



Chourangi Builders & Developers Pvt. Ltd.

To Whom It May Concern

Maharashtra Airport Development Company Limited (MADC) being Planning Authority for Multimodal International Hub Airport at Nagpur (MIHAN) invited tenders for the Rehabilitation Package for the Project Affected People (PAP) of 4 villages namely Telhara, Kalkuhi, Dahegaon and Khapari. Under the rehabilitation package, PAPs were to be allotted around 680 developed plots with a constructed house of 300 sq. ft. Apart from houses, facilities such as School, Industrial Training Institute, Veterinary Hospital, Primary Health Centre, Talathi Office, Ration Shops, Post Office, Samaj Mandir, Library cum Study Centre, Market, Parking, Public Toilet, Crematorium, Garden, Play Ground, Street lighting, Water Supply, Sewerage System, Bus stop, Roads & Sewage and Storm Water Drains, Road signage etc., were to be provided in the scheme.

MADC through competitive bidding process selected Chourangi Builders and Developers (CBDPL) (Erstwhile Reatox Builders & Developers Pvt. Ltd.) and was awarded the Contract after finding its proposal to be most competitive and the Letter of Acceptance dated 4th Jul 2008 was issued by MADDC and accordingly Development Agreement was signed on 18/02/2009.

In the lieu of the said Construction of PAP Houses and Social Infrastructure for project affected people, MADDC granted compensatory land of about 26.85 Acres in Khapri (Rly) Nagpur. Out of the compensatory land, 15459.5 Sq meter was allotted for Residential Township and Shopping Centers in the MIHAN notified area.

MADC executed and registered a Lease Deed with CBDPL on 8th Oct 2010 and transferred and assigned the rights to design, finance and develop a township project on said land.

Accordingly, CBDPL started Township Project named and styled as Reatox Classic on the land leased and assigned to it by MADC. The project consisted of three complexes named Akshay, Atulya and Swarna. CBDPL had obtained various sanctions and permits. (Commencement Certificate (CC) dated 25/09/2009, Revised CC in Mar 2011)

On 2nd April 2013, MADC, terminated the Development Agreement dated 18th Feb 2009 in an abrupt and arbitrary fashion without giving any opportunity of hearing or explanation and directed to vacate and return the compensatory land allotted to CBDPL including the land of the area of 15459.5 Sq meter assigned for the Residential Township and shopping Centers . As MADC terminated the Development Agreement Dated 18th Feb 2009 and as wherein various flats had already been allotted to customers in Reatox Classic, CBDPL initiated legal proceedings against MADC including arbitration, writ petition, etc

During all this the project was stalled for many years and could not proceed further, causing the delay and in due process all the necessary permissions and NOCs lapsed and project could not be completed.

We hereby declare that as our project is stalled, due to this we have not taken any services of the professional and hence we are unable to give Architect Certificate and Engineers Certificate, Chartered Accountants required for the RERA compliances for the period 2017 to Dec 2024.

For Chourangi Builders and Developers Pvt. Ltd.,

A handwritten signature in blue ink that reads "Havant". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Authorized Signatory

Date : 20th Jan 2025