

FORM-4 [see Regulation 3]
ARCHITECT'S CERTIFICATE

Date: 28th Mar 2024

To,
Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar,
Temple Road, Civil Lines,
Nagpur – 440001

Subject: Certificate of Part Completion of Construction Work of SDPL Paradise II having MahaRERA No. P50500006021 being developed by M/s Sandeep Dwellers Pvt. Ltd.

Sir,

I, Rahul Agarwala, have undertaken assignment as Architect of certifying Completion of Construction Work of SDPL Paradise II having MahaRERA No. P50500006021 being developed by M/s Sandeep Dwellers Pvt. Ltd.

I hereby certify that, on basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of SDPL Paradise II has been completed in all aspects and is fit for occupancy for which it has been constructed. Further, the following Occupancy Certificate has been granted –

Sr. No.	Occupancy Certificate No.	Wing Number	Date	Local Planning Authority
1	D.O./ West/ Occu. Permit No./ 704	Wing C	18 th Mar 2024	Nagpur Improvement Trust

I certify that the Wing C of SDPL Paradise II having MahaRERA No. P50500006021 is complete in all aspects as per agreement of sale.

The MahaRERA No. P50500006021 consisted only of Wing C, which is now complete and have received the Part Occupancy Certificate for the layout, as there are other more buildings and wings in the same layout and sanction plan.



Yours Faithfully

RAHUL AGARWALA
Architect

Agreed and accepted by:



For M/s Sandeep Dwellers Pvt. Ltd.
Gaurav Agarwala
Director

Date: 28th Mar 2024



Nagpur Improvement Trust

Divisional Office(West)

APPENDIX II

FORM FOR GRANTING PART OCCUPANCY CERTIFICATE

Letter No. D.O./West/Occu. Permit No./ 704

Dated: 18 / 03/ 2024

To,

- 1) Shri. Sandeep Dwellers Pvt. Ltd.,
Through Shri. Anilkumar Agrawala,
3C, Gulmohar Temple Road, Civil Lines,
Nagpur-440001.
- 2) Ar. Rahul Ashok Agarwala,
Architectural & Interior Design Studio,
3C, Gulmohar Temple Road, Civil Lines,
Nagpur-440001.

Subject:- Issuance of Part occupancy permit for Building on Land of layout at Kh. No. 53/2,54,58,59/3, Malik Makbuja, Mouza-Dabha. (For Block-A, Wing 'C' only).

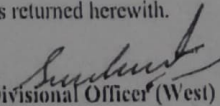
Reference:- Your application dated 06/02/2024.

The part development work of Building on Land of layout at Kh. No. 53/2, 54, 58, 59/3, Malik Makbuja, Mouza-Dabha is partly completed under the supervision of Consulting Architect Shri. Rahul Ashok Agarwala, NIT L.S. No. 2310 may be allowed to be partly occupied on the following conditions:-

- 1) You are hereby permitted to occupy Wing 'C' as partly completed on site as per sanctioned Building Permit No. B.E.(West)/Case No. AB312/Tracking No. 201408023/7935/3301, Date 02/08/2014 and compliance of terms and conditions mentioned in the said building permit.
- 2) On the basis of structural stability certificate dated 06/12/2023 of AAJ Engineers & Consultant Pvt. Ltd., Consulting Structural Engineer.
- 3) You are hereby permitted to occupy Wing 'C' i.e. part occupancy subject to the indemnity submitted in appendix 'J' of UDCPR on Rs. 100/- stamp paper dated 06/12/2023.
- 4) Subject to the undertaking on dated 07/03/2024 on Rs. 100/- stamp paper for implement of Lift operation signed by owner.
- 5) Subject to conditions mentioned in fire compliance certificate issued by Chief fire officer, NMC, dated 28/02/2024.
- 6) The owner/builder is responsible to provide sufficient drinking & domestic water supply arrangement.
- 7) This Part Occupancy certificate does not approve any deviation other than sanctioned building plan.
- 8) If any Unauthorized/ Illegal Construction done & noticed then the action for demolition shall be taken as per MRTTP Act.
- 9) Compliance of conditions in the building permit shall be binding on developer/owner.
- 10) The owner/builder/society shall maintain the Sewer line, Rain water harvesting chamber, solar water heater system & Storm water drain as per norms.
- 11) Subject to Obtaining Full Occupation Certificate after completion of full development of building.

Details is given below:- Building on Land (Wing 'C' flats as partly completed on site).

Enclosure:- A set of certified part completion plan is returned herewith.


Divisional Officer (West)

Nagpur Improvement Trust, Nagpur.

Copy submitted to:-

Building Engineer (West), Nagpur Improvement Trust, Nagpur for information please.