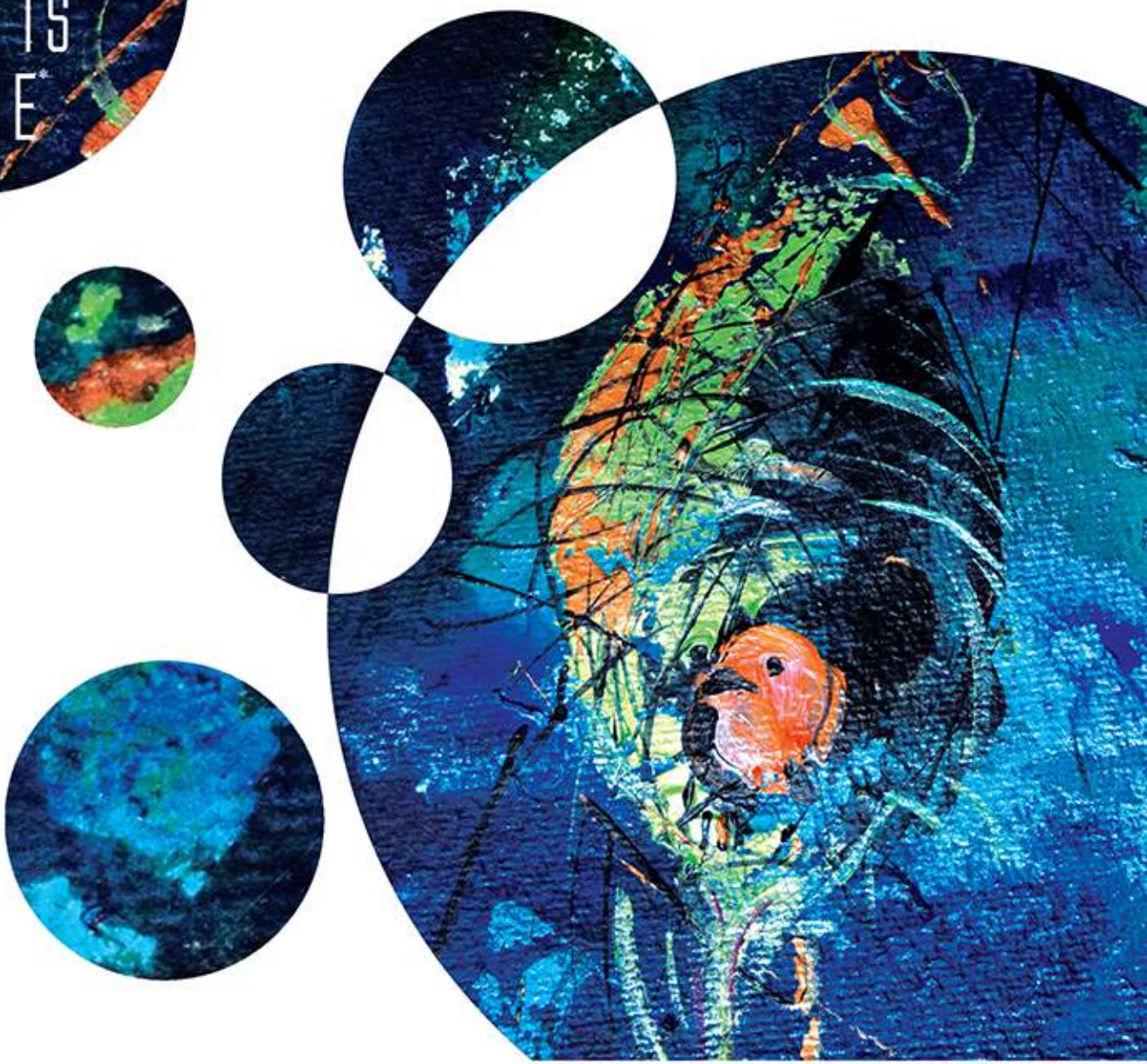


CROSS COUNTRY PROJECTS



WHAT
THOU ART,
THAT IS
HOME*

**Emily Dickinson*





"HOME IS WHERE THE HEART IS", GOES AN OLD ADAGE . IN ADDITION, WE AT CROSS COUNTRY PROJECTS BELIEVE

"HOME IS WHERE HAPPINESS IS."

IT IS VERY IMPORTANT TO KNOW THAT YOUR HOME, YOUR CASTLE, NOT ONLY PROVIDES YOU WITH PEACE AND LOVE BUT IT IS THE ONLY PLACE WHERE YOU LIVE YOUR EVERY MOMENT AND PASS THE LEGACY OF CULTURE TO THE NEXT GENERATION. IT ALSO PROVIDES THE MOST ADVANCED TECHNOLOGY AND STATE OF THE ART FOUNDATION TO ENSURE A SAFE ENVIRONMENT FOR LIVING A STRESSFREE LIFE.

