

wideframe  
designs



DC PRN-S-I 1020/13-8-2025

Ar. Harish Kumar Kumawat

C.O.A. Reg. No.: CA/2016/77777

Reg. No.: CTP Raj/Architect/2021/103

Registered / Authorized Architect for Building Approvals, O.C. / O.C. | Architecture | Interior | Urban Planning

**COMPLETION CERTIFICATE**

Dispatch No.: CTP/JDA/HKK/2025-26/CC/03

Date of Issue: 07/08/2025

It is hereby certified that the Project “AG HEIGHTS III” having Plot Area 772.37 Sq.Mts. located at Plot No. 19 & 20, Scheme- Ashok Vihar, Village- Manyawas, Shanti Nagar, Grah Nirman Sahkari Samiti, Jaipur - 302020 (Rajasthan), developed by M/s. Aaradhya Govind Developers, Plot No- B-56, Govind Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 was personally inspected by me along with the owner's/developer's on 05/08/2025 and found that the construction of the Complete Project is complete in accordance with the Building Plans approved by Zone-PRN (South-I), JDA, vide letter no. जविप्रा/पीआरएन-दक्षिण-प्रथम/2024/डी-204, Dated 06/02/2024.

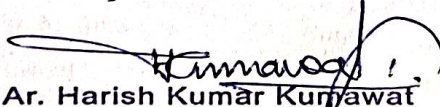
Developer/ Promoter has complied with all the provisions of Building byelaws and other applied Norms in the said Project and obtained all necessary NOC's & Certifications.

**Therefore, the Completion Certificate is issued.**

Enclosed: Checklist of Completion Certificate

Thanking You,

Sincerely Yours

  
Ar. Harish Kumar Kumawat  
B-22, Ganesh Marg  
Bapu Nagar, Jaipur-302015  
COA Reg.-CA/2016/77777  
CTP Raj./Architect/2021/103

(Ar. Harish Kumar Kumawat)

(Empaneled Architect)

Date: 30.06.2025

Registration No.: CTP Raj./Architect/2021/103

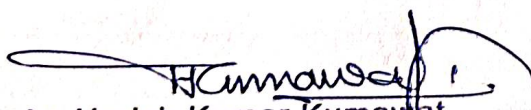




**Annexure - 1**

**Check List for Completion Certificate**

Basic Details of the Project		
Name of Developer/Promoter	M/S Aaradhya Govind Developers	
Address of Developer/Promoter	Plot No- B-56, Govind Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012	
Name of the Project	AG HEIGHTS III	
RERA Registration No.	RAJ/P/2025/3682	
Address of the Project (Plot no./Khasra no.)	Plot No. 19 & 20, Scheme- Ashok Vihar, Village- Manyawas, Shanti Nagar, Grah Nirman Sahkari Samiti, Jaipur - 302020 (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	772.37 Sq.M.	
Width of Front Road	12 M wide	
Land use of Plot as per Lease deed	Residential	Date of Issue of Lease Deed: 03/07/2023
Use of Approved Building Plans (Multi-dwelling Unit / Resi. Flats / Group Housing / Studio / Row Houses/ CMJAY-1A/ 3A / 3B/3C/ Hotel/ Resort/ Mall/ Commercial Complex/Offices/School/College/Hospital etc.)	Residential Flats	
Building Plans approving Authority	Zone-PRN (South-I), JDA, Jaipur	
Latest Building Plans Release date	letter no. जविप्रा/पीआरएन-दक्षिण-प्रथम/2024/डी-204, Dated: 06/02/2024	
Building Plans Validity Date	05/02/2031	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	Building Byelaws- 2020	
Architect of the Project & COA no.	Ar. Harish Kumar Kumawat CA/2016/77777	
Structural Engineer of the Project	Lokesh Wadhwa M.Tech. (Structural Engg.)	
Completion Certificate issued for Complete approved project or Partial area of the Project	Complete Project	
In case of Partial Completion Certificate,		
Partially Completed Plot area	NIL	
Detail of Completed Block/Tower	NIL	

