NOOR CO-OP. HSG. SOCIETY LTD.

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

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

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Ref. No. NCHS/2361/26 Date: 19/06/2026

To,
The Director,
CCC Builders & Developers Pvt. Ltd.

Subject: Clarifications Sought by the Managing Committee Regarding Financial and Legal Capacity

Dear Sir,

The Managing Committee of NOOR CHS has reviewed the documents submitted by your company in connection with the proposed redevelopment of the society. Certain observations and concerns have been raised by members, and before proceeding further, the Managing Committee seeks clarification on the following points.

Queries for Clarification

1. **Financial Capacity of CCC Builders & Developers Pvt. Ltd.**
   - Please provide details of the independent turnover, revenue, net worth, and financial capacity of CCC Builders & Developers Pvt. Ltd. for the last three financial years.
   - Kindly clarify whether CCC Builders & Developers Pvt. Ltd. itself satisfies the redevelopment eligibility criteria prescribed in the tender documents.
2. **Relationship with Other Group Entities**
   - Financial statements and documents submitted appear to include multiple group concerns/entities. Please provide the legal relationship between these entities and CCC Builders & Developers Pvt. Ltd.
   - Kindly submit the shareholding pattern, group structure, and details of common directors/partners.
3. **Legal Liability and Responsibility**
   - Since the Development Agreement, PAAA, and all redevelopment documents will be executed with CCC Builders & Developers Pvt. Ltd., please clarify which entity shall be legally and financially responsible for completion of the project.
   - In case of delay, default, insolvency, or non-performance, what legal recourse will be available to the society against the concerned entity?
4. **Corporate Guarantee**

- Will the parent/group companies provide an unconditional and irrevocable Corporate Guarantee in favour of NOOR CHS?
- If yes, please provide a draft format of such guarantee.

5. **Joint Venture / Group Support Documents**
   - If project execution and financial support are dependent upon other group entities, kindly provide copies of Joint Venture Agreements, Board Resolutions, Undertakings, or legally binding arrangements linking such entities to this project.
6. **Escrow and Funding Arrangement**
   - Please provide details of the proposed project funding mechanism.
   - Confirm compliance with the Escrow Account requirements stipulated in the tender conditions.
   - Provide documentary evidence regarding availability of funds for project execution.
7. **Asset and Solvency Verification**
   - Kindly submit supporting documents for assets, solvency certificates, and liabilities relied upon for qualification in the tender process.
   - Confirm whether such assets belong directly to CCC Builders & Developers Pvt. Ltd. or to associated entities.
8. **Project Completion Security**
   - Please specify the security mechanism proposed to safeguard the interests of society members, including bank guarantees, corporate guarantees, escrow deposits, or other financial instruments.

Request

The Managing Committee requests your written clarification along with supporting documents within **7 days** from receipt of this letter so that the same may be placed before the members for their consideration and appropriate decision.

Your prompt response will assist the Society in ensuring transparency and protecting the interests of all members.

For NOOR CHS
Sector 9A, Vashi, Navi Mumbai – 400703

Hon. Secretary

Managing Committee

NOOR CO-OPER... SOCIETY LTD.

Received

1:40pm
19/6/26

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

Ref: CCC B&D / NCHS / 2026 / 01

Date: 23rd June, 2026

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

Subject: Reply to Clarifications Sought vide Your Letter Ref. No. NCHS/2761/26 Dated 19/06/2026 – Regarding Financial and Legal Capacity of CCC Builders & Developers Pvt. Ltd.

Dear Sir / Madam,

We are in receipt of your letter dated 19th June, 2026, seeking certain clarifications on behalf of the Managing Committee of Noor Co-operative Housing Society Ltd. ("NOOR CHS") with respect to the financial and legal capacity of our company, CCC Builders & Developers Pvt. Ltd. ("CCC B&D"), in connection with the proposed redevelopment of your society.

We welcome this opportunity to address your queries in a transparent and comprehensive manner. Our responses, point-by-point, are set out herein below, which conclusively establishes that CCC B&D satisfies all prescribed financial eligibility criteria of the tender.

Query 1 – Financial Capacity of CCC Builders & Developers Pvt. Ltd.

Reply:
M/s CCC Builders & Developers Pvt. Ltd. was incorporated in the year 2023. Mr. Neamatullah Azad serves as the Director on the Board of CCC Builders & Developers Pvt. Ltd. and holds a majority shareholding of 99% in the Company. In addition to his directorial role, Mr. Azad is the sole proprietor of CCC Infra Projects, holding 100% proprietorship interest therein, and holds a 60% stake in R.K. Azad Infrastructure. All relevant supporting documents establishing the above ownership structure, shareholding pattern, and inter-entity relationships have been duly submitted along with the tender documents at the time of tender submission.

Query 2 – Relationship with Other Group Entities

Reply:

The Concern, Nature/Relationship, and Role in the Bid of each associated concern is as tabulated below. Share-holding certificates and constituent documents are enclosed / were submitted with the tender documents.

