

**CCC****BUILDERS & DEVELOPERS PVT. LTD.**
Where Trust Meets Excellence**Date:** 07/07/2026**To**

The Chairman / Secretary
Managing Committee
Noor Co-operative Housing Society Ltd.
Plot No 18, Sector 9A, Vashi, Navi Mumbai – 400 703.

Ref.: Society Letter No. NCHS/2766/26 dated 03/07/2026**Subject: Reply to Notice for Compliance with Tender Conditions Prior to Issuance of Letter of Intent (LOI)**

Dear Sir/Madam,

We acknowledge receipt of your Notice dated 03/07/2026, received by us on 05/07/2026, 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.

At the outset, we sincerely thank the members of the Society for selecting **CCC Builders & Developers Pvt. Ltd.** as the successful developer through the redevelopment selection process conducted in accordance with the Government Directives issued under Section 79A of the Maharashtra Co-operative Societies Act, 1960.

We reaffirm our commitment to complying with all the terms and conditions contained in the Tender Documents as well as the Revised Commercial Offer accepted by the Special General Body Meeting held on **20 June 2026**.

In this regard, we respectfully submit the following:

1. We are presently completing the formalities for opening the Escrow Account as required under the Tender Documents and the approved redevelopment terms. As part of this process, it is necessary to execute the Escrow Account Agreement with the concerned bank. We have already submitted all the required documents on our part to the bank. However, certain documents and compliances are also required to be submitted by the Society for opening the said Escrow Account. Upon submission of all the requisite documents and completion of the banking formalities, the Escrow Account is expected to become operational within approximately 15 to 20 days.
2. Immediately upon completion of the Escrow Account formalities and fulfilment of all procedural requirements, we shall deposit the **first instalment of ₹2,00,00,000/-**

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(Rupees Two Crore Only), inclusive of the Earnest Money Deposit (EMD), strictly in accordance with the Tender Documents and the accepted Revised Commercial Offer. The said amount shall be transferred to the Escrow Account within **three (3) working days** from the date on which the Escrow Account becomes operational.

3. A copy of the **Revised Commercial Offer** on our Company's letterhead is enclosed with this reply in compliance with the requirements stipulated by the Society.

We respectfully request the Society to extend its full cooperation in completing the necessary documentation, execution of the required forms, and other procedural formalities for opening the Escrow Account, thereby facilitating the smooth commencement of the redevelopment process.

We further request the Society to issue the **Letter of Intent (LOI)** immediately upon compliance with the above requirements, as the issuance of the LOI is essential for enabling the Company to proceed with the execution of the Development Agreement and other statutory approvals without further delay.

We remain fully committed to the successful and timely execution of the redevelopment project and assure the Society of our complete cooperation throughout the process.

Thanking you.

Yours faithfully,

Neamat Azad

For CCC Builders & Developers Private Limited

Authorized Signatory

