

Ref: FCP/Phase2B/RERA/1905-01  
Date: 19.05.2025



**NAGPUR INTEGRATED  
TOWNSHIP  
PRIVATE LIMITED**  
First City Project

H.No.3-71/NR, Plot No.71,  
Kavuri Hills-II, Madhapur,  
Hyderabad-500 033, INDIA  
Tel : +91 40 23114661-64  
Fax : +91 40 23114669, 40058573  
CIN : U45309TG2017PTC116403

To  
Maharashtra Real Estate Regulatory Authority  
3rd to 9th floor, Housefin Bhavan,  
Plot No. C - 21, E - Block, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051

**Sub:** Demand Draft for additional fee for registration – Reg.,

**Developer** : M/s Nagpur Integrated Township Private Ltd.,  
**Project** : First City, Phase2B-Harmony2 and Harmony5  
**Application Ref.No.** : REA50500168718 dated 18/Apr/2025  
**Project Address** : Plot No.2, Sector-21, MIHAN SEZ, Khapri (Rly), Taluka Nagpur  
Rural, District Nagpur, PIN :441108, Maharashtra for admeasuring  
proportionate area of 22,486.91 Sq.M

|          |                                                                                       |                |
|----------|---------------------------------------------------------------------------------------|----------------|
| <b>A</b> | Plot area mentioned at the time of the registration                                   | 2,954 Sq.M.    |
| <b>B</b> | Revised proportionate plot area for the above cited project on the total project land | 22,486.91 Sq.M |
| <b>C</b> | Additional Plot Area (B-A)                                                            | 19,532.91 Sq.M |
| <b>D</b> | Fees at the rate to be payable                                                        | ₹ 10 per Sq.M  |
| <b>E</b> | Additional Govt. Fees payable                                                         | ₹ 1,95,329.10  |

We hereby declare as follows:

1. We are submitting the Demand Draft for additional govt. fees having DD No. 159173 dated 19/05/2025 drawn infavour of **REAL ESTATE REGULATORY FUND** for an amount of ₹ 1,95,330/-payable at Mumbai.
2. We further inform that the total permissible FSI for the total project land of 1,25,453.073 Sq.M (i.e., 31 Acres) is 1.954 as per letter MADC/MIHAN/BP/01/1831 dated 24/11/2020 and clause 2.4.1 of Development agreement with M/s Maharashtra Airport Development Company Ltd., dated 08/Dec/2017 (copy enclosed).
3. However, due to not mentioning in the Site Layout plan of 31 Acres land parcel we are proceeding with the above revised additional fee payment calculated as per MahaRERA.

Kindly proceed our application on the basis of above declarations

For M/s Nagpur Integrated Township Pvt. Ltd.,

Authorized Signatory

Encl : Photocopy of DD 159173 dated 19/05/2025 for your ready reference

Pl. accept DD amounting to Rs. 1,95,329.10 towards fees for additional plot area.

*(P.T. Satoskar, etc-2)*



# Limited Cashier's Order

Valid for three months from the date of issue

दिनांक  
Date 1 9 0 5 2 0 2 5

Standard Chartered Bank  
Standard Chartered Bank

Not Negotiable Account Payee Only

STS- Pay Centre, Mumbai - 400001

Pay\*\*REAL ESTATE REGULATORYFUND\*\*

को या उनके आदेश पर Or Order

रुपये Rupees\*\*One hundred ninety five thousand three hundred thirty and\*\*

\*\* 00/100 Only\*\*

अदा करें।

₹ \*\*195,330.00

खाता सं.

A/c No. 22205567661

For Standard Chartered Bank

Payable At Par At All SCB Branches In India

Cust ReNAGPUR INTEGRATE

DD Number

159173

On a/c of NAGPUR INTEGRATED TOWNSHIP PRIVATE LIMITED

Please sign above

016241

159173 0000360000 100288 16

Cashier/~~H.C./A.A.O./A.O.~~

No. : - MADC/MIHA//BP/01/183\

Date: 24/11/2010

To,

M/s. Reatox Builders & Developers Pv.Ltd.  
3/341,1A,Rajiv CHSL, Madhusudan Kalelkar Marg  
Next to FDA,Bandra Kurla Complex,  
Bandra East,Mumbai- 40051

**Subject : Development Permission for Residential Township on Plot at Location :**  
notified Area of MIHAN on Residential Plot At Mouza: Khapri  
(Rly),Nagpur, bearing Survey No.9(Part), 10(Part), 12, 13(Part), 14(Part),  
19(Part), 20, 21, 22, 23(Part), 24, 25(Part), 40(Part), 47(Part), 48(Part),  
49(Part) and 50(Part)

**Ref: Your Architect's letter along with the building plan received on 18/10/10.**

Sir,

Please refer to the application cited above in reference for development permission for Proposed Residential Township on Plot in the MIHAN Notified Area, Nagpur.

