SETTLEMENT AGREEMENT

BETWEEN

MAHARASHTRA AIRPORT DEVELOPMENT COMPANY LIMITED

AND

CHOURANGI BUILDERS & DEVELOPERS PRIVATE LIMITED

AND

Nagpur Integrated Township Pvt. Ltd.



महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ AF 708499

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९०
20 JUN 2017
सक्षम अधिकारी
श्री. प्र. ना. चिंचघरे

SETTLEMENT AGREEMENT

This Settlement Agreement ("**Agreement**") is entered into on this 30th day of June, 2017 at Mumbai:

BY AND BETWEEN:

MAHARASHTRA AIRPORT DEVELOPMENT COMPANY LIMITED, a body constituted under the provisions of the Companies Act, 1956, having its registered office at World Trade Centre, 8th Floor, Cuffe Parade, Mumbai 400 005, Maharashtra (hereinafter referred to as "**MADC**", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its administrators, successors and assigns) of **ONE PART**;

परिशिष्ट - १ Annexure - I

मुद्रांक विकत घेणाऱ्याचे नाव Maharashtra Airport Development Company Ltd.

मुद्रांक विकत घेणाऱ्याचा पत्ता 8th Floor, World Trade Centre – 1, Cuffe Parade, Mumbai - 400 005

मुद्रांक विक्रीबाबतची नोंद वही क्रमांक दिनांक 29 JUN 2017

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००९०

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. कल्पेश प्रभुजी गाला
सीमला स्टेशनरी मार्ट, शॉप नं. ९, ऐसप्लेनेड मेन्शन,
एम. जी. रोड, सीटी सिविल कोर्ट जवळ, काळा घोडा, मुंबई - ४३

शासकीय कार्यालयासमोर /न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन परिपत्रक दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

29 JUN 2017



महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ SF 152954

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९०
20 JUN 2017
सक्षम अधिकारी

श्री. प्र. ना. चिंचधरे

And

CHOURANGI BUILDERS & DEVELOPERS PRIVATE LIMITED (erstwhile Reatox Builders & Developers Pvt. Ltd.), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 801, 8th Floor, Renuka CHSL, Above Union Bank, Adjacent to Gurunanak Hospital, Jagatvidya Marg, Bandra (E), Mumbai – 400051 (hereinafter to be referred to as "**Developer Company**", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its Affiliates, successors and permitted assigns) of the **SECOND PART.**

जोडपत्र - १ Annexure - I

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे पत्ता Maharashtra Airport Development Company Ltd. 8th Floor, World Trade Centre – 1, Cuffe Parade, Mumbai - 400 005.

मुद्रांक विक्रीबाबतची नोंदवही अनु क्रमांक 8355 दिनांक 29 JUN 2017

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००९०

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. कल्पेश प्रभजी गाला सीमला स्टेशनरी मार्ट, शॉप नं. ९, ऐसालेक्स को-ऑप. सोसायटी, एम. जी. रोड, सीटीसीविल कोर्ट समोर, कोलाबा, मुंबई - २३ 29 JUN 2017

शासकीय कार्यालयासाठी /न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

And

NAGPUR INTEGRATED TOWNSHIP PRIVATE LIMITED, a company registered under the provisions of the Companies Act, 2013, having its registered office at H.no 1-89/1, Plot no 42 & 43,3rd and 4th Floor, Kavuri Hills, Phase-I, Madhapur, Hyderabad - 500081 India., (hereinafter to be referred to as "**NITPL**", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and permitted assigns) of the **THIRD PART.**

MADC, the Developer Company, **M/s. CHOURANGI BUILDERS & DEVELOPERS PRIVATE LIMITED** (erstwhile Reatox Builders & Developers Pvt. Ltd.), NITPL shall hereinafter collectively referred to as the "**Parties**" and each individually as "**Party**".

Whereas;

A. MADC is a Public Sector Undertaking functioning under the direction and control of State Govt. to develop airports, Special Economic Zone, etc. in the state of Maharashtra.

B. In exercise of the powers under Sub-section 1(B) of Section 40 of the Maharashtra Regional & Town Planning Act, 1966 (MRTP), the State Govt. appointed MADC to be a Special Planning Authority (SPA) for the notified area of Multi-modal International Hub Airport at Nagpur (MIHAN) for the development of a modern airport, Special Economic Zone adjacent to the airport and other supporting infrastructures and facilities (the MIHAN Project).

C. MADC had awarded development of a modern township to meet housing requirements in MIHAN area at Nagpur, Maharashtra (***hereinafter referred as "First City Project or FCP"***) to the Developer Company through international competitive bidding process. In regard to the First City Project, it is noteworthy that :-

   i) Bids for First City Project were invited by MADC on 24.06.2005. The scope of work under the bid, was to design, finance, build, maintain, operate and market the First City Project.

   ii) The Developer Company, emerged as a successful bidder and a Letter of Intent was issued by MADC on 22.09.2005. Pursuant thereto, development agreements dated 22.06.2006, 29.03.2010 and 24.07.2010 ("***FCP Development Agreements***") and Power of Attorneys dated 24.08.2007, 29.03.2010 and 14.08.2010 ("**FCP PoAs**") etc. were executed.