

MODELLA TEXTILE INDUSTRIES LIMITED

INVITATION OF EXPRESSION OF INTEREST

Bhrugesh Amin

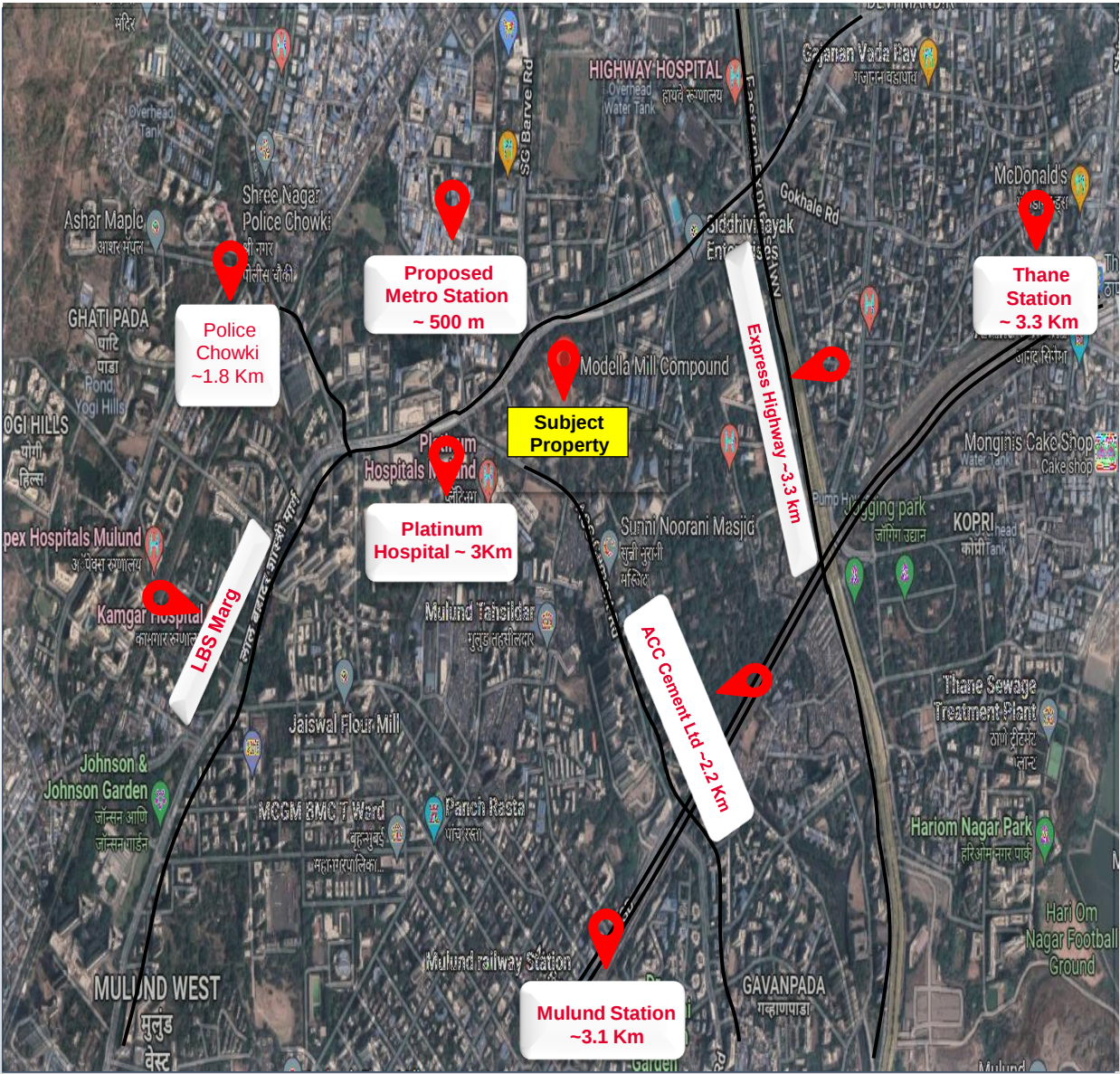
Resolution Professional (RP)

