

Pre-bid meeting with M/s Mantra Properties held on dated 14.06.2025, the following deviations discussed in details with the representative, PMC & the Society and the minutes are noted as under:

Sr.No	Page No./Clause No/Section No/Volume No	Requirement of the Specifications	Deviation to the Specification	Remarks	Our Resolution
1	Page 9 Cl- d	EMD 25 LACS	Suggested to take this EMD from shortlisted developers only		Agreed
2	Page no 10 - l & j	Bank Guarantee of 110 cr	Total 110 cr bank Guarantee not required as we are spending heavy on sanction and purchasing Premium and TDR on society name hence extra security will damage feasibility of the project	Fro Protection RERA is in place	Suggested lien against BG
3	Page No 11	Project Particulars	the land area is 7178.85 sq.mt and Old FAI is 1	we will consider 1 fsi fully consumed by the society and will give offer above that	1 fsi will be considered for redevelopment project
4	Page 21 and cl no 5	Time of Completion	After LOI within 3 month CC not possible please take cumulation with PMC and Total Construction period from CC will be 42 months plus 6 month grass period as all 70 m above buildings with lot of amenities	Minimum 6 to 9 months	After CC 42 months plus grace period 6 months
5	Page no 26 and point no 27	Members area and salable area	we need liberty to plan salable area as this will be premium project and will have high maintenance cost and also don't want to put restrictions on the new members	we are giving what society want as per tender	Redevelopment bldg will be as per specs but Salable area bldg have different sizes & specs
6	Page no 26	Parking	it will be as per UDPCR & as per planning	we will commit this on later stage of tender once all drawings are finalised	As per UDPCR
7	Page no 35 and CL 1.2	Construction Experience	minimum 25000 sq.mt area to be constructed location mentioned Mumbai and Navi Mumbai only	please add pune location as we are pune based developer	Agreed
8	Page No 64 cl 1.2.13	PMC Fees	as per tender 3% agreed by the society	we are ok but it is on higher side we will recommend this at 1 %	to be decided between PMC & developer
9	Page no 64 CL 1.2.15	All Taxes	we need to discuss this in details as this is huge amount PMC have give clarity on this amount		GST & Income Tax (Capital gain) applicable if project period extends beyond 3 years to be paid by respective Individual members

For Cosmopolitan-II Co-op.Hsg.Soc.Ltd

Secretary



10	Page 66 Cl. 2	Liquidity Damage	Complete clause to be discussed in details as this will hamper feasibility of the project	to be reviewed the rera clause & revert back
11	Page 68 point 27	Bought out Items	we have to keep fix budget for this item as it is more subjective	5 Lacs budget per member

The above mentioned resolutions on the deviations are minuted by the undersigned and will be the part of development agreement (DA). Further declared that the rest of specifications of the volume I & II are accepted in toto.

FOR SOCIETY

For Cosmopolitan-II Co-op.Hsg.Soc.Ltd


Secretary

PMC





FOR M/S MANTRA PROPERTIES


14/10/2023