CROSS COUNTRY PROJECTS

WHO WE ARE? AND WHAT ARE WE DOING ?

CROSS COUNTRY PROJECTS is a sister concern of United Engineering Company and Western India Construction Company who have pan/India presence in carrying out Industrial Civil and Mechanical Constructions of roads, bridges and other massive industrial structures. Besides, office interior designing in states like Gujarat, J & K, Bihar, UP and cities like Mumbai, Jamshedpur, Bareilly these two companies are also associated with TATA Groups, BHEL, UCIL, EPIL ONGC etc.

In Tripura CROSS COUNTRY PROJECTS has begun its first Project at Suryamaninagar, Agartala consisting of two complex namely **CCP apartments** and **CCP REALTO**. **CCP apartments** will have two Luxury Towers in the name of **PARIJAAT** and **PALAASH** and **CCP REALTO** will have 15000 sft. (approx.) area for various commercial activities likes Banks, Automobile Showrooms etc. Both the complexes will have latest facilities and security systems in place. All the three buildings are being constructed while keeping in mind the condition of the state's location in Earthquake Zone-5.

Tripura promises to be the Gateway of Southeast Asia. This state is one of the **FASTEST growing states in India**. **We have seen huge infrastructural development** in Tripura in recent times and we have a vision to contribute a lot more to make the future even more exciting.

Besides our private infrastructural initiatives and engagements, we are here with an open mind to join hands with the Government and other reputed stake holders.



THE CHANGING FACE OF AGARTALA

Tripura for the last one decade has been on its stride for elaborate development. It is now redefining its future by expanding socio-economic opportunities in an unambiguous and persistent endeavor. As things stand today, it is more than obvious that Tripura is getting seriously engaged with the emerging challenges offered by new economic, political and societal upheavals at national and global levels which can only further ignite the quest for far more social and individual amenities.

Sustained improvement in the areas like communications and connectivity, quality productions, healthcare, education etc has not only given impetus to the development process that is already afoot, but also it has recorded a visible and rapid reduction in the urban-rural divide registering increase in equitable opportunities.

The natural corollary of growth oriented activities --that brought to fore many more new possibilities of prosperity, higher productivity as well as creation of wealth, income and other entitlements-- is a steady migration of rural or semi urban population to the urban areas which has consistently and increasingly been exerting pressure on land-household resources of the city/ town areas. The migration which is now confined virtually to inside the state boundary would soon pick up new heights breaking down geographical barriers, if we take into account the recent developments in which Tripura turned its age old geographical disadvantages to advantageous position.

3

Bangladesh which surrounds Tripura from three sides is now

ready to open up its territory for trans-national passenger and goods transport from other parts of the country to Tripura. Besides, the recently introduced under-sea cable networks connecting Agartala through Bangladesh would not only give a major help to the IT sector but the very inclusion of Agartala in the list of future Smart City is a huge step forward towards a new future. If Bangladesh, gives Tripura access to its Chittagong Port then entire South East Asia would appear at the state's door step. In fine, the present GOs Act East Strategy would soon turn Tripura as a launching pad for massive international trade, business and strategic soft-power boom.

A look into the land profile of the state will bring to fore the anticipated pressure that is building up gradually beneath.

Out of the total geographical area of the state, Tripura Tribal Areas Autonomous District Council area covers about 68 percent land (7,132.56 km out of total 10,491 km) wherein no non tribal can settle or purchase land. Of the rest, about 60 percent land comes under various types of forest

land with severe restrictions in force that restrain settlement.

Land price has already been showing meteoric rise and steadily going out of purchasing capacity of the growing middle class and upper middle class people.

Social welfare is crucial imperative and fundamental requirement of any good governance. Prioritizations of social goods and social security delivery mechanism identify the direction of the transition that Tripura has been witnessing.

Nevertheless, it would be well nigh impossible for the state government alone to cope up with the concomitant difficulties and pain for the following structural adjustments in view of the imminent population pressure in the city areas.

Burgeoning income, a stable government, vibrant business community will only increase the need for state of the art residential and commercial complexes. In other words not only do all these add to the fast emerging consumer class of the state but also demand private investment in real

estate to a greater mode, which has so far been going on in an awkward way, or in other words in an uncertain way.

In this backdrop the most prudent decision would be to explore possibilities of properly designed apartment blocks, community residential areas etc with all amenities and entitlements put in right place. Only such well designed real estate projects- keeping in mind the migration profile- will be able to help hold the incoming population in a good mood and at the best of cost effective comforts.

Cross Country Projects ensures in-one-area-all-facilities concept and comfort components for the clients. It not only takes into reckoning solely the residential amenities but also brings in commercial blocks as well as entertainment spaces

in this project.

The first of the planned projects would come up at the city outskirts Suryamani Nagar about 200 metres from Tripura Central University complex and by the side of the Assam Agartala-Sabrum Highway (NH44A).

