

FOR RECEIVING

ANIVKRE 5

Ar. Mayank Kumar Sharma

REGISTERED/AUTHORISED ARCHITECT FOR BUILDING APPROVALS, C.C./O.C.

C.O.A. No. :- CA/2016/75695
C.T.P. No. :- RAJ/Architect/2021/07

To,
The Deputy Commissioner - 4
Jaipur Development Authority
Rajasthan

Subject : Submission of Completion Certificate of M/S F.S Housing private limited known as "THE CREST" at plot no. A-4 Airport Enclave scheme tonk road jaipur Rajasthan.

Reference : Shri Charan singh khangarot Request Letter for Completion Certificate dated 15/05/2021.

Dear Sir

Further to the above subject, M/S F.S Housing private limited has approached me via their authorised official Charan singh khangarot for the Completion Certificate for their property 'THECREST' located at Plot No. A-4 Airport Enclave scheme tonk road Jaipur rajasthan. They have submitted the approved drawings (D-889) dated 15/04/2015, Fire NOC, Labour Cess Receipts, Structural/Earthquake Certificate duly signed by Structural Engineer and other required documents as per attached checklist.

I am hereby submitting the Completion Certificate as per latest Building By-laws 2020 Point No. 15.5.

Thanking you

Mayank Kumar Sharma
03/06/2021
Ar. Mayank Kumar Sharma
AR. MAYANK KUMAR SHARMA
Jagatpura, Jaipur
CA/2016/75695
Registration No. (ISSUED BY C.O.A. Jaipur) - CA/2016/75695

Registration No. (ISSUED BY CTP, RAJ.) :- CTP RAJ./ARCHITECT/2021/07

Date : 03/06/2021 / 7/03/2022

Enclosed :

1. Completion Certificate with check-list
2. List of Attached documents (Covering Letter)

Mayank Kumar Sharma
7/03/22



Ar. Mayank Kumar Sharma

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COMPLETION CERTIFICATE

I hereby certify that the building constructed on plot no. A-4. Airport enclave yojna , tonk road, Jaipur developed by M/s FS HOUSING PRIVATE LIMITED known as **"THE CREST"** was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and latest building bye laws 2020. This Residential Building is also in accordance with the approved plans and Rajasthan Building bye laws. Hence the completion certificate is issued under my signature on 01 june 2021.

Architect : - MAYANK KUMAR SHARMA

Registration No. (ISSUED BY COA) : - CA/2016/75695

Registration No. (ISSUED BY CTP, RAJ.) : - CTP RAJ./ARCHITECT/2021/07

Mayank Sharma
Ar. Mayank Kumar Sharma 01/06/2021
82, Shivram Colony
Jagatpura, Jaipur
CA/2016/75695
CTP RAJ./Architect/2021/07

Ar. Mayank Kumar Sharma

REGISTERED/AUTHORISED ARCHITECT FOR BUILDING APPROVALS, C.C./O.C.

C.O.A. No. :- CA/2016/75695
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Check list for Completion Certificate

Name of Applicant: - FS HOUSING PRIVATE LIMITED

Architect Name & Registration No.: - MAYANK KUMAR SHARMA

CTP RAJ./ARCHITECT/2021/07

Address (Proposed Building): Plot no-A-4,Airport enclave, tonk road, Jaipur.

Details of Building Plan Approval: JDA/SA.SA/B.P.C.(BP)/2015/D-889

(Building Plan Approval Committee Meeting)

S. No.	Details	Comments
1	Size of Plot	As per approval 8098.74 SQ.M.
		Available on Site 8098.74 SQ.M.
2	Setbacks	
	Front	15.0 M
	Side I	9.00 M
	Side II	9.00 M
	Rear	9.00 M
3	Ground Coverage	As per Approval 35%
		Available on Site 33.88%
	BASEMENT	As per Approval
	RAMP SLOPE	As per Approval
	STAIRCASE	As per Approval
4	Height & Number of Floors	As per Approval 45 M. + 2BASEMENT+GROUND+14 FLOORS
		Available on Site 45 M. + 2BASEMENT+GROUND+14 FLOORS
5	F.A.R	As per Approval 30370.27 Sq.mt.
		Available on Site 42373.26 Sq.mt. B.A.R {as per by laws 2020,10.9.4 up to 1.5 F.A.R}
6	Parking	As per Approval 379 Car & 378 Scooter
		Available on Site 379 Car & 378 Scooter

