NAGPUR INTEGRATED TOWNSHIP PVT. LTD

Preamble:

Formation of NITPL:

a) Maharashtra Airport Development Company (hereinafter referred to as MADC), a Company incorporated under the Companies Act, 1956 (1 of 1956) is a special planning authority under the Maharashtra Regional and Town Planning Act 1966, for the Multi Modal International Hub Airport, Nagpur Project (herein after referred to as MIHAN), which includes development of Nagpur Airport as an international Hub, development of a Special Economic Zone and other facilities around the Nagpur Airport.

b) The MADC is the rightful owner of the land situated at MIHAN, Plot No.2 in Sector 21, admeasuring 125453.073 Sq.Mt. (equivalent to about 31 Acre) situated within the Registration Division & District Nagpur, Sub Division and Taluka Nagpur (Rural) Revenue Village Khapri (Rly) (hereinafter called "Project Land"). The MADC has transferred and assigned to Reatox Builders and Developers Pvt. Ltd. (reincorporated as Chourangi Builders & Developers Pvt. Ltd.), the rights to design, finance and develop a township project (hereinafter referred to as the 'Township Project'), on the said Land comprising apartment units, commercial space and allied infrastructure thereof and market the same.

c) Chourangi Builders and Developers Pvt. Ltd.(herein after referred to as 'CBDPL'), by virtue of the Power of Attorney given to it by MADC, has issued allotment letters and executed agreements for sale/lease to various customers by collecting part payments from them in respect of the said Township Project under the name and style of First City Project.

d) During the implementation of the said First City Project (FCP), certain disputes arose between CBDPL and MADC. CBDPL for reasons beyond its control could not complete the FCP within the stipulated time and MADC terminated inter alia the FCP LoI, FCP Development Agreements, FCP PoAs and FCP Correction Deed of CBDPL. CBDPL with an intention to revive the project has expressed its desire to settle its disputes pertaining to FCP and requested MADC to allow formation of a Special Purpose Vehicle (SPV) for revival of FCP. MADC consented to the formation of a SPV by named 'Nagpur Integrated Township Pvt. Ltd. (NITPL) a company incorporated under the Companies Act, 2013.

e) CBDPL & MADC have agreed to transfer its rights granted under the development agreements and PoA for the Parcel of Project Land in favour of NITPL.

Settlement Agreement / New Development Agreement:

In the interest of the customers and with an intention to revive the stalled FCP, MADC, CBDPL and NITPL ("the parties") entered into a Settlement Agreement ("SA") dated 30.06.2017 copy of which is enclosed herewith.

In accordance with the SA, MADC and CBDPL shall settle / withdraw any and all proceedings in relation to FCP, the Project Land, the FCP Term Loan and the FCP documents. Fresh development rights in relation to the Project Land to be granted to NITPL free of all Encumbrances and Proceedings.

As per the time frame set out in the SA, A New Development Agreement (NDA) shall be executed within the time frame of 45 business days from the execution of SA dated 30.06.2017

Point-wise Disclosure by NITPL for online application for Registration of First City Project (FCP) in RERA:

1. My Profile:

a)Organization local address detail
b)Director / Authorized Signatory local address detail

The project FCP is expected to take-off within 90 days after signing of NDA with MADC by NITPL. NITPL proposes to have its project office within the project site at MIHAN. Until such time, NITPL shall hold its temporary office at the following address;

M/s Nagpur Integrated Township Pvt. Ltd.,
H.No.1694 A&B, Flat No.201, Chitrakoot Apartments,
Near Kachore Patil, Chinchbhuvan,
Mauza Chinchbhuvan, Nagpur -440025
Maharashtra.

This disclosure is made to the authority to take into consideration of the possible change in Organization address on a future date. The change in address, when effected, shall be intimated/corresponded/uploaded to the authority (RERA).

2. Project Details:

A. Project Information:

In view of the above (as detailed in preamble), this project FCP, is considered as an ongoing project. However, since NITPL doesn't have development rights, as on date, by MADC the project details are not in full shape for NITPL to register the project with RERA on its online application (There is no proviso to submit physical application). The project details which are available as on date are being uploaded and will be subject to changes as per the new approved building plans and layout.

The completion of the entire project shall be in phased manner. Completion schedule for blocks;

Table-1:

Block No.	Completion period from the commencement post signing of NDA
Symphony -1 & 2	2 Years
Balance Development	10 Years

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B. Land Details:

The area for the plot admeasuring 31 Acre is tentatively taken as 1,25,453 Sqm. Apart from the area used in the tabulation above, the development plan for the balance area will be uploaded upon approval from the competent authority (MADC) within 90 days from the signing of the NDA.

Therefore summarizing the above NITPL shall disclose its business plans for the balance development on a future date.

C. FSI Details:

The total permissible FSI for the FCP as on date is 2.5. The NITPL based on its business plans shall approach MADC for change / additional FSI in future.

D. Details of Separate bank account:

Since NITPL is yet to receive the NDA from MADC, the company shall open a separate bank account in due course. The details of the account shall be provided immediately on opening of the said account.

3. Add Building:

A. Building Details:

As per Table-1, NITPL proposes to develop 2 buildings over a period of 2 years from commencement post signing of NDA. NITPL upon the signing of NDA with MADC will submit detail plans for approval. The approved drawings with all details will be uploaded in due course.