The picturesque landscape and cool ambience for the first project was chosen carefully a bit away from the humdrums of chaotic city life to help the clients have their homely time far from the crowd.

The Project is broadly divided in three stages- Residential, Commercial and Entertainment spaces. The Residential plots are also of different categories to cater

to different and varied income and family groups. While it will have luxurious duplex, it will also have 2 bedroom, 3 bedroom and bachelors preferred one room.

The commercial plots will cater to the need of the residents while for the children and for community programmes the entertainment areas would be properly designed and put in place.





5



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PROJECT BRIEF

OUR FIRST VENTURE

OVER ALL PROJECT AT A GLANCE

CCP Apartments (PARIJAAT & PALAASH)

CCP REALTO 15000sft.(Approx.) OF TOTAL CONSTRUCTED AREA

PHASE WISE DEVELOPMENTS

Phase I Parijaat

Phase II CCP Realto

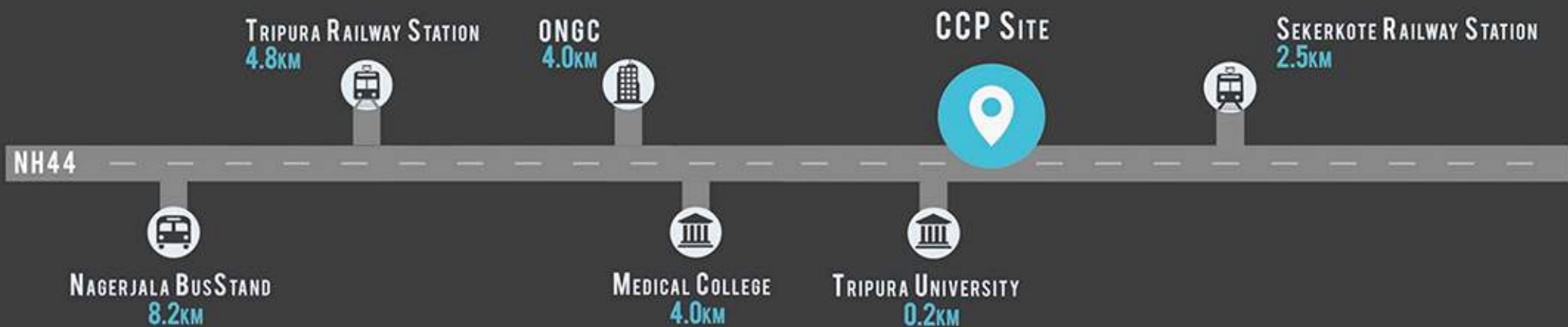
Phase III Palaash



Our Site MAP

LOCATION

- Away from City pollution.
- 100 m away from Tripura University.
- 4 km away from Tripura Medical College.
- Women's Polytechnic, Paramedical College nearby.
- Adjacent to NH44.
- Very close to Entertainment Park.
- International Fair Ground 3.5 km.
- Kendriya Vidyalaya, Pranabananda Vidyamandir, R.K. Mission School.
- Reputed Banks/ ATMs near by.
- 15 minutes drive to city area.
- Flyover Connectivity.
- Agartala Railway Station (4.8 km), Shekerkote Railway Station (2.5 km).





ONE OF A KIND BUILDINGS

FEATURES

AMENITIES

- Children play area or landscaped garden.
- Community hall.
- Sensor operated automatic lighting in lobbies and staircases.
- 24 hours water supply with bore well.
- 24 hours security with Guard room.
- 100 % DG back up for emergency power (lifts,pumps & common area lighting).
- CC TV surveillance.
- Video door phones (Optional).
- Optimum numbers of Parking.
- Internal paved road with street light.
- Shopping arcade.
- Health club.







COMFORT

- **Good Floor height. (3000mm top to top).**
- **5" thick internal partition wall to support furniture's and accessories.**
- **All rooms naturally ventilated.**
- Larger windows suitable for warm-humid/local climate & French window in some areas.
- Extra utility space outside kitchen.
- Spacious balconies.
- Good tread-riser ratio of stair for easy climbing.
- Automatic lift in all blocks (thyssenkrupp make).
- Provision of modular kitchen (optional) at extra cost.
- Provision of interior designing (optional) at extra cost.





SPECIFICATION

GENERAL SPECIFICATION

STRUCTURE

- RCC frame with 5" thick brick partition wall.

FINISH

- Internal : wall-care putty with primer.
- External: Wall-care putty (exterior) with waterproof paint and cladding.

FLOORING

- Staircases / Lobbies & Corridors : Marble / granite flooring.
- Living / Dining / bed rooms/Kitchen : Vitrified tile flooring.
- Balcony / Utility: Ceramic tile.
- Toilets: Anti-skid ceramic tile.