Ar. Mayank Kumar Sharma
82, Shivram Colony
Jagatpura, Jaipur
CA/2016/75695
CTP RAJ./ARCHITECT/2021/07

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C.O.A. No. :- CA/2016/75695
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7	Cut-Outs/ Open to Sky/ Ducts	As per Approval As per Submission	Available on Site As per Submission
8	Projection/ Balconies (Covered / E	As per Approval As per Submission	Available on Site As per Submission
9	Certification for fire safety (Provisional)	Required	NOC Received
10	Airport NOC (If required)	Required	NOC Received
11	Environment Clearance (if required)	Required	NOC Received
12	Certification from structural engineer (earthquake resistant)	Required	Attached
13	Plantation on site	Required	Provided
14	Rain water Harvesting	Required	Provided
15	Waste Water Recycling	Required	Provided
16	Sewerage Treatment Plant	Required	Provided
17	Provision of solid waste disposal	Required	Provided
18	Provision of Solar Panels	Required	Provided
19	Internal Changes/Deviation if any	N/A	N/A
20	Any other Observation	-	-

Architect :- MAYANK KUMAR SHARMA

Registration No. (ISSUED BY COA) :- CA/2016/75695

Registration No. (ISSUED BY CTP,RAJ.) :- CTP RAJ./ARCHITECT/2021/07

Structural Engineer : **SANJAY SHARMA**
H-17, Gautam Marg, Shyam Nagar
JAIPUR-302019 (Raj.)

Registration No. :

Mayank Sharma
Ar. Mayank Kumar Sharma
82, Shivram Colony
Jagatpura, Jaipur
CA/2016/75695
Raj. Arch. No. RAJ/Architect/2021/07

Ar. Mayank Kumar Sharma

REGISTERED/AUTHORISED ARCHITECT FOR BUILDING APPROVALS, C.C./O.C.

C.O.P. No. : CA/2016/75595
GTP No. : PRA/2021/07

COVERING LETTER

LIST OF ATTACHMENTS:-

- ATTACHMENT 1. COMPLETION CERTIFICATE BY ARCHITECT
- ATTACHMENT 2. CHECK LIST FOR COMPLETION CERTIFICATE - 2 PAGES
- ATTACHMENT 3. LABOUR CESS PAYMENT RECEIPT
- ATTACHMENT 4. FINAL EARTHQUAKE CERTIFICATE
- ATTACHMENT 5. APPROVAL LETTER BY JDA JAIPUR
- ATTACHMENT 6. SUBMISSION DRAWINGS (SHEET NO. 01 TO 13)
- ATTACHMENT 7. AS BUILT DRAWINGS (SHEET NO. 01 TO 19)
- ATTACHMENT 8. CERTIFICATE OF QUALITY CHECK BY SITE ENGINEER
- ATTACHMENT 9. ENVIRONMENT NOC
- ATTACHMENT 10. FIRE NOC
- ATTACHMENT 11. AIRPORT NOC

Mayank Kumar Sharma
Ar. Mayank Kumar Sharma
82, Shivram Colony
Jagatpura, Jaipur
CA/2016/75595
GTP No. PRA/2021/07

FSHPL/JDA/Crest/2022-23/29

Date: 21.04.2022

To,
Deputy Commissioner (Zone-4),
Jaipur Development Authority,
Jaipur.

Subject: Regarding submission of affidavit for 'Thunderstick' and Completion certificate fee.

