

Pre-bid meeting with M/s LAL GEBI INFRA PVT. LTD. held on dated 12.06.2025, the following deviations discussed in details with the representative, PMC & the Society and the minutes

| Sr. No. | Page No. / Clause No./Section No/Volume No. | Requirements of the Specification | Deviation to the specification | Remarks | OUR RESOLUTIONS |
|---------|---|---|--------------------------------|--|---|
| 1 | Page no 10 Notice Inviting BIDS, | The developer shall submit Performance Bank Guarantee from a Nationalized Bank of amount Rs 10 Crores (Rupees Ten Crores) to the Society. The bank guarantee against defect liability period, hardship compensation rent brokerage & shifting charges till possession of new accommodation in reconstructed society buildings | | The amount of performance guarantee should be waived as Performance is covered in defect liability period is covered under RERA. The developer is also required to provide security deposit as per schedule of Guarantees. | Builder suggests Lien of Flats in place of BG |
| 2 | 1) Bank Guarantee against rent. Brokerage & shifting Page no 10, Notice Inviting BIDS, j) Construction Bank Guarantee & Indemnity Bond | | | | |
| 3 | Page no 22 Letter Of Intent c - Point | The developer shall provide Bank Guarantee from a nationalized Bank prior to demolition of existing buildings against the construction of buildings & handing over the possession to existing members with the FULL occupation certificate The bank guarantee should be Rs. 100 Crores (Rupees One Hundred Crores) or 20% total of the redevelopment project cost, whichever is higher will be considered | | The amount of BG of 100 cr. is very exuberant. The developer should be allowed to quote comfortable amount in commercial bid. | Builder suggests Lien of Flats in place of BG |
| 4 | Page no 22 Letter Of Intent d - point | After the tender is submitted, no change in the constitution of the developer shall be allowed. If a change is sought, the same shall be at the sole discretion of the Society and subject to the prior written approval of the Society, and if the same is not permitted by the Society, the Letter of Intent will be cancelled and the developer's refundable deposit will be forfeited and/or in the event development Agreement has been executed at such time then the consequences as mentioned therein will follow | | The Developer should be allowed to change in constitution if its not adversely affecting the project. | Builder suggests Constitution change be allowed so long as not impacting the Project schedule |
| 5 | Page no 23 Letter of Intent e - point | The Society may enter into a development Agreement with Developer within 3 months from issue of LCI If the developer fails to sign the development Agreement when called upon to do so his Letter of Intent may be cancelled and his Security deposit will be forfeited by the Society, and the Society shall be free to select any other developer | | What is the terms of DA are not finalised within the time period mentioned. Or if DA could not be agreed on certain terms how can developer be only penalised | Request to revise the period considering EC Approval - about 9 months from DA |

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


Secretary

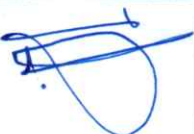


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| 6 | Page no 24 Construction material b - point | The Developer shall maintain a proper account of all the materials received and consumed and shall submit records and documents as directed by the Society/PMC in regard to their procurement and consumption on regular intervals/completion of the work | It is the responsibility of the developer to complete redevelopment at his own cost. He may maintain records for his own use but he should not be compulsory required to submit to the society/PMC. | Agreed; quality & specs will be verified/checked by PMC or the Society |
| 7 | Page no 24 Construction Materials c - point | The materials procured by the Developer at all times shall be open for inspection by the Society & PMC. The responsibility for loss damage or theft of these materials, shall rest entirely with Developer. These materials shall not be removed from the site by the Developer due to any reason whatsoever without the written permission of the PMC | It is the responsibility of the developer to complete redevelopment at his own cost. The society/PMC can have inspection about the quality of the material. The movement of the material shall be at will of the developer. | Agreed; quality & specs will be verified/checked by PMC or the Society |
| 8 | Page 32 Acceptance / Rejection of Offer | All the existing tenement owners have proportionate rights in the ancillary FSI. No new building or wings have improper distribution of ancillary FSI | Need elaboration of definition of ancillary FSI. Planning is done as per FSI potential to the Plot including ancillary FSI and it does not have identification of ancillary FSI. | Developer suggesting same quality standard wrt Design, Materials & Finish for every tower |
| 9 | Page no 29 B Envelope 2 ii - point | Schedule I Schedule for estimated project cost Section -4 of volume - I | It is not feasible to provide detail costing as requested at this point. The developer shall have his own cost analysis, for society reference, the PMC feasibility can be referred. | As per Note Cosmopolitan II Note 2025/260 dt: 6/6/25 |
| 10 | Page no 30 35 Check List Point no 4 : Prequalification Document - | <ul style="list-style-type: none"> Provide evidence of access to lines of credit and availability of other financial resources | Kindly explain what is exempted to be submitted as The credit line provided by financial institutions are project specific. | Developer will provide Financial details along with Tender Docs - Network, Solvency certificates, etc |
| 11 | Page no 30 35 Check List Point no 4 : Prequalification Document - | <ul style="list-style-type: none"> Submit audited financial result for preceding 5 years and predictions for the current year and the two following year, including the effect of known commitments | At other places its mentioned for 3 years. The financial for 3 years can be provided. However, in real estate predictions can be project specific. | Agreed |
| 12 | Page no 35 Bidders Qualification requirements Point No. 3 | Minimum Annual Turnover of Rs. 200 Crores or more (two hundred crores) during the last three financial years. | It is general practice to offer sales on project completion method and continuous turnover of 200 cr is unlikely to meet even at group level as project completion is usually 3+ year. | Review & Revert |
| 13 | Page no 37 Point No. 15 C | Average annual financial turnover during the last 5 (five) years ending 31 st March of the previous financial year should be at least 30% of the estimated cost put to tender as mentioned in NIT | It is contradiction to point above. | Agreed |

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


Secretary





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| 14 | Page no 65 Point no 1.2.20 | 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 | | It will not be possible to complete project within 3 years of LOI as approximately it shall take around 12 months for vacation. Completion period needs proper Definition. Developer should be allowed to quote his scheduled period. | Review & Revert back |
| 15 | Page no 67 | Schedule for estimated project cost | | Refer pt. on sr.9 | As per Sr 9 |
| 16 | Page no 77 Point no 5 - a | The Development Agreement shall be signed by the Developer within a period of 03 months or by such mutually extended period from the date of LOI served by the Society to do so. The developer should provide a Bar chart from the date of LOI | | Refer pt. on sr.5 | As per Sr 5 |
| 17 | Point no 5 - d Page no. 77 | Obtaining full IOD with full TDR and Full Ancillary FSI loaded in the name of the Society within 180 day(s) or mutually extended period from execution of Development Agreement. | | It is contradicting to pt. on sr.14 | As per Note Cosmopolitan II Note 2025/260 dt: 6/6/25 |
| 18 | Point no 5 - e | Executing Individual PAAA (Permanent Alternate Accommodation Agreement) with Members of Society including registration of the same within 60 days from receipt of full IOD/CC as above | | It is contradicting to pt. on sr.14 & 18 | As per Note Cosmopolitan II Note 2025/260 dt: 6/6/25 |
| 19 | Point no 5 - i | Receipt of commencement certificate after vacating by members within 60 days after vacating | | It is contradicting to pt. on sr.14 18 & 19 | As per Note Cosmopolitan II Note 2025/260 dt: 6/6/25 |

The above mentioned resolutions on the deviations are minuted by the undersigned and will be the part of development agreement (DA). Further

SOCIETY

PMC



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

[Signature]
Secretary

M/s LAL GEBI INFRA, PVT. LTD.

[Signature]
12/6/25