DOORS & WINDOWS

- Main Door: decorative wooden door with seasoned hardwood frame (karai/ Teak).
- Bedroom Doors : Wooden flush door with hardwood frame (karai/ Teak).
- Windows: Anodized aluminum glazed sliding windows with safety grill and marble sill with Saint Gobain/equivalent glass.

KITCHEN

- Working top with granite (optional modular kitchen at extra cost).
- 2' high wall tiles dado above working top.

TOILETS

- Decorative wall tiles of branded quality upto lintel level.
- CP Fittings: Jaquar or equivalent.
- Sanitary Ware: Hindware/Parryware or equivalent.
- Concealed pipework with provision for Geyser.

ELECTRICAL

- Concealed PVC conduit with copper wiring (Astral/Finolex/equivalent).
- Modular switches of superior brand(Honeywell/equivalent).
- Optimum power-point for light, fan, AC, Geyser etc.

OTHERS

- Iron removal plant.
- Provisions for Fire extinguisher in suitable places.



In view of Tripura's location in Earthquake Zone-V

Being in Earthquake zone - v, special focus was attached to make all the buildings structurally safe.

In design the ductility requirements are quite capable of resisting high seismic forces as demonstrated in the recent major earthquakes in the Indian Subcontinent.

TECHNICAL SPECIFICATION

- RCC moment resisting frames capable of resisting high seismic forces.
- Stronger foundation for greater safety.
- Quality structure with M25 grade concrete(lab tested).
- TATA TISCON Super Ductile conforming IS:1786 Fe-500 rebars.
- Better soil condition as compared to the other places of the city (minimum chances of liquidification during earthquake.)





APARTMENT DETAILS

a) PARIJAAT

TYPE OF APARTMENT

SBA

STUDIO	600 sqft
1 BHK	690 sqft
1 BHK	750 sqft
1 BHK	840 sqft
2 BHK	840 sqft
2 BHK	910 sqft
2 BHK	925 sqft
2 BHK	960 sqft
2 BHK	1035 sqft
2 BHK	1370 sqft
3 BHK	1510 sqft

b) PALAASH

TYPE OF APARTMENT

SBA

STUDIO A	407 sqft
STUDIO B	478 sqft
STUDIO C	584 sqft
1 BHK A	925 sqft
1 BHK B	884 sqft
3 BHK	1510 sqft
DUPLEX A	2260 sqft
DUPLEX B	2154 sqft







FLOOR PLANS

CONCEPTUAL 3D VIEW
&
SKETCH PLAN.