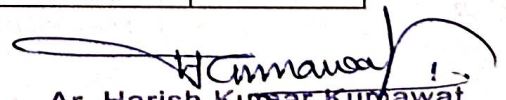
  
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**Annexure - 2**

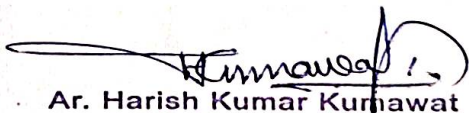
<b>Site Inspection Report</b>					
<b>A-Technical Parameters of Building Blocks:</b>					
S.No	Details		As per Latest Approved Building Plans	As per Site	Comments (if any)
<b>1</b>	Setbacks	Direction			
	Front		10' (3.05 M)	3.05 M	
	Side I		15' (4.57 M)	4.57 M	
	Side II		15' (4.57 M)	4.57 M	
	Rear		15' (4.57 M)	4.57 M	
<b>2</b>	<b>Ground Coverage</b>		Within set back	Within set back	
<b>3</b>	<b>Gross Built-up Area (Sq.mts)</b>		3662.30	3662.30	
<b>4</b>	<b>B.A.R (Sq.mts &amp; Ratio)</b>		3118.82 (4.03)	3118.82 (4.03)	
<b>5</b>	<b>Total No. of Floors</b> (Basement, Stilt, above floors, service floor, etc.)		Basement+ Stilt + G+5 Floors	Basement+ Stilt + G+5 Floors	
<b>6</b>	<b>Total Height of Building (In mts.)</b>		3.6 m Stilt + 18 M	3.6 m Stilt + 18 M	
<b>i)</b>	<b>Plinth</b>		0.75 m	0.75 m	
<b>ii)</b>	<b>Stilt / Podium</b>		3.6 m	3.6 m	
<b>iii)</b>	<b>Ground to Terrace</b>		22.35 m	22.35 m	
<b>iv)</b>	<b>Parapet/ Mumty /Lift Machine Room/any other architectural element</b>		29.35 m	29.35 m	
<b>7</b>	<b>No. of Blocks/Towers</b>		1 Block	1 Block	
<b>8</b>	<b>Total No. of Units</b> (Flats/Shops/Showrooms etc.)		24 Units	24 Units	
<b>9</b>	<b>Commercial Area</b> (in case of Group housing/ Flatted Development project)		NIL	NIL	
<b>10</b>	<b>Community Facilities area</b> (Club, community hall, Society office, Swimming pool etc.)		53.72 Sq.M.	53.72 Sq.M.	
<b>11</b>	<b>Refuge area (if any)</b>		NIL	NIL	
<b>12</b>	<b>Total No. of Staircases</b>		01	01	
<b>i)</b>	<b>No. of Open Fire stair case</b>		NIL	NIL	
<b>ii)</b>	<b>No. of Pressurized Fire Stair case</b>		NIL	NIL	
<b>13</b>	<b>No. of Lifts</b>		01	01	
	<b>Size of Lift</b>		1.83x1.83	1.83x1.83	

  
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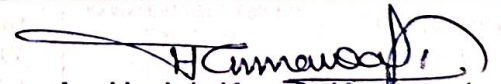


14	No. of Escalators	NIL	NIL	
15	<b>Provision for Physically Challenged Persons</b> <ul style="list-style-type: none"> <li>Ramp</li> <li>Toilet</li> <li>Car Parking</li> <li>Lifts</li> </ul>	AS PER APPROVED MAP	PROVIDED	
16	Cut-Out/Open to Sky/Shfts	AS PER APPROVED MAP	PROVIDED	
17	Projections/Balconies etc. (Covered/extended)	AS PER APPROVED MAP	PROVIDED	
18	Porch (if any)	NA	NA	
<b>B- Parking Parameters:</b>				
S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	<b>Total E.C.U. Required</b>	29.83 ECU	29.83 ECU	
2	<b>Total No. of Car parking</b>	22 CARS	22 CARS	
i)	<b>Surface Parking</b>	22 CARS	22 CARS	
ii)	<b>Mechanical Car Parking</b>	NOT PROVIDED	NOT PROVIDED	
iii)	<ul style="list-style-type: none"> <li>Basement (I, II, III, ....)</li> <li>Stilt</li> <li>Open</li> </ul>	NA 05 CARS 17 CARS	NA 05 CARS 17 CARS	
3	<b>Two-Wheeler Parking</b>	22 SCOOTERS	22 SCOOTERS	
4	<b>Bus Parking</b>	NIL	NIL	
5	<b>Visitors Parking</b>	02 CARS	02 CARS	
6	<b>EV Charging Facility Car parks</b>	02 CARS	02 CARS	
7	<b>Ramp (for parking floors)</b> <ul style="list-style-type: none"> <li>Width</li> <li>Slope</li> </ul>	AS PER APPROVED MAP	PROVIDED	
8	<b>Provision of Car Lift</b>	NO Provision	NO Provision	

