicals, Apurva Buildcare, Texsa
23	Silicon Sealants	Dow Corning, GE, Pidilite
24	Polysulphide sealants	MC Bauchemie, CICO, Pidilite
25	Gypsum plaster	India Gypsum Ltd., Permaboard
26	Glass	St. Gobain, ASAHI, MODI, Obeikan

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27	PVC	Fenesta, LG
28	Plastering adhesive	MC Bauchemic, NITCO BOND – PVA, FOSROK
29	Gypsum Board	India Gypsum, Armstrong
30	Waterproofing works	Nina, Leakproof, Overseas, Xypex, Aqua Alliance
31	Lift	Schindler, Kone, Otis
32	Water Purifier	Kent, Aquaguard, Ultraguard
33	Sink	Nirali, Diamond, Tuff
34	Exhaust Fans	Crompton Greaves, Havells
35	Fans	Crompton Greaves, Havells
36	Light Fixtures	Philips, GE, Bajaj, Wipro
37	LED Light Fixtures	Philips, Syska, Blu
38	Electrical Swithces and Switchboards	Anchor, Roma, Crabtree, Legrand
39	Electrical Mainboards	Havells, Legrand, Indoasian
40	MCB's and ELCB's	Havells, Legrand, Indo Kopp, Siemens
41	Electrical Wiring and Cables	Havells, Finolex, Polycab
42	Motor Starter	L and T, Siemens
43	Hydro Pumps, panels and Equipment and Fire and sprinkler Pumps	Grundfoss, Kirloskar
44	Water Pumps	Grundfoss, Kirloskar
45	Sanitary Ceramic Fixtures	Tot, Kohler, Roca, Hindware
46	Plumbing Hardware	Jaquar, Mark
47	Galvanized Pipes and Fittings	Tata, Zenith ISI Mark, Surya
48	U-PVC Pipes and Fittings	Prince, Supreme
49	CI Pipes	Neco
50	Drainage Chambers	Everlast, Duraa
51	CCTV and Video-Door Phone	Panasonic, Hyundai, Honeywell
52	Security Apparatus	Panasonic, Hyundai, Honeywell
53	Electric Water Heater	Spherehot, Bajaj, Racold
54	Water Meter	WH Brady

Note: The above amenities list is not exhaustive. Complete amenities list shall be finalized by the Society in consultation with PMC at the time of Development Agreement.

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PROFORMA A - DETAILS OF BIDDER**PROFORMA A - DETAILS OF BIDDER**

1.	Details of bidding company a. Name of the bidding company b. Year of establishment c. Commencement of business	
2.	Details of group a. Name of the group b. Name of the parent company c. Year of establishment d. Commencement of business	
3.	Contact detail of company a. Telephone number of office b. Email address c. Website address	
4.	Name of Entity Involved for Execution of DA	
5.	Constitution (private limited / public limited / partnership / LLP etc.) a. Bidding company b. Parent company of the group	
6.	Nature of business carried on by the company	
7.	Name of all proprietor / partners / directors	
8.	Relationship between bidding company and parent company of the group	
9.	Shareholding pattern of the bidding company	
10.	Shareholding pattern of the parent / flagship company	
11.	Name of all proprietor / partners / directors common between bidding company and leading / flagship company of the group	
12.	Name of all group companies	
13.	Details of authorized person for discussion / clarification / negotiation. a. Name of authorized person b. Designation in bidding company c. Office number with extension d. Mobile number e. Email address	

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14.	<p>Registration nos. of bidding company with</p> <ol style="list-style-type: none"> a. GST b. Provident Fund c. ESIC d. PAN Card e. Registrar of companies f. Registration with any Rating authority such as 9001, etc. g. Registration with any other state or Central Government department or undertaking 	
15.	<p>Details of Litigations / Arbitrations related to company, group companies, proprietors, partners, directors etc.</p> <ol style="list-style-type: none"> a. Number of litigations / arbitrations completed resulting from contracts executed in last 5 years ending 31/03/2026 b. Number of litigations / arbitrations pending resulting from contracts executed in last 5 years ending 31/03/2026 c. Number of pending litigations / arbitrations 	
16.	<p>Details of Complaints under RERA related to company, group companies, proprietors, partners, directors etc.</p> <ol style="list-style-type: none"> a. Number of complaints under RERA completed resulting from contracts executed till date b. Number of complaints under RERA pending resulting from contracts executed till date c. Number of pending complaints under RERA till date 	
17.	<p>Details of NCLT proceedings or in any court / tribunal in any part of the Company, related to company, group companies, proprietors, partners, directors etc.</p> <ol style="list-style-type: none"> a. Number of proceedings completed resulting from contracts executed till date b. Number of proceedings pending resulting from contracts executed till date c. Number of pending proceedings by any financial creditors 	