Entity	Relationship	Shareholding / Role
CCC Builders & Developers Pvt. Ltd.	Bidding Entity	99.99% Private Limited Co.
CCC Infra Projects	Proprietorship of Mr. Neamatullah Azad	100% ownership
R.K. Azad Infra	Partnership Firm	60% Mr. Neamatullah Azad – Partner
CCC Lifespace LLP	Partnership Firm	15% - partner
CCC & Shivparvati	Partnership Firm	50% share of CCC Developers Pvt Ltd in which 90% stake holder is Mr. Neamatullah Azad.
CCC Creators Pvt Ltd	Proprietorship	99.99
CCC Nirman LLP	partnership	90%

Query 3 – Legal Liability and Responsibility

Reply:

CCC Builders & Developers Pvt. Ltd. shall be the sole legally contracting and responsible entity under the Development Agreement, PAAA, and all redevelopment documents executed with NOOR CHS. CCC B&D shall bear full legal liability for timely delivery and completion of the project.

In addition, the Director, Mr. Neamatullah Azad, shall provide a Personal Guarantee covering all obligations and exclusives mentioned in the Society's queries and tender conditions. In the event of any delay, default, insolvency, or non-performance, the Society shall have legal recourse against:

- CCC Builders & Developers Pvt. Ltd. (Contracting Entity)
- Mr. Neamatullah Azad (Guarantor / Director)
- Corporate Guarantee by CCC Infra Projects (Parent / Associated Concern) – as detailed below

Query 4 – Corporate Guarantee

Reply:

Yes. CCC Infra Projects, being the parent / primary associated concern of CCC B&D (under the proprietorship of Mr. Neamatullah Azad), shall provide an unconditional and irrevocable Corporate Guarantee in favour of NOOR CHS, Vashi, Navi Mumbai. As per the tender conditions, the Society had prescribed the requirement of an Escrow Account mechanism for safeguarding project-related financial transactions. The tender documents did not stipulate any mandatory requirement for submission of a Bank Guarantee at the tender stage. Accordingly, CCC Builders & Developers Pvt. Ltd. prepared and submitted its commercial and technical offer strictly in accordance with the tender terms and conditions. Since no provision requiring a Bank Guarantee was specified in the tender document, the same was not considered while formulating and submitting our offer. Our bid was submitted on the basis of the conditions expressly mentioned in the tender documents, including the Escrow Account provisions, and the offer remains fully compliant with the tender requirements.

Query 5 – Joint Venture / Group Support Documents

Reply:

The following documents confirming inter-entity group support arrangements shall be provided / have been submitted:

- Board Resolution of CCC Builders & Developers Pvt. Ltd.
- Undertaking / Declaration by the Director on behalf of all three companies

Originals of the above shall be executed and submitted within the stipulated timeline upon award of the tender.

Query 6 – Escrow and Funding Arrangement

Reply:

The proposed funding mechanism for the project is as per the tabular statement below:

Source of Funds	Amount (Approx.)	Remarks
Escrow Account (Own Fund)	**₹ 25.00 Crore**	Accumulated By CCC group of Companies
Other Source	**₹ 15.00 Crore**	To be arranged
TOTAL	**₹ 40.00 Crore**	**Sufficient for project execution**

The Escrow Account shall be maintained strictly as per the tender conditions,, we have submitted the same undertaking for Escrow account as mentioned.

Query 7 – Asset and Solvency Verification

Reply:

Net worth Certificates and Bank Solvency Certificate have already been submitted along with the Tender Documents. The solvency certificate of ₹ 1227 Lakhs has been correctly issued in the name of NOOR CHS as required by the tender conditions. From IDBI Bank.

Should the Managing Committee require re-submission of these documents for record, we shall provide copy immediately upon request.

Regarding direct ownership of assets:

- Yes, all assets reflected in the financial statements belong directly to the respective associate entities (CCC Infra Projects – Proprietorship of Mr. Neamatullah Azad, and R.K. Azad Infra – Partnership Firm of Mr. Neamatullah Azad).
- These entities are directly controlled by the Promoter-Director of CCC B&D, and their financial strength has been relied upon in keeping with the standard practice for group bids in redevelopment tenders.

Query 8 – Project Completion Security

Reply:

The security mechanism proposed by CCC B&D for the protection of members' interests is structured as follows:

Security Instrument	Details	Timing
Escrow Account	As per tender conditions – all project receivables to be routed through escrow	Pre-execution

Bank guarantee, corporate guarantee not applicable as Escrow account is issued.

All security instruments shall be in a form and format acceptable to the Society and its legal advisors.

We trust the above clarifications adequately address the concerns raised by the Managing Committee.

We reiterate that CCC Builders & Developers Pvt. Ltd. and the CCC Group possess the financial strength, technical expertise, project execution capability and commitment necessary for successful completion of the proposed redevelopment project.

We remain available for any further clarification and shall be pleased to attend a meeting with the Managing Committee and members to explain the above in greater detail..

Yours faithfully,

For CCC Builders & Developers Pvt. Ltd.

Mr. Neamatullah Azad
Director
CCC Builders & Developers Pvt. Ltd.
CIN: U68200MH2023PTC414710
Place: Navi Mumbai
Date: 23rd June, 2026