# NOOR CO-OP. HSG. SOCIETY LTD.

(Regd. No. THA/HSG. 1415/1982)

Plot No.18, Sector - 9 A, Vashi, Navi Mumbai - 400703

Ref. No. NCHS/2766/26 Date : 03/07/2026

To,
**CCC Builders & Developers Pvt. Ltd.**

**Subject: Notice for Compliance with Tender Conditions Prior to Issuance of Letter of Intent (LOI)**

Dear Sir,

This is to inform you that the redevelopment selection process of Noor Co-operative Housing Society Ltd. has been duly completed in accordance with the Government Directives issued under Section 79A of the Maharashtra Co-operative Societies Act, 1960. Pursuant to the Resolution passed by the Special General Body Meeting of the Society held on 20 June 2026, your company has been selected as the successful bidder for the redevelopment of the Society, subject to compliance with the terms and conditions of the Tender Documents.

Further, your attention is invited **to Clause 19** of the Tender Documents relating to the Price Bid/Commercial Offer. Your company submitted its Revised Commercial Offer in SGM. The said Revised Commercial Offer was placed before, discussed, negotiated and approved by the members at the Special General Body Meeting held on 20 June 2026. Accordingly, the Revised Commercial Offer, as approved by the Special General Body, forms an integral and binding part of the Tender Documents and shall be final and binding upon your company.

In accordance with the Tender Documents and your accepted Revised Commercial Offer, you are hereby called upon to comply with the following conditions before the Society proceeds with the issuance of the Letter of Intent (LOI):

1. Open the Escrow Account in accordance with the Tender Documents and the redevelopment conditions approved by the Society.

2. Deposit the first instalment of ₹2,00,00,000/- (Rupees Two Crore Only), inclusive of the Earnest Money Deposit (EMD), into the Escrow Account, strictly in accordance with the Tender Documents and your accepted Revised Commercial Offer.

3. Revised Commercial offer on Letter Head .

You are hereby required to complete the above formalities within six (6) days from the date of receipt of this Notice.

Please note that the Letter of Intent (LOI) shall be issued only upon your full compliance with the above requirements and upon verification thereof by the Society.

If you fail to comply with the above requirements within the stipulated period of six (6) days, the Managing Committee of Noor Co-operative Housing Society Ltd. shall reserve all its rights under the Tender Documents, the Resolution passed by the Special General Body Meeting dated 20 June 2026, the Maharashtra Co-operative Societies Act, 1960, the Government Directives issued under Section 79A, and all other applicable laws. The Society shall be entitled to take such action as it deems fit and proper, including cancellation of your selection as Developer, without any further notice and without prejudice to any other legal rights and remedies available to the Society.

This Notice is issued without prejudice to all other rights, claims and remedies available to the Society under the Tender Documents and applicable law.

You are requested to treat this matter as Most Urgent and ensure strict compliance within the stipulated period.

Thanking you.

Yours faithfully,

For NOOR CO-OPERATIVE HOUSING SOCIETY LTD.

Hon Chairman / Secretary / Treasurer

NOOR CO-OPERATIVE HOUSING SOCIETY LTD.
REGD. NO.
THA/HSG/1415
17-05-1982
VASHI, NAVI MUMBAI

CCC BUILDERS & DEVELOPERS PVT. LTD.
NAVI MUMBAI

04/07/2026

CCC™
BUILDERS & DEVELOPERS PVT. LTD.
Where Trust Meets Excellence

**Date:** 06/07/2026

**To**
The Chairman / Secretary
Managing Committee
Noor Co-operative Housing Society Ltd.
Plot No. 18, Sector 9A,
Vashi, Navi Mumbai – 400703.

**Ref.:** Society Letter No. NCHS/2766/26 dated 03/07/2026

**Subject:** Escrow Account Opening Process and Request for Issuance of Letter of Intent (LOI)

Dear Sir/Madam,

We acknowledge receipt of your letter dated 03/07/2026 regarding compliance with the Tender Conditions prior to the issuance of the Letter of Intent (LOI) for the redevelopment of Noor Co-operative Housing Society Ltd.

