

UNDERTAKING

We M/s Nagpur Integrated Township Pvt Ltd., (“NITPL”) having its registered office at H.No.3-71/NR, Plot No.71, Kavuri Hills – II, Madhapur, Hyderabad, Telangana – 500033, represented by its Director Mr.Chang Cheen Ying do hereby give this undertaking to MAHA RERA for registration of “**First City Commercial Shopping-1**” (Commercial Development) in Khasra No. **9(part), 10(part), 12(part) and Nallah(part)** admeasuring **Acre 0.73 Cents** situated at within the Registration Division & District Nagpur, Sub Division & Taluka Nagpur (Rural) Revenue Village Khapri (Rly), Nagpur (**Commercial Shopping – 1 land**) .

NITPL has been appointed as a developer by Maharashtra Airport Development Company Limited (“MADC”) vide a Development Agreement and Power of Attorney both dated 08th December, 2017 for residential cum commercial development of the land admeasuring about 31 acres situated within the Registration Division & District Nagpur, Sub Division & Taluka Nagpur (Rural) Revenue Village Khapri (Rly) bearing Survey/Khasra Nos. 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)

Whereas, now NITPL intending to develop First City Commercial Project Phase – I in Khasra No. **9(part), 10(part), 12(part) and Nallah(part)** admeasuring **Acre 0.73 Cents** situated at within the Registration Division & District Nagpur, Sub Division & Taluka Nagpur (Rural) Revenue Village Khapri (Rly), Nagpur. In pursuance of the said commercial development, NITPL is applying online for registration of the said Commercial Development with MAHA RERA.

In terms of the online application being submitted to MAHA RERA for registration of the said Commercial Development we do hereby state and declare that the land admeasuring about **Acre 0.73 Cents** in Khasra No. **9(part), 10(part), 12(part) and Nallah(part)** situated within the Registration Division & District Nagpur, Sub Division & Taluka Nagpur (Rural) Revenue Village Khapri (Rly), Nagpur is having clear and marketable title and the same is free from all encumbrances of whatsoever nature.

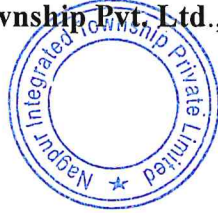


We further state and declare that for the proposed construction of “**First City Commercial Shopping-1**” consisting of 36 shops being developed on the said **Commercial Shopping – 1 land** we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said **Commercial Shopping – 1 land** or for construction of building on the said **Commercial Shopping – 1 land**.

We do hereby confirm that we have obtained necessary permission(s) / approvals / sanction for construction of said building from the concerned competent authority and the said permission are still valid, subsisting and binding and have not been revoked and cancelled, by competent authorities.

We undertake that the said commercial building being developed and the lands appurtenant thereto are not subject to any encumbrance charges or liabilities of and that the entire **Commercial Shopping – 1 land** is free and having a valid marketable title.

For **Nagpur Integrated Township Pvt. Ltd.,**



Authorized Signatory

17-3-2022