IBBI Registration no. IBBI/IPA-002/IP-N00353/2017-18/11003

June 27, 2022



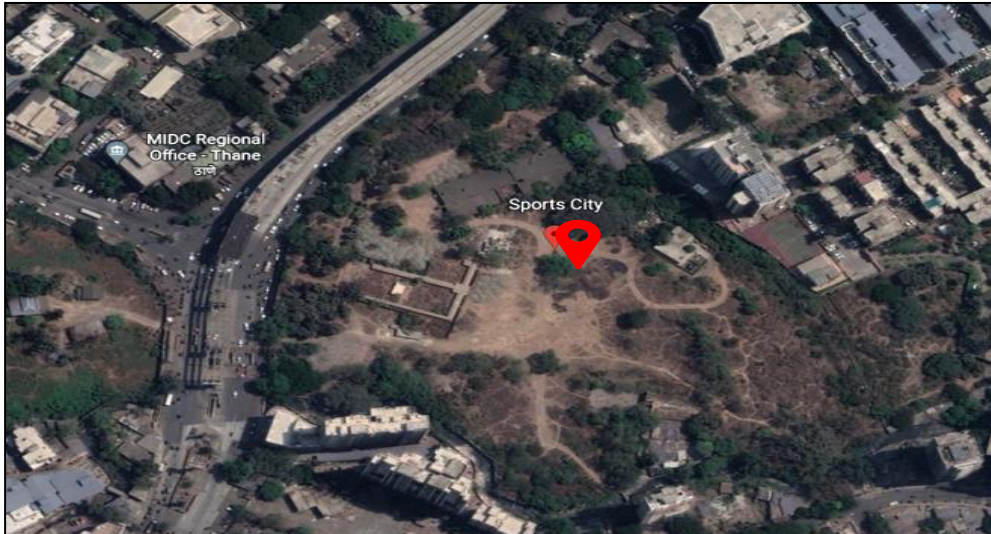
TRANSACTION OPPORTUNITY UNDER IBC MECHANISM (NCLT)



The Project land is charged to Edelweiss Group

CORPORATE DEBTOR PROFILE – ABOUT THE PROJECT

Project Name	MTIL launched real-estate projects on the said lands - "Nirmal Sports City" and subsequently "Godrej Alive"
Sq. Mtr.	~57,962 Sq. Mtr.
Location	Lal Bahadur Shastri Road, Dharamveer Nagar, Thane (West) – 400 080
Status	Land stage with IOD approval under Rental Housing Scheme



- ▶ Modella Textile Industries Limited ("**MTIL**") is incorporated on 30 Mar 1971 having its registered office in Mumbai, Maharashtra, India. MTIL was operating a textile mill earlier, however, the textile operations were discontinued due to liquidation order against MTIL.
- ▶ Nirmal and Videocon Group (50:50 partnership) took over the MTIL and brought it out from liquidation, settled various laborers and got into real estate development.
- ▶ MTIL is the owner and has complete rights, title and interest in and over contiguous land admeasuring approximately 57,962 Sq. Mtrs. equivalent to 14.3 (approx.) acres bearing survey no. 464, 465A, 465, 466 and having CTS No. 1592 to 1597, 1599 to 1638, Tika No. 33, 34, and 37 situate at Village Panchpakhadi, Taluka Thane, District.
- ▶ MTIL, landowner of the Project, had launched real estate project "**Nirmal Sports City**" in 2012-13. As the project didn't progress, MTIL partnered with Godrej Properties Limited (Development Manager) and re-launched the project as "**Godrej Alive**".
- ▶ Building Plan bearing Ref. No.VPSO3/0035/12/TMC/TDD/696/16 dated February 23, 2016, approved by Thane Municipal Corporation (TMC) was under Rental Housing Scheme, however, under UDCPR 2034, we understand that the said land can enjoy the FSI of benefit of 3, which has development potential of more than 3.1 million sq. ft. of saleable area.

CIRP TIMELINES

Note: Subject to 90 days extension. The RP may, with the approval of the CoC/NCLT, extend the timeline for submission of EOIs/Resolution Plans.