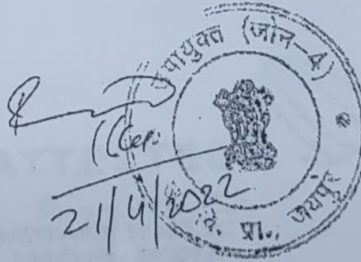
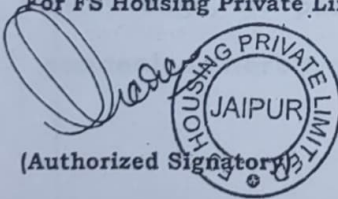
Dear Sir/Ma'am,

With reference to the captioned matter we hereby would like to inform your goodself that we have already submitted the completion certificate for the projet 'The Crest' situated at Plot no. -4 Airport enclave, Durgapura, Jaipur, vide letter issued by the empanelled Architect Mr. Mayank Kumar Sharma, the receiving of which has been enclosed herewith for your kind perusal. Now we hereby are submitting the affidavit for the thuderstick and the demand draft of Rs.8,32,116/- (Rupees Eight Lakh Thirty Two Thousand One Hundred Sixteen Only) bearing no: 000828 drawn on HDFC bank against the Completion certificate fee as per the gross built up area of 55474.4 Sq. Mt.

Kindly acknowledge the receipt of the same.

Thanking you,
Yours sincerely,

For FS Housing Private Limited



Encl:

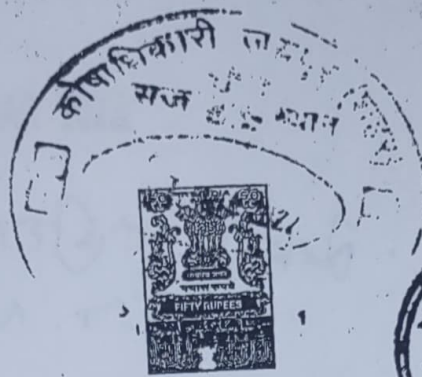
1. Copy of the receiving of letter of submission of Completion certificate issued by empanelled Architect.
2. Affidavit for 'Thunderstick'.
3. Copy of Demand draft for the submission of Completion certificate fee.
4. Copy of challan and receipt of completion certificate fee.

FS HOUSING PRIVATE LIMITED

CIN - U45201RJ2012PTC038862 | GSTIN: 08AARCS4919E1ZZ

Regd. Off : Plot No. A-4, Airport Enclave Scheme, Durgapura, Tonk Road Jaipur-18 (Raj.) India
0141-2721693 | info@fsrealty.co.in

A VENTURE OF
first stone

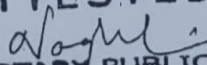


Affidavit cum Declaration

That the Developer i.e. M/s FS Housing Pvt. Ltd. hereby undertakes and affirms that he has applied for the installation of the Thunder stick as per the provisions of N.B.C. Part-VI for the residential project namely "The Crest" situated at Plot No. A-4, Airport Enclave Scheme, Durgapura, Tonk Road, Jaipur.


FS HOUSING PRIVATE LIMITED
JAIPUR
DEPONENT

Verified at Jaipur on this the 20th day of April, 2022 that the contents of our above affidavit are true and correct to our knowledge, no part of it is false and nothing material has been concealed there from.

ATTESTED

NOTARY PUBLIC
JAIPUR, INDIA


FS HOUSING PRIVATE LIMITED
JAIPUR
DEPONENT

21 APR 2022

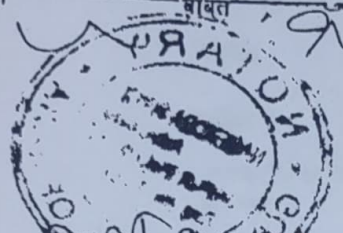
क्र.स. 9173 दिनांक 28 MAR 2022

रकम

नाम एफ एस हाउसिंग फंड

पिता का नाम

पता



दिल्ली दिव्यकौमाल
ला.नं. 1-96 स्टाम्प विक्रेता
राजस्थान उच्च न्यायालय
जयपुर

राजस्थान स्टाम्प अधिनियम, 1999 के अन्तर्गत स्टाम्प राशि पर शुभांकित आदिपत्र	
1 आधारभूत अनासंख्यता सुविधाओं हेतु (धारा 3-क)-10% रुपय	5
2 गाय और उनकी नस्ल के संग्रहण और संरक्षण हेतु (धारा 3-ख)-10% रुपय	10
कुल राशि	15
हस्ताक्षर स्टाम्प वेण्डर	