PARIJAAT : 3 BHK





PARIJAAT : 2 BHK

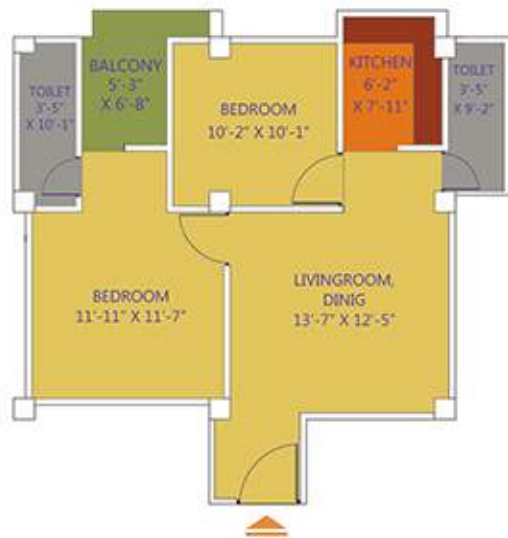




PARIJAAT : 2 BHK

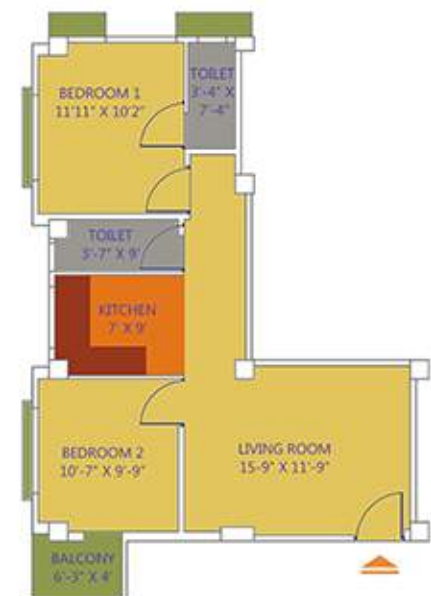


PARIJAAT : 2 BHK





PARIJAAT : 2 BHK



PARIJAAT : 1 BHK'S & STUDIO APARTMENT





PALAASH : 1 BHK & STUDIO APARTMENTS

Studio B

Studio A



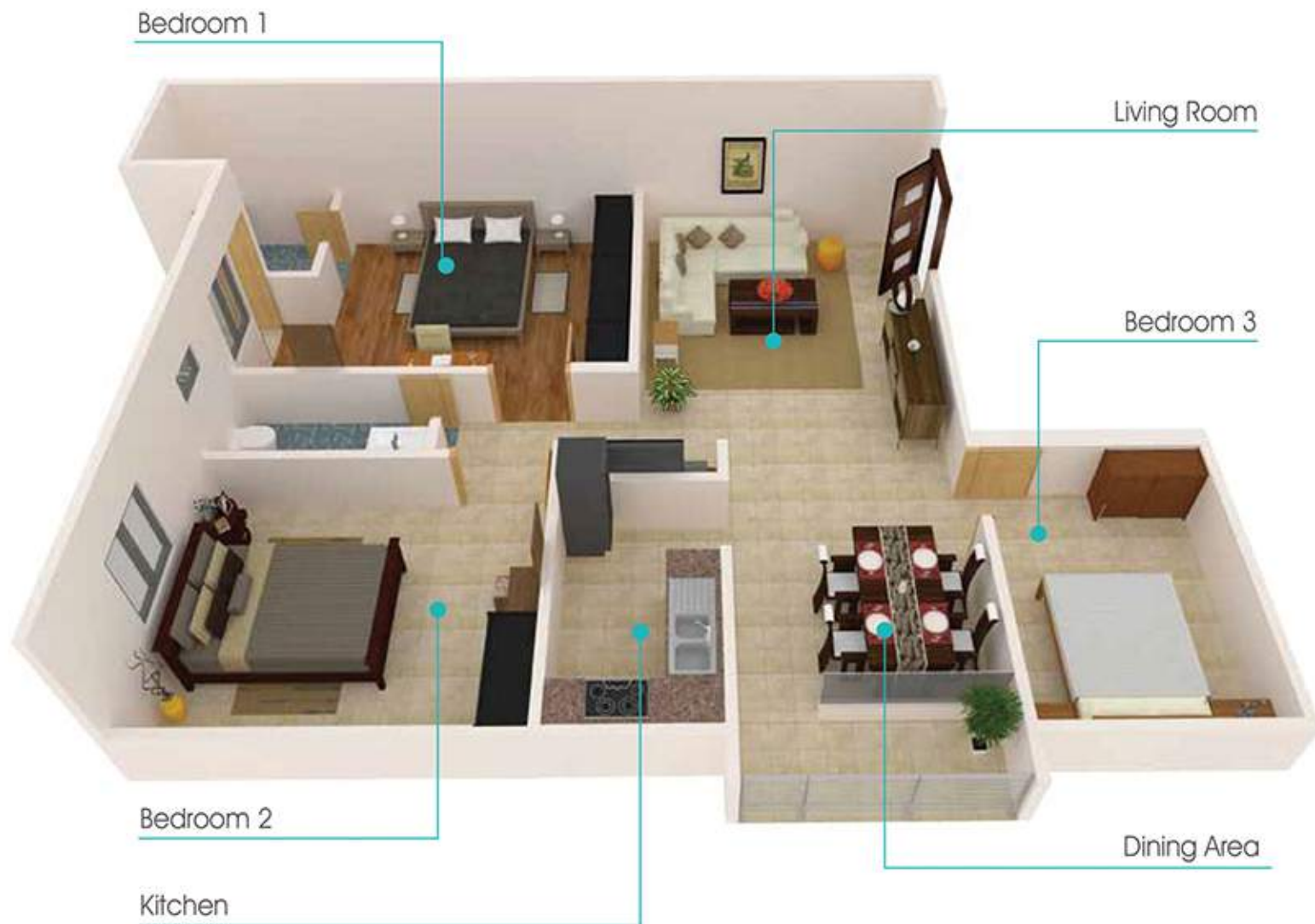
Studio C

1 BHK B

1 BHK A



PALAASH : 3 BHK





PALAASH : DUPLEX A TYPE

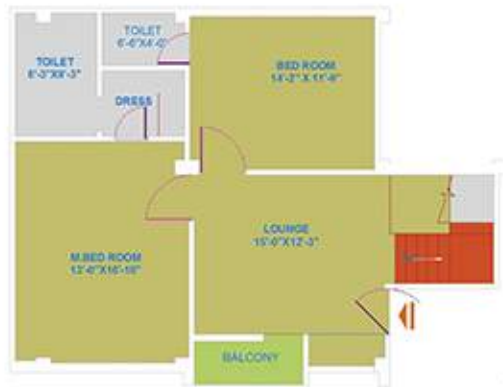
First Floor



Ground Floor



PALAASH : DUPLEX B TYPE



First Floor



Ground Floor





"ARCHITECTURE
IS
FROZEN MUSIC"

GOETHE





- 
- **10% BOOKING AMOUNT ONLY.**
 - **SPECIAL DISCOUNTS FOR WOMEN BUYERS & SR. CITIZEN.**
 - **5 YEARS WARRANTY ON ANY CIVIL STRUCTURAL DEFECT.**

Our Architects :
SANGAATH...