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18.	<p>Performance record for the Bidding Company and the Complete Group from 2018 showing the following:</p> <ol style="list-style-type: none"> Denial of any bank guarantee / credit facility. Rescinded contracts. Penalties / prosecutions etc. Of what so ever in nature. Actions taken by any statutory authority. Default of payment of statutory dues of all related nature including taxes, duties, PF etc. Default of payment of rent / hardship compensation in any ongoing or completed projects 	
19.	<p>Names of major consultants associated with the group</p> <ol style="list-style-type: none"> Architectural consultants Structural consultants MEP consultants MOEF consultants Landscape consultants Legal consultants / solicitors Chartered accountants 	
20.	<p>Names of major contractors associated with the group</p> <ol style="list-style-type: none"> Civil contractor Plumbing contractor Electrical contractor Fire contractor Other contractors 	
21.	Name of Bankers associated with the group	
22.	<p>Average annual sales turnover (booked) from real estate projects only excluding revenue from lease, sale of land / TDR / FSI, sale of equipment etc. (Rs. in Cr.) for last 5 years ending 31/03/2026</p> <ol style="list-style-type: none"> Bidding company Complete group including bidding company 	
23.	<p>Unsold inventory (Rs. in Cr.) in real estate projects in Mumbai / MMR region where OC has been granted as on date</p> <ol style="list-style-type: none"> Bidding company Complete group including bidding company 	

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24.	Unsold inventory (Rs. in Cr.) in ongoing real estate projects where construction has commenced but OC has not been granted as on date a. Bidding company b. Complete group including bidding company	
25.	Amount of Solvency Certificate which the applicant holds with Nationalized / Schedule Banks (Please mention name of the bank and date of certificate) a. Bidding company b. Complete group including bidding company c. Directors / partners	
26.	Net Worth as on 31/03/2026 for (Please mention date of certificate) a. Bidding company b. Complete group including bidding company c. Directors / partners	
27.	CIBIL Credit Rating a. Bidding company b. Flagship company of the group c. Directors / partners	
28.	Likely Source Of Funds for our Project a. Own fund b. Bank fund c. Unsecured loans from other parties etc. d. Booking amount / advance from sale of flat e. Other funds (if any)	
29.	Total line of credit available (Rs. in Cr.) a. Bidding company b. Complete group including bidding company c. Directors / partners	
30.	Details of non-performing assets a. Bidding company b. Complete group including bidding company c. Directors / partners	
31.	Gross Debt a. Bidding company b. Parent company of the group	

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32.	Debt to equity ratio a. Bidding company b. Parent company of the group	
33.	Number of Years of Experience for Construction Works (Open Plot / Greenfield) for a. Bidding company b. Complete group including bidding company	
34.	Number of Years of Experience in Redevelopment Works a. Bidding company b. Complete group including bidding company	
35.	Construction area of Completed Projects for Bidding Company / Group a. Open Plot / Greenfield Projects in Mumbai City / Mumbai Suburbs b. Open Plot / Greenfield Projects in Navi Mumbai / MMR c. SRA Projects in Mumbai City / Mumbai Suburbs d. Redevelopment Projects Except SRA in Mumbai City / Mumbai Suburbs e. Redevelopment Projects in Navi Mumbai / MMR	
36.	Construction area of Ongoing Projects for Bidding Company / Group (in SFT) a. Open Plot / Greenfield Projects in Mumbai City / Mumbai Suburbs b. Open Plot / Greenfield Projects in Navi Mumbai / MMR c. SRA Projects in Mumbai City / Mumbai Suburbs d. Redevelopment Projects Except SRA in Mumbai City / Mumbai Suburbs e. Redevelopment Projects in Navi Mumbai / MMR	
37.	Construction area of Upcoming Projects for Bidding Company / Group (in SFT) a. Open Plot / Greenfield Projects in Mumbai City / Mumbai Suburbs b. Open Plot / Greenfield Projects in Navi Mumbai / MMR	

