

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

Date: 28<sup>th</sup> Nov 24

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

Subject: Certificate of Completion of Construction Work of SDPL Aashray Beltarodi having MahaRERA No. P50500023552, being developed by M/s Sandeep Dwellers Pvt. Ltd.

Sir,  
I, Ar. Rahul Agarwala, have undertaken assignment as Architect of certifying Completion of Construction Work of SDPL Aashray Beltarodi having MahaRERA No. P50500023552 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 Aashray Beltarodi 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       | EE / BP / PMAY / A / MHADA / 668 / 2024 | Wing 1A – G+7 Floors<br>Wing 1B – G+6 Floors<br>Wing 2A – G+7 Floors<br>Wing 2B – G+6 Floors<br>Wing 3A – G+7 Floors<br>Wing 3B – G+6 Floors | 25 <sup>th</sup> Nov 2024 | Maharashtra Housing and Area Development Authority |

I certify that the Wing 1A, Wing 1B, Wing 2A, Wing 2B, Wing 3A and Wing 3B of SDPL Aashray Beltarodi having MahaRERA No. P50500023552 is complete in all aspects as per agreement of sale.

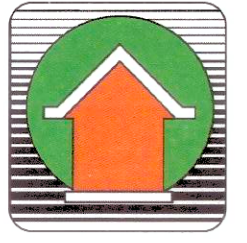
Agreed and accepted by:

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

Yours Faithfully

RAHUL AGARWALA  
Architect

Date: 28<sup>th</sup> Nov 2024



No. EE/BP/PMAY/A/MHADA/668 /2024

Dated:- 25 NOV 2024

To,

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

**Sub :-** Full Occupation certificate for Proposed development of Building No. Wing 1A-Gr. + 7 , Wing 1B- Gr.+6, Wing 2A –Gr. + 7, Wing 2B –Gr. + 6 & Wing 3A -Gr. +7, 3B- Gr.+6 comprising of 408 EWS, 56 LIG tenements, 24 Coven. Shops & Club House on Kh.No.5/2, Plot no. R1, R2, R3,R4 & R5 Mauza Beltrodi, Tal & Dist. Nagpur under AHP -PPP Model under Pradhan Mantri Awas Yojana .

Ref :- 1) IOA issued by this office vide letter no

EE/BP/PMAY/A/MHADA/306/2019 Dtd.08/11/2019.

2) Plinth C C issued by this office vide letter no

EE/BP/PMAY/A/MHADA/137/2020 Dtd.16/09/2020.

3) Amended IOA issued by this office vide letter no

EE/BP/PMAY/A/MHADA/156/2021 Dtd.04/06/2021.

4) Further C C issued by this office vide letter no

EE/BP/PMAY/A/MHADA/325/2021 Dtd.28/09/2021.

5) Amended IOA issued by this office vide letter no

EE/BP/PMAY/A/MHADA/385/2022 Dtd.26/07/2022.

6) Part O.C issued by this office vide letter no

EE/BP/PMAY/A/MHADA/826/2023 Dtd.27/10/2023.

7) Your application letter dated 12/08/2024 & 07/10/2024 for permission of full O.C.

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the Building No. Wing 1A-Gr. + 7 , Wing 1B- Gr.+6, Wing 2A –Gr. + 7, Wing 2B –Gr. + 6 & Wing 3A -Gr. +7, 3B- Gr.+6 comprising of 408 EWS, 56 LIG tenements, 24 Coven. Shops & Club House on Kh.No.5/2, Plot no. R1, R2, R3,R4 & R5 Mauza Beltrodi, Tal & Dist. Nagpur under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of M/s. Sandeep

Dwellers Pvt. Ltd., Architect Rahul Agarwal (Regn. Lic. No.CA/2009/41949) and Structural Engineer Shri. AAJ Engineer & consultant pvt.ltd (Regn. Lic.No.STATE/R/2022/APL/03859) subject to following conditions.

1. That this OC is without prejudice to legal matters pending in Court of Law if any.
2. Addition / alteration in the approved building plan shall not be allowed & permitted.
3. The periodic maintenance of Common amenities such as Water Supply, Electrical, STP, Drainage, Mechanical & Civil shall be maintained.
4. That the terms & conditions mentioned in Consent to Operate shall be strictly followed.
5. That the sufficient & safe electric supply & sufficient treated water supply to all tenements allotted shall be provided as per undertaking given by you & if any, dispute/complaints arises regarding the said issue you should resolve it at your own risk & cost, Planning Authority by PMAY/MHADA is not responsible for the same.
6. Functioning of Lifts, DG sets, Rainwater Harvesting system, Solar system, substation shall be maintained.
7. That the applicant / Developer / Tenant shall not be allowed to enclosed or to sale the common space such as refuge area, common parking, top terrace (common terrace), open Balcony, open terrace etc. The refuge area, common parking, top terrace (common terrace) shall be open to all.

A set of certified completion building plans is returned herewith please.

  
**Executive Engineer/B.P.Cell**  
**PMAY/ MHADA**

**Copy forwarded for favour of information :**

1. Architect: Ar. Rahul Agarwala.
- 2 Commissioner , Nagpur Metropolitan Regional Development Authority.
- 3.Chief Officer, Nagpur Board, MHADA.
- 4.Asst. Director of Town Planning, NMRDA , Nagpur.
- 5.Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information
7. Administrator, Nagpur Panchayat Besa-pipla, Tal. Dist-Nagpur

sd

**Executive Engineer/B.P.Cell**  
**PMAY/ MHADA**