16, Office Lane, Agartala-799001

Decode Division...

L.N.Bari Road, Agartala-799001



CROSS COUNTRY PROJECTS

Office Address :

Suryamaninagar, Babul Chowmuhani, Near Tripura (Central) University, Tripura-799022

☎ : 8974422036, 8730831324 📞 8974422036

📌 Cross Country Projects, Agartala

🌐 www.ccprojects.co.in

Youtube link : <https://www.youtube.com/watch?v=fyhyNIDSjt4&sptreload=5>

Disclaimer : This brochure is not a legal document and just describes the developer's intended conceptual plan. Specifications and details provided here are tentative and may be changed at the sole discretion of the developers or the architects.



SBI/MPST/TIE-UP/2017-18/01

Date: 04/08/2017

To,
M/s. Cross Country Projects,
Babul Chowmuhani, Agartala

Dear Sir,

SBI HOME LOANS: TIE-UP ARRANGEMENT
TIE-UP WITH: M/S CROSS COUNTRY PROJECTS
PROJECT : CROSS COUNTRY PROJECTS

- I) We have the pleasure to inform that the appropriate authority has the Tie-up arrangement with you for the above project to finance the home loan under SBI Home Loan Scheme to the buyer of flats in this project with following benefits:
 - i. No search report shall be insisted upon from the purchasers of individual flats. Hence, only buyer's papers relating to flat like Agreement to sell, NOC etc. are required and no other land documents will be insisted upon.
 - ii. Similarly, no valuation report shall be insisted upon from the purchasers of individual flats.
 - iii. No professional fee for legal verification and valuation is payable by the flat buyer.
 - iv. Loan will be provided at 90% with 10% margin for project cost upto Rs. 30 lacs and 80% with 20% margin for project cost above Rs.30 lacs.
 - v. Margin amount contribution of the flat buyers may also be distributed over the construction link payment plan.
 - vi. Flat buyers can apply for home loan with SBI immediately after paying booking amount only.
 - vii. However other terms and conditions of SBI Home Loans will remain binding, as per extant instructions of Bank.



- 2) Further, please arrange to comply with the following conditions of Tie-up:
- i. Letter of undertaking (copy enclosed) is to be executed by you.
 - ii. To deliver the Title Deed in favor of the purchaser of the flat directly to the Bank.
 - iii. You will insist on NOC from the Bank before cancellation of Agreement of sale and refund of payment received there under.
 - iv. To convey Bank's security interest to the society, if any proposed to be formed after completion of construction for noting Bank's charge in the record of the society.
 - v. You are requested to please arrange to submit the requisite papers for Non-Encumbrance every six months as agreed by you to verify the status of encumbrance/ revenue receipt of project land by Bank.
- 3) Under the tie-up, we offer a joint publicity campaign for mutual benefits and also request you to allow our marketing executive to approach the intended clients to extend the home loan facility of SBI.
- 4) You will provide minimum 50 % of Home Loan business from the project to SBI.

Marketing Executive

Ph # 9089179725

Yours faithfully

Assistant General Manager





युनाइटेड बैंक ऑफ इंडिया

United Bank of India

प्र.का. : 11, हेमंत बसु सरणी, कोलकाता - 700 001

H.O. : 11, Hemanta Basu Sarani, Kolkata - 700 001

PH- 0381-2324236

Fax- 0381-231-5928,

Email- retailhubagt@unitedbank.co.in

Agartala Retail Hub,
Tripura Regional Office,
Durga bari Road,
Agartala, Tripura - 799001

Ref: UBI/Tie-up/Retail Hub/Cross Country/1/2017-18

07.05.2018

To

M/s Cross Country Projects

Milan Sangha, Agartala - 799003

Dist - West Tripura

Sub: Your Proposal for Tie-up with M/s Cross Country Projects for financing individual purchases of flat in project "PARIJAAT and PALAASH" at Suryamaninagar, Babul Chowmuhani, Near Tripura (Central) University, Agartala - 799022

We have pleasure in informing you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under.

Bank has made special arrangement to extend hassle free housing loan to prospective buyers of flat in the project.

1. Housing Loan in the project may be sanctioned from multiple UBI Branches at competitive rates and within shortest Turn-Around-Time (TAT).
2. Borrowers are not required to obtain Search and Marketability report & valuation report from Lawyer & Valuer respectively for buying flat under the said project.
3. The Agreement for sale has to be jointly executed by all the parties.
4. Approval of the project shall be circulated to all our Branches across the country.
5. Under special arrangement with Corporate, Government and Local Bodies, Bank will provide Housing Loan in the project under specific terms and conditions and at competitive interest rates.