B. Apartment Type Details:

The apartment type details including proposed number of apartments, carpet area, apartment type shall accordingly be modified based on the signing of NDA with MADC and the approvals to be given by MADC for any revision of plans as it may deem fit and proper.

4. Common Areas and Facilities:

NITPL hereby discloses that the number of garages and covered parking shall be provided as per the approval of revised building plans by MADC. However without prejudice we submit that as per the old layout the number of Garages for Symphony-1&2 are 624 and covered parking for same blocks is 437 numbers. On approval of plans, the actual garages and car park details shall be uploaded / submitted to the RERA authority. The information provided till such time may be considered as interim.

A. Internal roads & Footpaths:
The layout plan for the project shall be submitted in phases for the approval of MADC. The old layout of the project is uploaded as "indicative".

B. Sewerage (Chamber, Lines, Septic Tank, STP):
The Sewerage from FCP shall be connected to the mainline laid by MADC. We would be connecting to the tapping point of main STP line of MIHAN a project developed by MADC.

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C. **Treatment and Disposal of Sewage and Sullage Water:**
As explained above, sewage & sullage water will be treated at the main STP plant of MIHAN.

D. **Open Parking:**
As may be approved by MADC in the revised lay out, if any.

5. **Litigations related to the Project:**

Apart from the details of the pending legal cases of FCP provided in the application uploaded herein, there are certain other legal cases pending between MADC V/s. CBDPL; Vijaya Bank V/s. CBDPL & MADC; etc. However, the cases pending between MADC V/s. CBDPL; Vijaya Bank V/s. CBDPL & MADC; etc., are being settled/withdrawn, as agreed in the Settlement Agreement dated 30th June 2017. The legal cases information provided herein is for information only and is not intended to be exhaustive, nor does it constitute legal advice or legally binding document.

6. **Cost Details**

A. **Land Cost:**
NITPL shall disclose the land cost on entering into an agreement (NDA) with MADC

B. **Development Cost/Cost of Construction:**
NITPL shall disclose the Development Cost / Cost of Construction on entering into an agreement (NDA) with MADC

7. **Documents Upload**

A. **Copy of Legal Title Report**:
NITPL shall submit the copy of legal title report post entering into an agreement (NDA) with MADC.

B. **Details of Encumbrances:**
As per SA, MADC shall provide encumbrance free land to NITPL, post signing of NDA.

C. **Copy of Layout approvals:**
Without prejudice the old layout approval is hereby uploaded as "indicative" along with the RERA application. However, post signing of NDA, NITPL shall submit the revised layout for the approval of MADC. On receipt of approvals from MADC the same shall be uploaded to RERA.

D. **Signed Proforma of the allotment letter and agreement for sale:**
The allotment letter and agreement for sale shall be submitted / provided post signing of NDA and the same shall be shared on finalization by Developer with MADC.

E. **Declaration in Form B:**
NITPL hereby discloses that MADC is to provide encumbrance free land for the project. The revised approvals of the layout and building plans, parking details etc., will be submitted on approval by MADC post signing of NDA. The separate account for this project shall be opened subsequent to signing of NDA.

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F. **Certificates of Architect (Mandatory for only ongoing project):**
Post signing of the NDA, NITPL will appoint overall master planner and consultants for the project and the same will be provided / uploaded with RERA.

G. **Certificates of CA:**
Post signing of the NDA, the same shall be uploaded.

H. **Certificates of Engineer:**
Post signing of the NDA, the same shall be uploaded.

I. **Commencement Certificates:**
On signing of NDA, MADC shall issue a commencement certificate. The same shall be uploaded on receipt. In the interim, we are herewith uploading the old commencement certificate issued by the authority.

J. **Copy of Building Plan:**
Without prejudice the old Building Plan approval is hereby uploaded as "indicative" along with the RERA application. However, post signing of NDA, NITPL shall submit the revised Building plan for the approval of MADC. On receipt of approvals from MADC the same shall be uploaded to RERA.

8. **Activity Details:**
NITPL hereby discloses that the status of work on 2 blocks i.e, Symphony-1, Symphony-2, as of 29.07.2017 is as under;

Table-2

Block Name	Status of Work
Symphony-1	Podium + Ground + 12 Floors structure completed
Symphony-2	Podium + Ground + 11 Floors structure completed

A. **Internal walls, internal plaster, floorings within flats/premises, doors and windows to the each of the flat/premises:**
Formwork has been used for structures including column, slabs & for walls. The structure completed as per Table-2 includes completion of shear (concrete) walls till the level mentioned therein. Flooring works, doors & windows fitting works etc., yet to be commenced.

DISCLAIMER:

Government of Maharashtra through its Special Purpose Company MADC is implementing the overall MIHAN project of which FCP is a part of and since NITPL is taking over a stalled project, and has not yet physically taken over the site and is relying on information provided by CBDPL and MADC. Hence, this disclaimer.

The information provided vide application uploaded on this website is presented as general information and no representation or warranty is expressly or impliedly given as to it accuracy, completeness or correctness.

NITPL reserves the right to terminate, revoke, modify, alter, add, and delete any one or more of the information uploaded vide the application on the website with the approval of concerned authority.

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