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	<ul style="list-style-type: none"> c. SRA Projects in Mumbai City / Mumbai Suburbs d. Redevelopment Projects Except SRA in Mumbai City / Mumbai Suburbs e. Redevelopment Projects in Navi Mumbai / MMR 	
38.	<p>Nos of Completed Projects for Bidding Company / Group</p> <ul style="list-style-type: none"> a. Open Plot / Greenfield Projects in Mumbai City / Mumbai Suburbs b. Open Plot / Greenfield Projects in Navi Mumbai / MMR c. SRA Projects in Mumbai City / Mumbai Suburbs d. Redevelopment Projects Except SRA in Mumbai City / Mumbai Suburbs e. Redevelopment Projects in Navi Mumbai / MMR 	
39.	<p>Nos of Ongoing Projects for Bidding Company / Group</p> <ul style="list-style-type: none"> a. Open Plot / Greenfield Projects in Mumbai City / Mumbai Suburbs b. Open Plot / Greenfield Projects in Navi Mumbai / MMR c. SRA Projects in Mumbai City / Mumbai Suburbs d. Redevelopment Projects Except SRA in Mumbai City / Mumbai Suburbs e. Redevelopment Projects in Navi Mumbai / MMR 	
40.	<p>Nos of Upcoming Projects for Bidding Company / Group</p> <ul style="list-style-type: none"> a. Open Plot / Greenfield Projects in Mumbai City / Mumbai Suburbs b. Open Plot / Greenfield Projects in Navi Mumbai / MMR c. SRA Projects in Mumbai City / Mumbai Suburbs d. Redevelopment Projects Except SRA in Mumbai City / Mumbai Suburbs e. Redevelopment Projects in Navi Mumbai / MMR 	

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41.	<p>Breakup of Completed Projects of Bidding Company / Group executed in Mumbai City / Mumbai Suburbs</p> <ul style="list-style-type: none"> a. Open Plot / Greenfield Projects b. SRA Projects c. MHADA Redevelopment Projects d. Cess Redevelopment Projects e. Tenanted Property Redevelopment f. Cluster Development g. Society Redevelopment Projects h. Joint Redevelopment i. Others 	
42.	<p>Breakup of Ongoing Projects of Bidding Company / Group executed in Mumbai City / Mumbai Suburbs</p> <ul style="list-style-type: none"> a. Open Plot / Greenfield Projects b. SRA Projects c. MHADA Redevelopment Projects d. Cess Redevelopment Projects e. Tenanted Property Redevelopment f. Cluster Development g. Society Redevelopment Projects h. Joint Redevelopment i. Others 	
43.	<p>Breakup of Upcoming Projects of Bidding Company / Group executed in Mumbai City / Mumbai Suburbs</p> <ul style="list-style-type: none"> a. Open Plot / Greenfield Projects b. SRA Projects c. MHADA Redevelopment Projects d. Cess Redevelopment Projects e. Tenanted Property Redevelopment f. Cluster Development g. Society Redevelopment Projects h. Joint Redevelopment i. Others 	
44.	<p>Construction area of projects on Collector's land</p> <ul style="list-style-type: none"> a. Completed Projects b. Ongoing Projects c. Upcoming Projects 	

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45.	<p>Largest completed residential society redevelopment project of society</p> <ol style="list-style-type: none"> a. Name of the Society and Address b. Name of the Company under which the Project is executed c. Regulation Under which the Project is Executed d. Plot Area e. Total FSI Built Up Area f. Total Construction Area g. Construction Cost h. Total Project Cost i. No. Of Members j. Contact Details of the Society k. Date of LOI l. Date of DA m. Date of IOD n. Date of 1st CC o. Date of OC p. Number of years taken to execute the project from date of LOI till date of repossession including obtaining full OC 	
46.	<p>Largest ongoing residential society redevelopment project of society</p> <ol style="list-style-type: none"> a. Name of the Society and Address b. Name of the Company under which the Project is executed c. Regulation Under which the Project is Executed d. Plot Area e. Total FSI Built Up Area f. Total Construction Area g. Construction Cost h. Total Project Cost i. No. Of Members j. Contact Details of the Society k. Date of LOI l. Date of DA m. Date of IOD n. Date of 1st CC 	