RAJASTHAN AIRPORT AUTHORITY

Code	Name	Address
1
2

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जयपुर विकास प्राधिकरण, जयपुर
(जमाकर्ता की प्रतीति)

प्रकोष्ठ : Deputy Commissioner (Zone 04)

चालान संख्या 773573

बैंक ICICI BANK LTD

सीएमएस/खाता संख्या ICICI-675401700500

दिनांक 21/04/2022 Valid upto
21/05/2022

सर्विस नं. 1164000046

जमाकर्ता / आवेदनकर्ता का नाम FS HOUSING PRIVATE
LIMITED

सेक्टर भूखण्ड सं A4 (Commercial)

योजना का नाम AIRPORT ENCLAVE (AIRPORT
PLAZA EXTENSION)

समिति / विकासकर्ता JDA

जोन सं. ZONE-04

Remarks:- PLOT NO. A-4, AIRPORT ENCLAVE (AIRPORT
PLAZA EXTENSION), JAIPUR

जमा की जाने वाली राशि का विवरण

Code	Head	Rupees
1020319	Building/Colony Completion Charges	832116.00
कुल योग (अंकों में)		832116.00

Amount (Rs.)=8,32,116.00

(valid upto 21/05/2022)

Name of Bank HDFC BANK

Payment Mode-DD No. 000828 Date 21/04/2022

चालान पर अंकित मान्य अवधि का सम्वन्ध जमा करायी जाने वाली राशि
पर देय व्याज एवं पेनल्टी से नहीं है।

वचनबद्धता

उपरोक्त जमा कराई गई राशि मात्र से जमाकर्ता के जयिप्रा के विरुद्ध
कैसी प्रकार कोई विधिक अधिकार प्राप्त नहीं होगा यह जमा राशि भेरे
निर्धारण के आधार पर है, जिसके अहित एवं पर्याप्त होने आदि के लिए
। स्वयं उत्तरदायी रहूंगा।

चालान संख्या 773573

Contact No. 9829270034

हस्ताक्षर जमाकर्ता

ICICI BANK LTD.
J.D.A. CAMPUS, JAIPUR

21 APR 2022

SUBJECT TO REALISATION
CLEARING



AG PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHECK
VALID FOR 3 MONTHS ONLY

2 10 06 4M 2y 0y 2y 2y

Pay

SECRETARY JDA JAIPUR

Or Order

अदा करे

या इनके आदेश पर

Rupees

EIGHT LAKH THIRTY TWO THOUSAND ONE HUNDRED SIXTEEN
ONLY.

₹

*8,32,116.00

FOR VALUE RECEIVED

ES HOUSING PRIVATE LIMITED

DURGAPURA JAIPUR
JAIPUR - 302018

REF. No. 053212000874

AUTHORISED SIGNATORIES
Please sign above

Signature
22/06/2018

⑈000828⑈ 302240031⑈ 999989⑈ 12



जयपुर विकास प्राधिकरण

इन्दिरा सर्किल, जवाहर लाल नेहरू मार्ग, जयपुर-302 004

क्रमांक

ज.वि.प्रा./स.स./बी.पी.सी.(बीपी)/2015/डी- 889

दिनांक : 15/4/2015

श्री हर्ष अग्रवाल,
निदेशक,
श्री श्याम कृपा लैण्ड मार्ट प्रा.लि.,
प्लॉट नम्बर 8, हर्ष टावर, त्रिवेणी नगर मोड,
गोपालपुरा बाईपास, जयपुर।

