

Pre-bid meeting with M/s UPSCALE VENTURES held on dated 14.06.2025, the following deviations discussed in details with

Volume 1 - Commercial Specifications

Sr. No.	Page No. / Clause No. / Section No. / Volume No.	Requirement of the Specification	Deviation to the Specification	Remarks	Resolution
1	Page No. - 8 Clause No. - b Section No. - 1 Volume No. - 1	Time for completion of entire project- 36 Months	Project completion period - 36 Months + 12 Months Grace Period		From CC to OC 42 months plus grace 6 months
2	Page No. - 10 Clause No. - i Section No. - 1 Volume No. - 1	Bank Guarantee against rent,: Brokerage & shiNing- The Developer shall submit Performance Bank Guarantee from a Nationalized Bank of amount Rs. 10 Crores to the Society.	There is a deviation in the amouot in Performance Bank Guarantee	The same shall be mentioned in the final bid offer	During BID submission
3	Page No. - 10 Clause No. - j Section No. - 1 Volume No. - 1	Constructional Bank Guarantee & Indemnity Bond : The Bank guarantee should be Rs. 100 Crores or 20% total of the redevelopment project cost, whichever is higher will be considered.	There is a deviation in the amount in Bank Guarantee	The same shall be mentioned in the final bid offer	During BID submission
4	Page No. - 21 Clause No. - 5 Section No. - 2 Volume No. - 1	The entire project of redevelopment of the Society building shall be completed within 36 months from the date of issue of CC by the planning authority, an additional grace period of 06 months will be permissible only with the consent of the society.	Redevelopment of the Society building shall be completed within 36 months + additional grace period of 12 months		As per Sr.1
5	Page No. - 21 Clause No. - 5 Section No. - 2 Volume No. - 1	The Construction certificate (CC) shall be obtained within 3 months after issue of LOI.	The Commencement certificate (CC) shall be obtained 6 months from DA.		As per Sr.1
6	Page No. - 26 Clause No. - 28 Section No. - 2 Volume No. - 1	However each member shall be provided with at least one covered parking and no stack parking envisaged for this project. 5-10a» additional guest parking shall be provided. Sufficient numbers of two wheeler parking shall be provided.	Two wheeler & Guest parking shall be provided as per norms.		As per UDCPR norms
7	Page No. - 59 Clause No. - 1.1.22 Section No. - 4 Volume No. - 1	10 years for water proofing work from date Society issues the work completion certificate / full Occupation Certificate, during which the rectification of the defects ointed out to the developer by the Managing Committee shall be carried out by the Developer.	Defect Liability Period shall be as per MahaRERA norms.		As per MahaRera
8	Page No. - 65 Clause No. - 1.2.20 Section No. - 4 Volume No. - 1	The Developers should complete the entire project within 36 calendar months from the date of Letter of Intent (LOI). The total time period allowed for the Project for all permissions/ approvals, etc. is 6 months from LOI.	Redevelopment of the Society building shall be completed within 36 months + additional grace period of 12 months		As per Sr.1
9	Page No. - 66 Clause No. - 2.2 Section No. - 4 Volume No. - 1	If the developer fails to complete the works/items of work in all respects and hand over the same to the Society within the time stipulated .. approved extended time, the Developer shall pay to the society Liquidated damages for such default and not as a penalty Rs. 5,00,000/- per week.	Penalty of Rs. 50,000/- per week		Spec Prevails