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	<p>o. Estimated date of completion</p> <p>p. Number of years estimated to execute the project from date of LOI till date of repossession including obtaining full OC</p>	
47.	Name, address and Details of landmark projects executed by the Group	
48.	Details of any Project (in Bidding Company / Group) where the work has got stalled / stay order has been obtained once the Society has vacated the building. Kindly mention the name of the Projects and reason for stalling of work.	

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PROFORMA B - LIST OF COMPLETED, ONGOING, AND UPCOMING OPEN PLOT / REDEVELOPMENT PROJECTS FOR THE GROUP INCLUDING BIDDING COMPANY

(To be filled separately with stamp and sign)

SN	Name and Address Of Work / Project along with CTS No	Name of Company under which project is executed	Typology (Open Plot / Society / Cess / Tenanted / SRA / MHADA)	Ownership (Collector / Estate / Landlord / Lease / Freehold)	Regulation under which the project is executed	User Residential / Commercial / Educational	Area Of Plot SQM	Total FSI Built Up Area SQM	Total Const Area	No. Of Floors	Total Const Cost Of Project Rs. in Cr	Total Sale Value Of Project Rs. in Cr	RERA Registration No	No of flats / shops	MCGM File No / AutoDCR No	Date of LOI	Date of DA	Date Of IOD	Date Of 1st CC	Expected Date Of Compl / Date Of OC
Completed Projects																				
Ongoing Construction Projects																				
Upcoming Projects																				

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PROFORMA C - FINANCIAL DETAILS OF THE BIDDER

(To be filled separately with stamp and sign)

Consolidated Summary Of Financial Details Of The Bidder At Group Level Basis Of The Audited Financial Statement

SN	Particulars	Details For FY 2020-21 Rs. in Crores	Details For FY 2021-22 Rs. in Crores	Details For FY 2022-23 Rs. in Crores	Details For FY 2023-24 Rs. in Crores	Details For FY 2024-25 Rs. in Crores
1.	Total assets					
2	Current Assets					
3	Cash, temporary investments					
4	And Current receivable					
5	Secured Loans					
6	Unsecured Loans					
7	Total Liabilities					
8	Current Liabilities					
9	Contingent Liabilities					
10	Net Worth					
11	Authorized Capital					
12	Capital issued and paid up					
13	Net Profits Before taxes					
14	Net Profits After taxes					
15	Debt to equity ratio					
16	Cash ratio					
17	Asset turnover ratio					
18	Average annual sales turnover (booked) from real estate projects only excluding revenue from lease, sale of land / TDR / FSI, sale of equipment etc.					
19	Average annual expenditure for real estate projects only including construction cost, cost of land, TDR, premiums, corpus, rent etc.					

Note: Kindly attach separate sheet for the following (a) consolidated group level, (b) parent company, and (c) bidding company

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PROMOTOR DEBT PROFILE

SN	Developer Entity Name	Lender Name	Loan Amount	Loan Disbursed	Loan Repaid	O/s as on date	Security Provided

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PROFORMA D – LITIGATION HISTORY DETAILS OF THE BIDDER
 (To be filled separately with stamp and sign)

Provide details of Bidder and / or the parent company and / or its partners (including each partner of a joint venture), and / or its directors, and / or any company associated with the Bidder having any history of litigation and / or arbitration invocation of bank guarantee and / or delayed defaults litigation history resulting from contracts executed in the last five years ending 31/12/2025, and currently under execution. A separate sheet should be used for each partner of a Joint Venture..