As Housing Loan in the project will be extended for purchase of flat under construction, authorized person of M/s Cross Country Projects is required to execute following documents:

- A. Tripartite Agreement in Standard Format (Annexure-AA).
- B. Permission of Mortgage on property in standard format (Annexure-BB).
- C. Registration of Lien of Property in favor of Bank in your books of record.



United Bank of India would assess the credit worthiness and repayment capacity of each applicant according to its norms to grant a loan and the Bank reserves the right to reject any application that does not fit into its norms. The sanctioned loan will be disbursed in installments depending upon the progress of the project as well as the applicant's individual unit. It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact which has a bearing on the transfer of the title and which is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.

Allotment letter with all required clauses, Sale Agreement, Tripartite Agreement, Conveyance Deed etc. must be signed by Landowners / authorized person(s) only.

In this regard, you are requested to issue a letter of undertaking to the following effects:

- i). You have agreed to deliver the title deeds in favor of the purchaser of the flat directly to the Bank.
- ii). You will insist upon 'No Objection Certificate (NOC)' from the Bank before cancellation of Agreement for Sale and refund of payment(s) received against it.
- iii). You will convey Bank's security interest to the Society on account of the borrower, after completion of construction, for noting Bank's charge with the Society.
- iv). **It is understood that the developer has raised project loan from any State Bank of India for construction of the project by mortgaging the project land. For every individual loan to be sanctioned, a release letter/ NOC from SBI (Project Lender) has to be submitted to the effect that they have No Objection for Financing by United Bank of India to individual buyers for purchase of flat and that the charge on the property can be created by the financing Bank (UBI)**
- v). In case the developer firm has availed any other credit facility from any Bank/Fl, the fact should be brought to our notice.
- vi). The Developer/builder will be responsible for complying with statutory rules, regulations/ local laws, building construction standards. The developer will construct building as per approved sanction plan without any deviation and adhering to all statutory norms like structural safety construction quality, construction standard, equipment, timely completion of project, work progress, environmental clearance, Archaeology, Fire, Airport clearance and they will be responsible to adhere and implement and follow National Building Code etc. and bank will be in no way responsible for the same. If any deviation is detected thereafter, Builder/developer will be responsible for the same and the bank will be in no way liable for the same and may stop funding the said project/Developer.
- vii). The customers purchasing units from the said project/building/unit will be responsible to monitor the work progress construction standard/construction quality/performance/time of completion/possession, construction of building as per approved sanction plan without any deviation and ensure that the builder/promoter/owner adheres to all statutory norms like structural safety, construction quality, construction standard, equipment, timely completion of project, work progress, environmental clearance, Archaeology, Fire, Airport clearance etc, by themselves the Bank will be in no way liable for the same.
- viii). For purchaser, those availed loan, the builder has to raise demand letter to customers, who in turn has to submit the same along with their mandate to bank. Bank will release the payment as per work progress/valuation

considering Banks guidelines in Vogue irrespective of the demand raised by builder. However, the final disbursement (10%) will be on Registration and possession.

ix) The intending purchaser those who needs to avail loan, has to pay their own contribution (Margin) through Cheque/Bank. Any cash payment will not be considered as Margin payment.

x) The project will be constructed as per approved building plan without any deviation and the bank will release the payment as per the work progress in the project.

xi) Before Registration the Builder/promoter/purchaser will inform the bank and get the Draft sale deed vetted at Bank and Banks Advocate to be present on the day of Registration and collect the IGR (Ticket).

xii) The Builder/Promoter will permit the bank /Banks valuer to inspect the site as and when required. Project to be monitored on Quarterly Basis and the valuation to be done by the empanelled valuer to keep the record of progress of project, if required.

xiii) Builder/promoter to permit Bank to display Banner/Hoarding at construction site/office of the Builder.

We also take this opportunity to thank you for your co operations in getting this project approved.

We look forward to work with you to build a relationship that is mutually rewarding.