विषय :- भूखण्ड संख्या ए-4, एयरपोर्ट एनक्लेव, टॉक रोड, जयपुर के प्रस्तावित आवासीय अपार्टमेन्ट के भवन मानचित्र अनुमोदन बाबत।

संदर्भ:- आपका नागरिक सेवा केन्द्र पंजीयन क्रमांक 210361 दिनांक 09.01.2015

महोदय,

उपरोक्त विषयान्तर्गत आपका प्रकरण भवन मानचित्र समिति (बीपी) की 172वीं बैठक दिनांक 30.03.2015 में प्रस्तुत किया गया, जिसमें लिये गये निर्णयानुसार आप निम्न कार्यवाही करें :-

1. प्रस्तावित पार्किंग हेतु आप जविप्रा के हक में एक अण्डरटेकिंग व शपथ पत्र प्रस्तुत करें कि इसे पार्किंग उपयोग में लिया जावेगा एवं भवन विनियम 10.1.8 की शर्तों की पालना पूर्ण रूपेण करेंगे।
2. प्रस्तावित भवन की ऊँचाई 15 मीटर से अधिक है अतः अग्नि सुरक्षा अनापत्ति प्रमाण पत्र एवं आप व आपके वास्तुविद का भवन में भूकम्परोधी प्रावधान हेतु शपथ पत्र प्रस्तुत करें।
3. प्रश्नगत प्रकरण में सकल निर्मित क्षेत्रफल 50965.39 वर्गमीटर प्रस्तावित है, जो कि 20,000 वर्ग मीटर सकल निर्मित क्षेत्रफल से अधिक प्रस्तावित है, अतः पर्यावरण विभाग का अनापत्ति प्रमाण पत्र प्रस्तुत करें।

उपरोक्त के अतिरिक्त कृपया निम्न प्रकार राशि प्राधिकरण परिसर स्थित बैंक में जमा करवाकर चालान की प्रति प्रस्तुत करें जिससे प्रकरण में अग्रिम कार्यवाही की जा सकें।

1.	भवन अनुज्ञा शुल्क	रु0	25,48,269 /-
2.	मलबा धरोहर राशि	रु0	10,000 /-
3.	अमानत राशि	रु0	15,00,000 /-
4.	वर्षा जल संग्रहण हेतु अमानत राशि	रु0	3,00,000 /-
5.	शेल्टर फण्ड	रु0	5,09,654 /-
6.	अग्निशमन की सुविधा/सुदृढीकरण हेतु देय राशि	रु0	26,28,397 /-
कुल राशि (लेने योग्य)		रु0	74,96,320 /-

नोट:-

1. बैठक तिथि से दो माह के भीतर मांग राशि जमा नहीं करवाने पर मानचित्र निरस्त कर दिये जावेंगे तथा प्रकरण में पुनः छः माह के भीतर आवेदन भी स्वीकार नहीं किया जावेगा।
2. भवन एवं अन्य संनिर्माण श्रमिक कल्याण मण्डल के पक्ष में (श्रमिक कल्याण उपकर 16000/- रुपये प्रति वर्गमीटर सकल निर्मित क्षेत्र का एक प्रतिशत) निर्माण सीमा 4 वर्ष मानते हुए प्रथम वर्ष हेतु रुपये 20,38,616/- का डी.डी. एवं द्वितीय वर्ष हेतु रुपये 20,38,616/- का माह अप्रैल 2016, तृतीय वर्ष हेतु रुपये 20,38,616/- का माह मई 2017 तथा चतुर्थ वर्ष हेतु रुपये 20,38,616/- का माह मई 2018 का अग्रिम चैक प्रस्तुत करें।

भवदीय

(मुकेश मित्तल)

वरिष्ठ नगर नियोजक एवं
सदस्य सचिव,

भवन मानचित्र समिति (बीपी)
जयपुर विकास प्राधिकरण, जयपुर।