Sections / Regulations	Description of Activity	Timelines
Section 16(1)	Commencement of CIRP and appointment of IRP	May 04, 2022
Regulation 36A	Publish Form G	June 24, 2022
	Invitation of EoI	June 24, 2022
	Last Date for Submission of EoI	August 08, 2022
	Provisional List of RAs by RP	August 18, 2022
	Submission of objections to provisional list	August 23, 2022
Regulation 36B	Final List of RAs by RP	September 02, 2022
	Issue of RFRP, including Evaluation Matrix and IM	August 23, 2022
Regulation 39(4)	Receipt of Resolution Plans	September 23, 2022
	Submission of CoC approved Resolution Plan to AA	October 16, 2022
Section 31(1)	Approval of resolution plan by AA	October 31, 2022



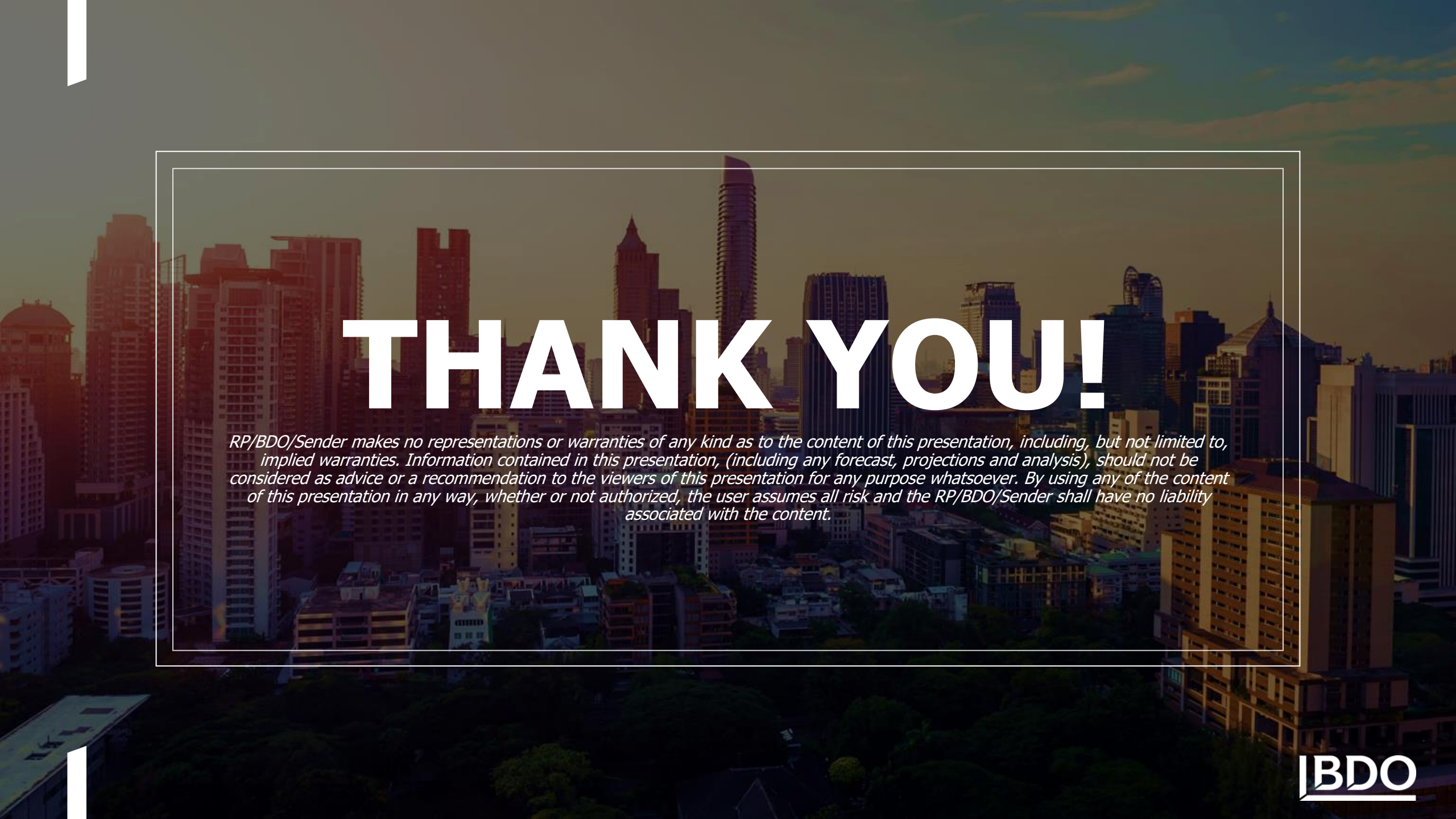
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The background is an aerial photograph of a city skyline at dusk or dawn. The sky is a mix of orange, yellow, and blue. The city features numerous high-rise buildings, some with distinctive architectural features like a pointed top. In the foreground, there are lower-rise buildings and green spaces. A large, semi-transparent white rectangular box is centered over the image, containing the text 'THANK YOU!' and a disclaimer.

THANK YOU!

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