Thanking you,

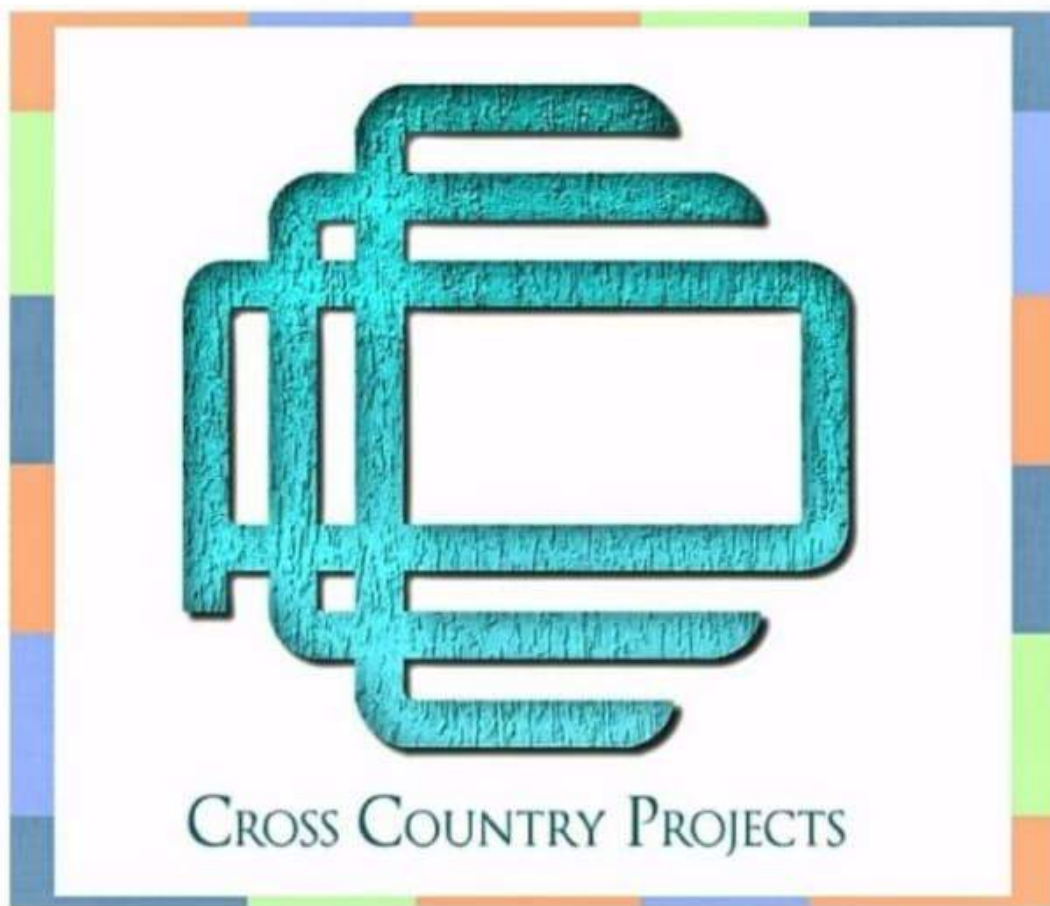
Yours faithfully,

मुख्य मुनाइटेड बैंक ऑफ इंडिया
For UNITED BANK OF INDIA
रिटन एव/ RETAIL SUB
त्रिपुरा क्षेत्र/ TRIPURA REGION
मुख्य प्रबंधक/Chief Manager
02/05/2016

Chief Manager

Note:

Nodal Branch – United Bank of India, Badarghat Branch



Hello ! Greetings of the Day !

Cross Country Projects presents well designed & distinctive apartments with high end facilities. You have a wide choice of Configurations for Studio Apartments, 1Bhks, 2Bhks, 3Bhks & Duplex at Suryamani Nagar, Near Tripura University.

Kindly spare a few words and scroll our WhatsApp

Thanks ! Have a pleasant & Peaceful day.



WE USE

STRUCTURE

- ▶ **STEEL :**  (IS : 1786 Fe-500 super ductile)
- ▶ **CEMENT :**  ▶ **BRICKS :** 1st CLASS
- ▶ **SAND :** FINE QUALITY RIVER SAND
- ▶ **STONE CHIPS :** BLACK QUARTZ
- ▶ **WATER PROOFING :** 

FLOORING

- ▶ **Tiles :**  ▶ **GRANITE :** FINE QUALITY

DOOR

- ▶ **DOOR FRAME :** PURE TEAK WOOD
- ▶ **DOOR PANEL :** 

WINDOW

- ▶ **ALUMINIUM CHENNELS :**  ▶ **GLASS :** 
- ▶ **GRILL :** MS-GRILL

ELECTRICAL

- ▶ **CABLE :**  &  ▶ **FITTING :** 

PLUMBING

- ▶ **PIPE :**  ▶ **FITTINGS :**  & 
- ▶ **TANK :**  ▶ **PUMP :**  **IRP :** 

GENERATOR

- ▶  **DEE POWER CORPORATION**
Delivering energy with excellence

LIFT

- ▶  **ThyssenKrupp**

- ▶ **CCTV :**

 **CP PLUS**
India's No.1 CCTV Brand[®]
Source: ITC International Brand 2019



FIND US ON

 Cross Country Projects, Agartala

 ccp_tripura

Linked  Cross Country Projects

 8974422036

 www.ccprojects.co.in



8974422036

8730831324

Office Address & Project Location :

Suryamaninagar, Babul Chowmuhani,
Near Tripura (Central) University
Tripura - 799022

Project Approved By



State Bank of India
THE BANKER TO EVERY INDIAN



&



United Bank of India
TRUSTED BANK FOR EVERY INDIAN