SN	Award for/against Developer	Name of Client, cause Of litigation and matter in Dispute	Dispute Amount (Current Value)	Actual amount Awarded or Decision or dispute	Delayed defaults litigation	All pending litigation (Civil and Criminal) if any

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PROFORMA E - DECLARATION CUM UNDERTAKING FROM BIDDER

(To be filled separately on letterhead with stamp and sign)

To,

Respected Sir / Madam,

We, Shri _____, / Partner / Director of M/S

_____ do hereby state and
declare on solemn affirmation as under.

1. We have perused and read the RFP Document issued by your Society.
2. The bidding company, and / or its partners and / or its directors and / or any company / HUF / AOP associated with the Bidding Company have not have defaulted and / or are not in default of paying rent / hardship compensation to any tenant / member in any of my /our ongoing or completed redevelopment projects in the last 5 years ending 31/03/2026, and even thereafter till the date of submission of the RFP.
3. The bidding company, and / or its partners, and / or its directors, and / or any company / HUF / AOP associated with the bidding company have not defaulted and / or are not in default of any amounts due to any financial institutions in the last 5 years ending 31/03/2026, and even thereafter till the date of submission of the RFP.
4. The bidding company, and / or its partners, and / or its directors, and / or any company associated with the bidding company does not have any pending cases in the NCLT or in any court / tribunal, filed by financial creditors.
5. We, or our employees, or our consultants shall not influence any member of the Society, managing committee member, Society's consultants and their personnel, and / or have any direct unauthorized discussion with members on matters related to the complete tendering process including scrutiny, evaluations, clarifications, comparisons of RFPs or during the decision process of selection the Developer, failing which the Society at its sole discretion may disqualify the bids
6. We confirm that the partners, directors, and / or promoters of the bidding company or our Group, directly or indirectly, are not a relative of Society's Managing Committee / Society's Members / PMC / Legal Advisor

7. If we are selected as a preferred developer by the Society, the same shall be since taking forward

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the negotiations to be able to reach a Development Agreement of the form and content acceptable to the Society. Till such time of the execution of such Development Agreement, no rights whatsoever shall be deemed to have been granted to the Developer and we shall not claim any rights to the Property or against the Society of any nature whatsoever, and any expenses incurred by the Developer till then shall be to our account alone.

8. We understand that you are not bound to accept the highest or any other Tender bid you receive and that we shall not initiate any kind of action or claim against the Society for the rejection/selection of our / any Tender. We also understand that a mutually accepted and executed Development Agreement will be the sole repository of the agreed terms and conditions with such bidder accepted by the Society and that the acceptance of any offer of any bidder is merely for the purpose of taking forward the discussions to arrive at a mutually acceptable Development Agreement (without such acceptance of offer creating any rights in favour of such bidder).

9. We will keep this offer valid for a period of 180 days from the date fixed for opening of the Tender, unless extended by the Society.

10. To pay the professional fees of Architect / Structural Engineer, Elevation Designer and Site Supervisor and other Consultant fees as stipulated in the bid.

11. We have verified ourselves with the details/information as provided here along with the tender document as regards the Land layout, the ownership status the existing layout of the buildings, the condition of the buildings, the ground realities as regards the various structures/amenities on the Land and have ascertained the same from the relevant depts.

12. We have visited the site being the Property and have ascertained the Land layout and the exact location and the condition of the buildings.

13. We have verified ourselves and are conversant with the various municipal policies/procedures as also with other relevant depts. before submitting this offer.

14. We have made my/our own evaluations and assessment of the Project and are satisfied by the same. We also stand by our offer irrespective of any additions/alterations in the various Govt./MCGM amendments. We have visited the site being the Property and are fully aware of the site conditions.

15. We have paid a sum of Rs _____/- (Rupees _____ only) towards the RFP Form Cost and am/are fully aware of the non-refundability of the same. As also We understand the right and the requirement of the Society to reject my/our offer without assigning any reasons whatsoever.

16. We also assure the Society that we shall work in joint co-operation of the committee members and their representatives, Architect /Consultants, of the Society for the successful completion of the Project.

This declaration cum undertaking will be binding not only on the Developer for the time being but shall be binding on all partners, Directors of the company, administrators, executors, assignees or whosoever through or under me subject to prior written approval of the Society.

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Yours faithfully,

Seal and signature of Bidder

Name and Designation of Signatory : _____

Mobile No: _____

Date: _____ Place: _____

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