We wish to inform you that the formalities for opening the Escrow Account are currently in progress. We have already submitted all the documents required from our end to the designated bank. Certain documents and statutory compliances are also required to be submitted by the Society for opening and operationalising the Escrow Account. Upon completion of all the required formalities, the Escrow Account is expected to become operational within approximately 15 to 20 days.

In the meantime, in accordance with the Tender Documents, we confirm our readiness and willingness to deposit the first instalment of ₹1,75,00,000/- (Rupees One Crore Seventy Five Lakh Only), inclusive of the Earnest Money Deposit (EMD) of 25,00,000/- ( Twenty Five Lakhs Only ) already submitted by us along with the Tender Documents, immediately upon issuance of the Letter of Intent (LOI). Since the Escrow Account is presently under process, we respectfully request the Society to permit us to deposit the said amount into the Society's designated bank account, subject to the Society furnishing a written undertaking that:

1. The entire amount shall be transferred to the Escrow Account immediately upon the Escrow Account becoming operational; and
2. The Society shall not utilise, withdraw, or otherwise deal with the said amount for any purpose whatsoever without our prior written consent until it is transferred to the Escrow Account.

We, therefore, respectfully request the Society to issue the Letter of Intent (LOI) in favour of **CCC Builders & Developers Private Limited** at the earliest. Upon issuance of the LOI and payment of the first instalment, we shall proceed with the execution and **registration of the Development Agreement** within **15 days** from the date of issuance of the LOI, without any unnecessary delay.

Immediately after registration of the **Development Agreement**, and considering the extremely dilapidated and dangerous condition of the existing building, as well as the Notice dated 03/07/2026 issued by the Navi Mumbai Municipal Corporation (NMMC) directing that the premises be vacated within seven days from the date of the notice, we request the Society to issue vacating notices to all its members at the earliest in the interest of their safety.

Simultaneously, upon issuance of the vacating notices by the Society, we shall hand over the Security Deposit Cheques and Brokerage Amounts to all eligible members. Further, upon receiving peaceful and vacant possession of the respective premises from all members, together with the Society's written confirmation that the entire property has been handed over to the Developer, we shall commence payment of the agreed monthly transit rent to all eligible members without any delay, strictly in accordance with the approved Tender Terms and Conditions, particularly **Page No. 5, Clause No. 1.2.5**, relating to CIDCO transfer of flats, hardship allowance, transit rent, rent deposit, brokerage/relocation expenses, additional area (wherever applicable), and all other benefits and amounts payable to the concerned members under the approved redevelopment scheme.

We respectfully submit that issuance of the Letter of Intent (LOI) is an essential contractual step for completion of the redevelopment process, including execution and registration of the Development Agreement, operationalisation of the Escrow Account, compliance with the Tender Conditions, and obtaining the necessary statutory approvals from the concerned authorities. Any delay in issuance of the LOI will inevitably delay the redevelopment process, prolong the unsafe occupation of the existing building despite the NMMC notice, and adversely affect the timely implementation of the project.

Further, as discussed during the site visit meeting, we request the Society to kindly expedite the process to provide copies of the chain of title/sale agreements and related title documents pertaining to the flats of all members at the earliest. These documents are required for legal due diligence, title verification, preparation of redevelopment documentation, and obtaining statutory approvals. Timely furnishing of the same will help avoid any unnecessary delay in the redevelopment process.

We assure the Society that **CCC Builders & Developers Private Limited** remains fully committed to executing the redevelopment project in a transparent, lawful, and time-bound manner. We shall extend our full cooperation to the Society and its members to ensure smooth implementation and successful completion of the redevelopment project.

We therefore once again request the Managing Committee to kindly issue the Letter of Intent (LOI) at the earliest so that the remaining contractual, financial, statutory, and redevelopment formalities can be completed without any further delay.

Thanking you.

Yours faithfully,

**For CCC Builders & Developers Private Limited**

**Neamat Azad**
Director

CCC BUILDERS & DEVELOPERS PVT. LTD.
NAVI MUMBAI