The development permission is hereby granted for the construction of Additional Built up of **Residential Building** on the plot mentioned above.

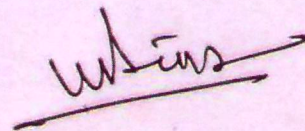
The permission for additional area of **31808.96 Sq.M.**, totaling 1.954 FSI is granted in continuation to the Commencement Certificate No. MADC/MIHA/BP/01/2425, dated 13/02/2009 for 1.70 FSI.

The Amended Commencement Certificate with conditions as stated in the same and as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred in the same.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours Faithfully



(R.C.Sinha)

Vice Chairman & Managing Director

C.C. to

1. Associated Architects, Design & Planning )copy of the approved plans to be  
Consultants, 501 Raunaq Apts, 14th ) obtained from the Owner.  
Road, Chembur, Mumbai- 400071
2. CE, MADC, Nagpur office.

**Maharashtra Airport Development Company Ltd.**

8<sup>th</sup> Floor, Centre-1, World Trade Centre, Cuffe Parade, Mumbai - 400 005  
Tel: +91 - 22 -66151300 ● Fax: +91 - 22 - 22163814 ● Website: www.madcindia.org

- 2.3.1. NITPL shall furnish to MADC DPR for Phase 1, as per Clause 2.4.1(i), within ninety (90) days from the Effective date. The DPR should contain the detailed project plan architectural plan, financial plan, project construction plan, marketing strategy and operational plan.
- 2.3.2. MADC shall, within a period of thirty (30) days, review the DPR and approve the same, if it is in compliance with this Agreement. If there is deficiency, MADC shall communicate such deficiency in the DPR to NITPL. NITPL shall make the changes, revisions and modifications based on the deficiencies so communicated by MADC, within 15 days and shall resubmit the final DPR to MADC for its approval.

#### 2.4. Time frame for completion of Project-I and Project-II

2.4.1. NITPL shall complete construction of Project-I and Project-II within ten (10) years from the date of signing of this Agreement as per schedule given below, consuming 1.954 FSI, which comprises 1.5 FSI originally permitted and 0.454 bought subsequently, for Project-I and 1.5 FSI for Project-II.

- i) **Phase 1:** Within 2(two) years of the execution of this Agreement, NITPL shall address and resolve on best effort basis, the issue of all persons/entities, as represented by Chourangi, who have purchased/booked units in Project-I, by delivering apartments/flats or otherwise.
- ii) **Phase 2:** NITPL shall complete the other balance work of Project-I, and Project-II as per their Business Plan.

2.4.2. NITPL shall construct and develop Project-I and do all such acts, deeds and things as may be necessary and expedient for that purpose including, without limitation:

- (a) Obtain (or cause its agents and Contractors to obtain) all the Approvals required to carry out the construction of Project-I in accordance with Applicable Law.
- (b) Either itself or through Contractors appointed in accordance with Clause 2.4.3(b) below, procure at its own costs, expenses and risk all services necessary for the construction and development of Project-I including without limitation electricity, water, materials and labour.

#### 2.4.3. Appointment of Contractors

- (a) NITPL may appoint Contractors for:
  - (i) Construction and development of Project-I; and/or
  - (ii) Marketing of Project-I; and/or
  - (iii) Maintenance of Project-I.
- (b) For the avoidance of doubt, it is hereby clarified that notwithstanding the appointment of a Contractor by NITPL for any of the aforesaid purposes, NITPL shall be liable for the performance of its duties and for discharging of all its obligations and responsibilities, which it shall have towards MADC under this Agreement and the appointment of Contractor(s) for any of the aforesaid purposes shall neither release nor exonerate NITPL from its obligations hereunder, including full and timely compliance with the terms of this Agreement. NITPL does hereby also agree and acknowledge that it shall remain responsible for obligations performed or to be performed by the Contractor to the same extent as if such obligations were to be always performed by NITPL. NITPL further undertakes and covenants that it shall be solely responsible for all payments to be made to the Contractors.

NITPL acknowledges and undertakes to ensure that the terms of any contract

