

To,
Maharashtra Real Estate Regulatory Authority
Nagpur

Sub: Response to Queries dated 23.2.2024 raised by Desk 2 of RERA

Sir / Madam,

Please find our response to your queries –

Sr.	Official's Comment	Promoter Response
1	Upload readable sanctioned building plans of all/ typical floors showing Area Pro-forma with sign and seal of competent Authority	Readable Sanctioned Building Plans (Total 7 Sheets) have been uploaded. All 7 Sheets showing the Area Proforma have been duly stamped and signed by the competent authority in Red Ink.
2	Highlight on the plan:- Sanctioned Built-up Area in sq.mt. applied for Registration, Parking, Identification of building	The sanctioned Built Up Area of 4973.042 Sq. mt. has been highlighted in Red Box on Page 1 of 7 of the sanctioned building plan. The parking statement has been highlighted in a Red Box on Page 1 of 7 of the sanctioned building plan. Identification of Building (Wing Commercial / Wing A / Wing B) has been done on the respective pages of the sanctioned floor plans using a Yellow and Red Box.
3	The application will be scrutinized only on uploading the readable sanctioned layout/ building plans without splitting.	The sanctioned layout plans have been uploaded in the Copy of layout Approval Tab. The building plans have been uploaded in completeness, without splitting in the Building Approval Tab.
4	In Format-D, mention, status of building/ wing as per the sanctioned plan in Sr. No.2 and status/date of CC in Sr. No.3.(In tabular form as more than one bldg./wings are proposed for registration.).	Additions have been done, and the modified Format D has been duly uploaded.
5	In building details, No. of Basement/ Plinth/ Podium/ Sanctioned Floors, does not tally with the sanctioned plan, kindly correct as per the sanctioned plan.	As per the sanctioned building plan, there are two Basements, 1 Plinth, 1 Podium, and G+4 Sanctioned Floors (Ground, First, Second, Third and Fourth floors). The same has been mentioned in the building details.
6	In building details, No of Apartments, does not tally with the sanctioned plan, kindly correct as per the sanctioned plan.	As per the Sanctioned Building Plan, total 41 units have been mentioned. However, there is 1 unit of Servant Room and 4 units of Community Hall / Creche / Fitness Centre, Indoor Games, Society Office which are not being sold independently to any of the allottees.

		Thus, in the building details and the CA certificate, only 36 saleable units (41 less 5 units) have been mentioned.
	Provide complete Registered Development Agreement between Lessee and the promoter in the Landowner/ Investor's details Tab.	Clarification for the same has been uploaded separately now. Request you to kindly refer the same.
	Form 3 (CA Certificate) Reconcile number of units as per Table C with registration application.	Rectified Form 3 has been uploaded now.
	Please refer MahaRERA Order No.32/2022 and Circular No. 42/2022. For any difficulty, please call Maha-RERA helpdesk/SRO OR attend online video call open house held on every working Thursday at 3.00 pm by filling the google form, link may be obtained from SRO	

Considering the above responses to the queries, we request you to kindly process the RERA registration of our project.

Thanking you in anticipation

For M/s. Sandeep Dwellers Pvt. Ltd.



Gaurav Agarwala
Director

Dated: 23rd Feb 2024