Date:08-08-2024

To,

The Chairman, Maha RERA,
Maha RERA Head Quarters,
9th floor, Housefin Bhavan,
Plot no. C-21, E Block,
Bandra Kurla Complex,
Bandra East Mumbai- 400051

Sub: Submission for extension of the project under Order No.40/2022 dated 27.12.2022.

Respected Sir,

I, Anil Nair, the Managing Director of M/s Tarangan Infraventures Pvt. Ltd. and the promoter of the project 'Pioneer Orchid' bearing RERA Registration no. P50500017948 hereby submit as follows:

1) The Project under the above RERA no. P50500017948 was designed and sanctioned up to the 11th Floor vide Nagpur Municipal Corporation building permit No. 54/BP/chinchbuvan/TP/NMC/778 Dt.25-04-2019 & the completion date of the project initially was 30-06-2022.
2) The Project suffered due to the COVID pandemic & subsequently, the time period was extended up to 30-06-2023 as per RERA guidelines.
3) Due to the slow sales and post-RERA issue the project was delayed and we took 51% consent and extended it up to 31-12-2023.
4) The project was completed before December 2023 in full respect and while applying for an occupancy certificate, a new and strange technical issue came up from the department of the Airport Authority of India indicating that the 11th floor is under obstruction of aviation flight line and Nagpur Municipal Corporation was informed to reject the occupancy certificate of

the building inspite of the fact that the building had an aviation height of 54.0 meters (valid till June 2023) & valid sanction from the corporation.

5) We however could manage to explain the facts to NMC & they finally issued the occupancy up to the 10th floor which height now was under the 33 metres and the approved new height given by AAI.
6) The project is completed in all respect & as the occupancy certificate for the 11th floor is held up for the above reasons by the NMC however we have already moved to the High Court vide writ petition no. 3077/2024 against the AAI challenging the height reduction & asking relief to the already constructed 11th floor.

PRAYER: RERA should extend the project time subject to the final decision of the Hon'ble High Court & issue necessary orders for the same.

Anil Nair

Managing Director

Tarangan Infraventures Pvt. Ltd.

TARANGAN INFRAVENTURES PVT. LTD. TIPL