  
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C- Outer Development Parameters:				
S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq.mts)	78.00 Sq.M.	78.00 Sq.M.	
ii)	Surface Green Area (Sq.mts)	NA	NA	
iii)	Podium Green Area (Sq.mts)	NA	NA	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)			
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	-	-	
3	Driveways for Fire tender Movement/Parking, etc.	3.6 m wide	Provided	
4	No. of Entry/Exit & Width	2-entry/exit (3.6 m)	2-entry/exit (3.6 m)	
5	No. of Security Rooms & Size	-	-	
6	Height of Compound wall (As per Norms )	2.0 m	2.0 m	
D- Provisions of Affordable Housing Policy/CMJAY Policy:				
Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.				
EWS/LIG units provided on Main plot/Split Location			On main plot/ Split Location	
In case, EWS/LIG unit provided on Split Location				
Address of Split Location				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	NA	NA	
2	No. of LIG units	NA	NA	
3	Total Carpet Area Provided(Sq.mts)	NA	NA	
4	Total SBUA Area Provided(Sq.mts)	NA	NA	
5	Parking of EWS/LIG Units	NA	NA	
6	Completion time of EWS/LIG units	NA	NA	

  
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**E- Development Work of Building Blocks (for Completion Certificate)**

S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Civil construction work of Super structure	100%	YES	
2	Internal & External Plaster and Paint work	100%	YES	
3	Door and window/ Structural Glazing work	100%	YES	
4	Flooring Work	100%	YES	
5	Balconies and railing work	100%	YES	
6	Installation of Sanitary and Plumbing Fittings	100%	YES	
7	Installation of Electrical Fittings	100%	YES	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	YES	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	YES	
12	Elevation Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	NA	NA	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	NA	NA	

**F- Outer Development Works and Services of the Project (for Completion Certificate)**

S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Compound wall	100%	YES	
2	Entry & Exit Gates/Guard Rooms	100%	YES	
3	Driveways & Pathways	100%	YES	





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4	Open Parking Areas	100%	YES	
5	Meter Room/Pump Room etc.	100%	YES	
6	Electrical Work/Light poles etc.	100%	YES	
7	Water Supply lines/UG Tank	100%	YES	
8	Storm Water Drains	100%	YES	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	100%	YES	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	SOAK PIT
12	Any other work	100%		

**G- NOC's/Certifications Required (for Completion Certificate)**

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Obtained
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Obtained
3	Any other(as applicable)		

**Completion Fee (To be deposited in Local Authority)**

Gross-Built up area of the completed Part = 3662.30 Sq.Mts X Rs 10 = 36,623.00/-

**Total Amount Rs: 36,623/- (Thirty-Six Thousand, Six Hundred and Twenty-Three only)**

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(Seal & Signature of Architect with date)

Name of Architect: **Ar. Harish Kumar Kumawat**  
Reg. No (Issued by COA): CA/2016/77777  
Reg. No (Issued by CTP RAJ.): CTP Raj./Architect/2021/103  
Renewal date of Reg. No. CTP RAJ.: 26/04/2026

**AARADHYA GOVIND DEVELOPERS**  
PARTNER

(Seal & Signature of Developer with date)

Name of Developer: **M/S Aaradhya Govind Developers**