NUCC
NIRMAL UJJWAL CREDIT CO-OPERATIVE SOCIETY LTD., NAGPUR (MULTI-STATE)
निर्मल उज्वल
क्रेडीट को-ऑप. सोसायटी लि., नागपूर (मल्टीस्टेट)
NUCC ESTD. 1989
HEAD OFFICE : 193, Nandanvan Main Road, Nagpur - 440 009 Ph. : 0712 - 2740800
Email : nirmalujjwal@gmail.com **Web :** www.nirmalujjwal.com

Dear Sir,

We are coming with a Project on our land mentioned below in the name of "Nirmal Trinity Towers" at Umred Road.

1. Total land area of the project is 33,700 Sq. Mtr. at Mouza- Harpur, Kh.No.19, CTS No. 649/-3, Umred Road, Nagpur.
2. We are planning to construct total 11 towers as Residential and commercial and got sanctioned from the sanctioning authority for the same.
3. We are planning to complete the project in 2 phases.
4. Nirmal Trinity Towers phase 1 consist of basement, ground floor, 1st Floor /Podium Floor upto the height of 6.90 Mtr for all 11 Towers. For which NMC, the Competent Authority has sanctioned the drawings.
5. Apart from the construction mentioned in point No.4, In first phase only four Towers (T-4,T-5,T-6,T-7) from 2nd Floor to Top Floors will be constructed and Sanction for that has already been given by NMC Competent Authority.
6. Nirmal Trinity Towers phase 2 will consist of 3rd floor to top floor of remaining 7 towers (T1, T2, T3, T8, T9, T10 & T11), which will be going to construct afterwords. Accordingly sanction will be taken from NMC Competent Authority afterwords in due time. Also the RERA registration of the 2nd phase will be taken at that time, before starting the 2nd phase.

For Nirmal Ujjwal Credit Cooperative Society Ltd

Promoter/Authorised Signatory

NIRMAL CREDIT CO-OP. SOCIETY LTD. NAGPUR MULTI STATE

Maharashtra Real Estate Regulatory Authority

Name of Client : The Nirmal Ujjwal Credit Co-operative Society Limited

Name of Project : Nirmal Trinity Towers

Application No. : REA50500152308

Payment Date : 17/01/2024

1. **Regarding Land Owner:**

The developer for the said project is "The Nirmal Ujjwal Credit Co-operative Society Limited" which has been incorporated as an "Cooperative Society". Thus, it is a legal entity which is represented through its authorized signatories appointed by the Board of Directors from time to time. Hence, the land for the said project was purchased by the Developer Society vide Sale Deed executed on 25/07/2017 as supported by the Legal Title Search Report dated 31/01/2024. Thus, the owner of the land for the said project is solely "The Nirmal Ujjwal Credit Co-operative Society Limited".

The Developer Society had appointed Shri Vithal Mahadeo Gawande as the authorized signatory at the time of execution of Sale Deed as duly appointed by the Board of Directors for the same.

And, the Developer Society has appointed Smt. Nanda Dinesh Bante and Shri Vithal Mahadeo Gawande as the authorized signatory for signing, execution, submission, of all documents for the purposes of RERA registration.

2. **Regarding Proposed Development of Project:**

The developer would like to clarify that as per proposed plan of the developer there are 11 Towers namely T1 to T11 and 90 Shops which are going to be built by the developer over the entire piece of land. However, currently the developer Society is going to build only 4 Towers namely T4, T5, T6, T7 and all 90 shops completely whereas the balance 7 Towers namely T1, T2, T3, T8, T9, T10 and T11 are going to be built till podium level only by the developer.

As mentioned earlier, the developer Society is developing 90 shops in the Project at Ground Floor and Upper Ground Floor. However, inadvertently the Developer Society has mentioned all the Shops in Tower T4 in the RERA application. Hence, the applicant requests you to kindly guide regarding how to present the same in application.

So, currently the developer Society is going to construct all the Towers upto podium level and only 4 Towers mentioned above (T-4, T-5, T-6, T-7) are going to be completed in First phase along with all 90 shops. Rest of 7 towers will be constructed in 2nd Phase only.

3. **Regarding verification of authenticity of CC/OC**:

The dealer has already uploaded screenshot of E-mail from official mail(nmcadtp@gmail.com) of Town Planning, Nagpur Municipal Corporation to Maharera mail id(mahareracc.nagpur@gmail.com) under the head "1 Other-Technical" head, and the same has been received in your office as confirmed in Open House Meeting dated 15/02/2024 by your goodself.

4. **Regarding Total Built-up Area:**

Particulars	**Built-up Area (Sq.Mtr.)**
Built-up Area of Shops at Ground Floor and Upper Ground Floor	6,691.18
Built-up Area of Tower 4,5,6,7	48,555.29
Built-up Area of Remaining Towers upto 2nd Floor Level	3,376.08
Total Built-up Area	**58,622.55**

5. **Number of Shops Applied for Registration:**

The total no. of shops being applied for registration are 90 which are currently being built behind Block-T1, T2, T3, T4, T10 and T11 as per Sanctioned plan already submitted along with Application.

6. **Number of Pent House mentioned in Building Details**:

The total no. of pent house being built by the developer currently in 4 Towers T4, T5, T6, T7 are 8 only.