

K Raheja Corp Real Estate Private Limited

(Formerly known as Feat Properties Private Limited)



Critical Supplier Selection Policy

For K Raheja Corp Real Estate Pvt. Ltd.

CIN : U40300MH2007PTC287012

Regd. Off. : Raheja Tower, Plot No.C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.
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Overview

Approving Authority	Board of Directors of K. Raheja Corp. Real Estate Private Limited (Formerly known as Feat Properties Private Limited)
Approval Date	05.06.2024
Effective Date	This Policy on Critical Supplier Selection ("Critical Supplier Selection Policy" or "Policy") shall come into effect from the date it was adopted by the Board of Directors at their Board Meeting held on 05.06.2024

Purpose

K Raheja Corp Real Estate acknowledges that identification of critical suppliers is the first step to managing potential risks of material supply and work disruptions across our developments. The Entity seeks to have a focused approach with critical suppliers to ensure that any risks associated with their operations which may directly or indirectly affect delivery of our projects are timely mitigated.

Applicability

This Policy has been approved and is applicable to K Raheja Corp Real Estate. All potential suppliers seeking to provide goods and services across K Raheja Corp Real Estate's Portfolio shall endeavor to comply with this Policy, Sustainable Procurement Policy and the Supplier's Code of Conduct.

This Policy should be read in conjunction with K Raheja Corp Real Estate's Environment, Social and Governance (ESG) Policy.

Definitions

"Applicable Law" means any statute, law, regulation, ordinance, rule, judgement, order, decree, bye-law, approval of any Governmental Agency, directive, guideline, policy, requirement or other government restriction or any similar form of decision of or determination by, or any interpretation having the force of law of any of the foregoing Governmental Agency having jurisdiction, applicable to any Party, in force from time to time, including but not limited to the Regulations.

"The Entity" shall mean K Raheja Corp Real Estate Private Limited.

"Supplier/s" shall mean suppliers / service providers / vendors / traders / agents / contractors / subcontractors / contractual labour / workers engaged for the purpose of development and maintenance of the assets in the portfolio of K Raheja Corp Real Estate.

"Critical Supplier/s" shall mean suppliers whose goods, materials, services (including manpower, EPC, intellectual property (IP) / patents) have a significant impact on the competitive advantage, market success or survival of the company. Critical suppliers include high-volume suppliers, suppliers of critical components and non-substitutable suppliers.

Policy Principles

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A. Guidelines for Critical Supplier Selection

- ✓ Potential suppliers shall have business of more than INR 5 crores in a financial year
- ✓ A Supplier is considered to be critical in any specific category based on criticality of vendor deliverable for overall project success
- ✓ Suppliers shall have a strong sense of commitment towards business ethics, environmental performance and sustainability considerations and desire to deliver projects within the Entity's time, quality, and cost parameters
- ✓ Potential suppliers would be required to have a minimum of 3 years of work history with the Entity and would be required to have successfully completed their first contract with the Entity

B. Major Obligations of Critical Suppliers

- ✓ Strong technical know-how and offering their best teams for the Entity's jobs
- ✓ Adequate resources to carry out approx. 15% of the Entity's works in the category
- ✓ Ensuring that they do the jobs without any compromise on quality or time

C. Critical Supplier Selection Process

- ✓ The Heads of Departments (HODs) of Purchase and Contracts along with respective category heads shall jointly prepare a short list of potential critical suppliers at the start of financial year based on previous performances and future potential.
- ✓ The Heads of Departments (HODs) of Purchase and Contracts shall develop a list of critical suppliers on an annual basis
- ✓ All identified critical suppliers shall be reviewed on an annual basis to assess the previous year's performance
- ✓ The Heads of Departments (HODs) of Purchase and Contracts shall periodically interact with top management of all identified critical suppliers

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Management and Review

This Policy, the Sustainable Procurement Policy and the Supplier Code of Conduct shall be reviewed annually.

Amendment

This Policy shall stand amended to the extent of any change in Applicable Law, including any amendment to the Residential Real Estate regulations, without any action from the Entity. The Board of Directors of the Entity reserves the right to amend or modify this Policy in whole or in part.

Approved at the meeting of Board of Directors of K Raheja Corporate Real Estate Private Limited held on 05-06-2024

Ramesh Rangnathan

Chief Executive Officer

Ravichandra Vutukuru

Senior Vice President – Purchase/Contracts