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


Secretary

10	Page No. - 66 Clause No. - 2.3 Section No. - 4 Volume No. - 1	Penalty will be levied at every stage of failure in obtaining permissions as well as completion of job at phases. Delay in obtaining necessary permissions viz. IOD / CC, FCC, Full OC, BCC etc. from NMMC/ Concerned authorities within a specific time frame shall lead to imposition of penalty Rs. 2,00,000/- on every instance.	Penalty shall not be levied if any delay from the authorities.		Spec Prevails
11	Page No. - 75 Clause No. - h Section No. - 5 Volume No. - 1	The developer shall provide irrevocable Bank Guarantee from a nationalized Bank of Rs. 100 Crores prior to handing over possession of the existing flats by the members of the society and demolition of existing buildings against the construction of building/s & handing over the possession to existing members. The bank guarantee SHALL BE 20'X< of the project cost or Rs. 100 Crores, whichever is higher will be considered.	There is a deviation in the amount in Bank Guarantee	The same shall be mentioned in the final bid offer	As per Sr.No.2&3 above
12	Page No. - 75 Clause No. - i Section No. - 5 Volume No. - 1	The developer shall provide Bank Guarantee from a nationalized Bank of Rs. 10 Crores prior to handing over possession of the existing flats by the members of the society and demolition of existing buildings against the monthly rent for temporary accommodation during construction of the buildings.	There is a deviation in the amount in Performance Bank Guarantee	The same shall be mentioned in the final bid offer	As per Sr.No.2&3 above
13	Page No. - 78 Clause No. - 5.j Section No. - 5 Volume No. - 1	"Occupation Certificate" OC: - 36 months from the date of issuance of Letter of Intent (LOI)	Project completion period - 36 Months + 12 Months Grace Period		As per Sr.No.1
14	Page No. - 78 Clause No. - 8 Section No. - 5 Volume No. - 1	The 90% of Bank Guarantee amount will be released after receipt of full occupancy certificate (OC) or satisfaction certificate whichever is later.	Bank Guarantee shall be released as per following manner - Bank Guarantee stage of release - 10a Release on Plinth - 25'X» Full RCC - 20% Painting External - 20% on OC		As per Sr.No.2&3 above
15	Page No. - 78 Clause No. - 8 Section No. - 5 Volume No. - 1	The balance 10 % amount shall be retained as security deposit for the defect liability period, in addition to the security deposit of Rs. 50 Lakhs.	Entire Security deposit to be released on O.C or to be adjusted in Corpus Fund.		As per Sr.No.2&3 above
16	Page No. - 80 Clause No. - 12 Section No. - 5 Volume No. - 1	However for water proofing of the buildings the developer shall provide a warranty for a period of 120 months from the date of OC for the existing member's new area.	Warranty period shall be as per MahaRERA norms		As per MahaRera Norms
17	Page No. - 80 Clause No. - 12 Section No. - 5 Volume No. - 1	The 50 % (Rs. 25 lakhs) security deposit of Rs. 50 Lakhs will be released after completion of defect liability period and SOP» (Rs. 25 Lakhs) after 10 years i.e. after completion of warranty period of the water proofing. The defect liability period will be as per prevailing rules of RERA	Entire Security deposit to be released on O.C or to be adjusted in Corpus Fund.		As per MahaRera Norms Bond or Indemnity will be provided
18	Page No. - 87 Clause No. - h Section No. - 6 Volume No. - 1	CORPUS FUND: The successful developer to pay the corpus fund to the society, the rate as decided by the society is Rs. 200000 per tenement	There is a deviation in the amount in Corpus Fund	The same shall be mentioned in the final bid offer	Agreed
19	Page No. - 87 Clause No. - 8 Section No. - 6 Volume No. - 1	Contract Bank guarantee of amount of Rs. 100 Crores or 20% of project cost whichever is higher.	There is a deviation in the amount in Bank Guarantee	The same shall be mentioned in the final bid offer	As per Sr.No.2&3 above

20	Page No. - 87 Clause No. - 9 Section No. - 6 Volume No. - 1	Total number of 2 wheeler parking for each member	2 wheeler parking shall be as per norms		As per UDCPR norms
21	Page No. - 88 Clause No. - 14 e Section No. - 6 Volume No. - 1	a. The society is of opinion that the new stru	All wings shall be as per architectural plans. If sale wing has different areas, then the sale wing shall be separate but single tower with multiple wings		Single building structure with multiple wings will be provided
22	Page No. - 94 Clause No. - 2 Section No. - 7 Volume No. - 1	HEIGHT OF FLATS: All the flats of the society shall have a minimum clear height of 10 feet after flooring and plaster of the ceiling.	3M floor to floor.(9.84 ft)		Agreed
23	Page No. - 97 Clause No. - 15 Section No. - 7 Volume No. - 1	Liquidated damages shall be Rs. 5,00,000/- per week.	Penalty of Rs. 50,000/- per week shall be levied.		As per Sr.No.9
24	Page No. - 102 Clause No. - EXTERNAL AMENITIES Section No. - 8 Volume No. - 1	Double height Entrance lobby Wi-Fi/broad band connection Badminton court Meditation deck Refuge area at certain floor Senior citizen corner Waiting room at entrance lobby with AC Common toilet on each podium/ common areas for Servants/ Drivers	As per Architect plan Provision shall be provided Multipurpose court as per Architect plan As per design As per norms As per design Waiting area shall be provided as per Architect plan. Common toilet on amenity floor & Ground floor		Will be provided during bid submission
25	Page No. - 103 Clause No. - EXTERNAL AMENITIES Section No. - 8 Volume No. - 1	Water proofing - All exterior exposed walls to weathering will be water proofed from Professional water proofing agency with guarantee for a 10 years to the society	As per MAHARERA norms.		As per MAHARERA norms.
26	Page No. - 103 Clause No. - EXTERNAL AMENITIES Section No. - 8 Volume No. 1	Solar power system with the capacity equivalent to the sanctioned load approved by MSEDCL (20% to be added for all water pump, common premises lighting, all lifts and any other common services.	As per Norms		Agreed
27	Page No. 103 Clause No. - EXTERNAL AMENITIES Section No. - 8 Volume No. - 1	Solar water heaters for all the tenements.	As per Norms		Will not provide
28	Page No. 103 Clause No. - EXTERNAL AMENITIES Section No. - 8 Volume No. - 1	Electric Vehicle Charging Stations/points for two & four wheelers.	Only Route for Electric Vehicle Charging Stations/points shall be provided.		Basic infrastructure will be provide for installation
29	Page No. - 104 Clause No. - F (OTHERS) Section No. 8 Volume No. - 1	Bio metric security doors at entrance lobby.	Godrej door locks at entrance lobby shall be provided.		Spec Prevails
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.					
SOCIETY					
PMC					
M/s UPSCALE VENTURES					

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

[Signature]
Secretary

