

$$\begin{array}{ccccc}
 M \otimes_R T & \longrightarrow & N \otimes_R T & \longrightarrow & C \otimes_R T \\
 \downarrow = & & \downarrow = & & \downarrow \lambda \\
 M \otimes_R T & \longrightarrow & N \otimes_R T & \xrightarrow{\pi} & (N \otimes_R T)/(M \otimes_R T)
 \end{array}$$