

To,  
The Redevelopment Management Committee  
SHRUSHTI SANKUL – NEAR BHOLE PETROL PUMP  
CIVIL LINES NAGPUR

Date:- 14<sup>th</sup> March 2026

Subject: Proposal for Redevelopment of SHRUSHTI SANKUL.

#### 1. Executive summary

This proposal outlines a plan for the redevelopment of SHRUSHTI SANKUL. The project's vision is to replace the existing old structures with a modern, high-quality Residential/Commercial complex that provides enhanced living spaces and Ultra-Luxury amenities for all existing members. The redevelopment will be executed in a transparent and professional manner, ensuring maximum benefits for the society's members while adhering to all regulatory guidelines.

Pursuant to our offer letter dated 03/03/2026 and in accordance with the meeting held on 14/03/2026 at Kukreja House, please find below the revised proposal. In this revised proposal, we have incorporated and accepted the majority of the points proposed by the society members during the discussion.

#### 2. Project objectives

- **Safety and modernization:** Demolish the dilapidated structures and construct a new building with upgraded infrastructure.
- **Enhanced living standards:** Provide existing residents with new, larger apartments based on the built-up area, with high-end specifications and finishes.
- **Financial compensation:** Offer a significant corpus fund towards maintenance and monthly rental compensation during the construction period to existing apartment owners.
- **Value-added amenities:** Include new high-end amenities which are need of hour.
- **Timely delivery:** Complete the project within an agreed-upon timeframe

#### 3. Project overview

- **Location:** Mouza-Ghadga (Dharampeth), Nagpur, admeasuring 30939 sq.ft.
- **Existing structure:** buildings with 45 tenements.

#### 4. Terms of offer

- **Redeveloped area:** Each member will receive a new apartment with a built-up area reflecting a 25% increase over their existing Built-up area( P-line Area ).
- **Corpus fund:** A lump-sum corpus fund of ₹2,00,000 (Rupees Two Lakhs) towards maintenance will be paid to each member upon project completion..
- **Rental compensation:** Monthly rent of Rs. 20,000/- for 2 BHK & Rs. 22,000/- for 3 BHK will be paid to each member for alternate accommodation during the construction period, along with one time shifting and resifting charges of Rs. 20,000/-.
- **Rent Deposit:** A rent deposit equivalent to two (2) months' rent, which will be refundable, will be provided to the members.
- **Rent Escalation:** The monthly rental compensation will have an escalation of 10% every year during the construction period.

### KUKREJA INFRASTRUCTURES

KUKREJA HOUSE. 17, Sushila Layout, Sugat Nagar, Jaripatka Ring Road, Nagpur-440014.  
0712-2652244 / 2642255 / 2655511 - 22 - 33 ; 7888019988 / www.kifra.in / info@kinfra.in



- **Amenities:** The new complex will feature high-end amenities which can upgrade the living standards for every strata of society like senior citizens, youngster's, Children's and toddler's as well.
- **Construction quality:** The new building will be constructed as per Kukreja Infrastructure standards by using premium materials and the latest construction technology, adhering to all quality and safety standards.
- **Waterproofing and Defect Liability:** The waterproofing guarantee and defect liability period will be 5 years from the date of Occupancy Certificate (OC).
- **Commercial development rights:** The entire front portion of the plot abutting the main road shall be kept completely available for commercial development, and the said commercial component along with its saleable rights, development rights, usage rights, and revenue shall exclusively belong to KUKREJA INFRASTRUCTURES along with the balance residential FSI post giving the existing owners.

#### 5. Process and timeline

- **Appointment:** Society appoints KUKREJA INFRASTRUCTURES as the developer following the approval of this proposal in a Special General Body Meeting (SGM) and necessary permission from registrar of societies (if required) & MOU to be signed off.
- **Structural Audit Report:** Structural audit of the all buildings in the society need to be done if not done society need to do it immediately.
- **Agreements:** A Development Agreement will be signed and registered with all members.
- **Approvals:** Kukreja Infrastructures will obtain all necessary approvals from the Municipal Corporation of Nagpur (NMC) and other authorities.
- **Vacation and demolition:** Members will vacate the premises within **1 Month** of receiving the Sanctioned plan and intimation from the developer. Demolition will begin immediately after Complete vacation.
- **Construction:** The construction will be completed within agreed timeline from the date of demolition.
- **Possession:** Upon receiving the Occupancy Certificate (OC), the new flats will be handed over to the members, and the corpus fund will be disbursed.

#### 6. Team and experience

Kukreja Infrastructures is a trusted name in real estate development, with 15 years of experience in successful projects. Our professional team includes qualified architects, engineers, and legal advisors who will ensure a smooth and efficient process.

#### 7. Conclusion

The proposed redevelopment offers a transformative opportunity for SHRUSHTI SANKUL. It provides a secure, modern, and enhanced living environment for all members at no cost, with additional financial benefits and upgraded amenities. We are confident in our ability to deliver a project that exceeds your expectations and look forward to your positive consideration.

*Thank You for Considering Our Offer.*

Yours sincerely,



KUKREJA INFRASTRUCTURES

