

Annexure E

FORM 4

(See Regulation 3)

ARCHITECT'S CERTIFICATE

(To be issued on completion of Real Estate Project)

Date: 14/03/2023

To,

The, Mr. Moreshwar Narayanrao Bhagat, Address- Kh.No. 136/2, and 155/2, City Survey No. 228, Sheet No 42, Tirupati Nagar, Koradi Road, Nagpur, Mouza - Zingabai Takli, P.S.K-11, Nagpur (Urban), Nagpur- 440030. (Name & Address of Promoter),

Subject: Certificate of Completion of Construction Work of **PROJECT NAME – REMEDIA HOSPITAL AND RESEARCH CENTRE** having MahaRERA Registration Number **P50500023005** Being developed by Mr. Moreshwar Narayanrao Bhagat, (Promoter's Name)

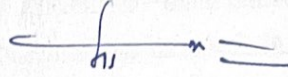
Sir,

I/ We have undertaken assignment as Architect /Licensed Surveyor of certifying Completion of Construction Work of <Project Name- **REMEDIA HOSPITAL AND RESEARCH CENTRE** > having MahaRERA Registration Number **P50500023005** being developed by Mr. Moreshwar Narayanrao Bhagat (Promoter's Name)

I/we hereby certify that, on basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of < **PROJECT NAME – REMEDIA HOSPITAL AND RESEARCH CENTRE** > has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected/constructed and enlarged. Further, the following **Occupancy Certificates/Completion Certificate** have been granted:-

S. No.	Occupancy Certificate Number	Layout/Building/Wing Number	Date	Local Planning Authority
1).	D.O. (North)/Occu. Permit/1942	(G+7) STOREY SINGLE BUILDING ONLY	12/09/2022	NAGPUR IMPROVEMENT TRUST (N.I.T)

I certify that the < PROJECT NAME – REMEDIA HOSPITAL AND RESEARCH CENTRE > having MahaRERA Registration Number P50500023005 is complete in all aspects as per agreement of sale.



Yours Faithfully,

Mr. Moreshwar Narayanrao Bhagat

Signature and Name (IN BLOCK LETTERS) of L.S/Architect with

(N.I.T. L.S. Licence No. 1331)

M. N. BHAGAT
Licenced Engineer
NIT Lic. No. 1331
NMRDA LIC. NO. 358

Agreed and Accepted by: **Mr. Moreshwar Narayanrao Bhagat**

Signature of Promoter:



Name: **Mr. Moreshwar Narayanrao Bhagat**

Date: 14/03/2023



NAGPUR IMPROVEMENT TRUST

Local Planning Authority constituted under Urban Development Department of GoM
Established Under N.I.T. Act. 1936

Division Office (North), Vaishali Nagar, Nagpur - 440017
Web : www.nitnagpur.org. Phone No. 0712 - 2640366

APPENDIX - 'H'

Form for Full Occupancy Certificate

No.: D.O.(North)/Occu. Permit/1942

Nagpur, dated:- 12/9/22

To,

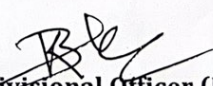
✓
Shri. Aditya S/o Hemant Naniwadekar
Through POA Shri. Moreshwar N. Bhagat,
Jayanti, Opposite Dhantoli, Abhyankar Road,
Nagpur. 440012.

The full development work of Building on Plot No. Land, Kh. No. 136/2, 155/2, Titupati Balaji Co-op Hsg. So., Mouza- Zingabai Takli, Tah - Nagpur (City) completed under the supervision of Architect - Shri. M. N. Bhagat, N.I.T. L. S. No. - 1331 and Structural Engineer - Shri. Satish Raipure, Reg. No. - APL / 01458 may be occupied on the following conditions.

1. Subject to conditions mentioned in Building Permit No. B.E.(North) Case No. BUL-G-01236/ Tracking No. 2021071645/392, dated -02/02/2022.
2. Subject to Structural stability certificate issued by Structural Engineer - Shri. Satish Raipure.
3. Applicant shall plant and grow shady trees on vacant land of a plot.
4. The owner/ builder/ developer is responsible to provide sufficient water supply arrangement.
5. Conditions mentioned in building permit shall be binding to the owner/developer.
6. Owner/Builder/Society shall maintain the rainwater harvesting / Solar heating system / Storm water drain as per norms.
7. Occupancy certificate does not approve any deviation other than sanctioned plan.
8. If any unauthorized / illegal/ contrary construction is done & noticed then action for demolition shall be taken as per the provisions of MRTPA Act 1966.

(G.F. + 7 Floors Only as per sanctioned Building Plan dt-02/02/2022)

OCCUPATION GRANTED


Divisional Officer (North)
Nagpur Improvement Trust,
Nagpur

Copy to: - Building Engineer (North), Nagpur Improvement Trust,
Nagpur.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50500023005

Project: Shree Remedia Hospital and Research Centre , Plot Bearing / CTS / Survey / Final Plot No.: Kh No. 136/2 and 155/2 city survey no 228 sheet no. 42, tirupati nagar, koradi road, Nagpur MOUZA zingabai takli, p.s.k -11 at Nagpur (Urban), Nagpur, 440030;

1. Mr./Ms. Moreswar Narayanrao Bhagat son/daughter of Mr./Ms. Narayanrao wadguji bhagat Tehsil: **Nagpur (Urban)**, District: **Nagpur**, Pin: **440030**, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **13/11/2019** and ending with **28/02/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 19:11:27

Dated: 08/09/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority