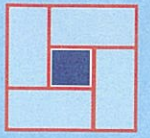


UPENDRA TATER

B. Arch. (Hons.), A.I.I.A., F.I.V., M.B.A
Sir, J.J. College of Architecture, Bombay
Council of Architecture, India
Registration Number : CA/91/14369
Approved Valuer, IOV : F-21755
Registered Valuer, Income Tax Department
CCIT / Udr / ITO (Admn) / CAT-I / 2002-03 / 02 / 04



aakaa
Architects & Planners

7, NEW BHOPALPURA, ACROSS BHOPALPURA GROUND BRIDGE, UDAIPUR 313001, RAJASTHAN +91 94141 63254 upendratater@gmail.com

COMPLETION CERTIFICATE

I hereby certify that the
Building name Sambhavnath Complex, constructed on
Plot No. 1, Land bearing Khasra Nos. 208, 209, 214 to 220, 222 to 224, 226, 228 to 230,
Revenue Village : Savina Kheda, Udaipur (Raj.)

(Land details as per approved plan) owned / developed by

SAMBHAVNATH COMPLEX LIMITED,

thro' Director Mr. Roshan Lal S/o Mr. Bheru Lal Jain (Nagda
has been personally inspected by me and based on the above facts,
Construction at Site is complete in accordance with the approved building plans.

Type of building (Residential) is also in accordance with the approved plan. Hence
the Completion Certificate is issued under my signature on date 24.12.2022.

Please Note :

Deposition of any Applicable fees/dues for the above completion certificate in any concerned government department is sole responsibility of the developer, any deviation done after the date of issuing of the certificate is sole responsibility of the developer, The building is complete in terms of the structure & terms of other finishing . any court cases in any concerned government department is sole responsibility of the developer.


UPENDRA TATER
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Council of Architecture
Reg. No. CA/91/14369
7, New Bhopalpura, UDAIPUR
Mobile No.:-9414163254

ARCHITECT

Ar. UPENDRA TATER

7 New Bhopalpura , Across Bhopalpura, Ground Bridge, Udaipur

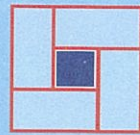
Registration No.: COA. Reg. No. CA/91/14369,

Registration No.: (Issued by C.T.P.Rajasthan)

CTP RaJ. /Architect /2021 /85 Date:- 12/07/2022

UPENDRA TATER

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CHECK LIST FOR COMPLETION / OCCUPANCY CERTIFICATE

Name of Owner/Developer	SAMBHAVNATH COMPLEX LIMITED, thro' Director Mr. Roshan Lal S/o Mr. Bheru Lal Jain (Nagda)		
Ownership Details	SAMBHAVNATH COMPLEX LIMITED		
Date of Issue of Lease Deed	Lease Deed by UIT, Udaipur, NO. 201, DATED :- 20.04.2012		
Type of Plot (Auctioned/Alloted/Converted under 90-A Rules/Other)	Rajasthan Bh/Ru/A, 1956 RULE 90-KHA, Converted		
RERA Registration No.	RERA Registration No. RAJ/P/2018/652.		
Name of Present Owner	SAMBHAVNATH COMPLEX LIMITED		
Use of Plot (Land Use) (As per Lease Deed)	Residential (Group Housing)		
Plot No./ Address of Building/ Site	at Plot No. 1, Land bearing Khasra Nos. 208, 209, 214 to 220, 222 to 224, 226, 228 to 230, Revenue Village : Savina Kheda, Udaipur (Raj.)		
Plot Area (As per Approved Building Plan)	137.523.00	SqFt.	12780.95 SqMt.
Approval of Building Plan vide committee meeting dated	U.I.T Udaipur, Dated: 29.05.2013 , Revised : 20.06.2017 and 24.06.2019		
Building Plan Approval as per Building Byelaws-2000/2010/2013/2017/2020	Building Bye Laws 2013 and Revised by Building Bye Laws 2017, on 3 occasions		
Date of Release of Approved building Plan	(i) F-7 ()/UIT/B-PLAN/MISC/2012/3652 , Dated: 30.10.2013 , U.I.T. Udaipur (ii) F-7 ()/UIT/B-PLAN/MISC/2016/3661, Dated: 28.07.2017, U.I.T. Udaipur (iii) F-7 ()/UIT/B-PLAN/2019/14, Dated: 16.09.2019, U.I.T. Udaipur		
Inspection Report			
Date of Start of Construction	30.10.2014		
Date of Completion	15.10.2022		
Date of Site Inspection	25.10.2022		
Architect	Upendra Tater		
Reg.No. (Issued by CoA)	Registration No.: (Issued by COA.) Reg. No. CA/91/14369		
Reg. No. (Issued by CTP,Raj.)	Registration No.: (Issued by C.T.P.Rajasthan) CTP Raj. /Architect /2021/85, Dated : 12.07.2022		
Structural engineer	Er. Mohit Menaria, M.Tech. Civil (Structure Design)		
Registration No	AM 1938099; Chartered Engineer		

Following Parameters to be checked during inspection for Completion Certificate

(A) TECHNICAL PARAMETERS													
S.No.	DETAILS			COMMENTS								ESSENTIAL	
				As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate
												As Per Building Bye Laws 2017	As Per Building Bye Laws 2020
1	Size of the Plot			137523.00	SqFt.	12780.95	SqMt.	137523.00	SqFt.	12780.95	SqMt.	Yes	Yes
2	Width of Road/ Roads			80.00	Ft.	24.00	Mt.	80.00	Ft.	24.00	Mt.	Yes	Yes
3	Direction/ Facing of Plot (East/ West/ North/ South/ Other)			North				North				Yes	Yes
4	Set Backs	Direction										Yes	Yes
	i	Front	NORTH	50	Ft.	15.24	Mt.	50	Ft.	15.24	Mt.		
	ii	Side I	EAST	30	Ft.	9.14	Mt.	30	Ft.	9.14	Mt.		
	iii	Side II	WEST	30	Ft.	9.14	Mt.	30	Ft.	9.14	Mt.		
	iv	Rear	SOUTH	30	Ft.	9.14	Mt.	30	Ft.	9.14	Mt.		
5	i	Ground Coverage		18.20%				18.20%				Yes	Yes
				25029.19	SqFt.	2325.27	SqMt.	25029.19	SqFt.	2325.27	SqMt.		
	ii	Basement Floor/ Floors/ Still Floor 1/ Podium if any		28571.00	SqFt.	2655.30	SqMt.	28571.00	SqFt.	2655.30	SqMt.	Yes	Yes
		Basement Floor/ Floors/ Still Floor 2/ Podium if any		28778.00	SqFt.	2674.60	SqMt.	28778.00	SqFt.	2674.60	SqMt.		
	iii	Ramp (Slope)		1 : 8				1 : 8				Yes	Yes
		No. of Staircase		6				6					
	iv	a	Riser	0.5	Ft.	0.15	Mt.	0.5	Ft.	0.15	Mt.	Yes	Yes
		b	Tread	0.92	Ft.	0.28	Mt.	0.92	Ft.	0.28	Mt.		
		c	Width	4	Ft.	1.2	Mt.	4	Ft.	1.2	Mt.		
	v	Lift/Elevator/ Escalator										Installed (Yes/No)	Operational (Yes/No)
		a	No. of Lift	6				6				Yes	Yes
		b	Size of Lift	31.17	SqFt.	2.90	SqMt.	31.17	SqFt.	2.90	SqMt.		
		c	No. of Escalator	Not Applicable				Not Applicable				No	No
		d	Size of Escalator	Not Applicable				Not Applicable					

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6	i	Height (From Plinth Level)		118	Ft.	36	Mt.	118	Ft.	36	Mt.	Yes	Yes
	ii	No. of Floor		12 Floors: Stilt 1 & 2 + Ground Floor + Nine Upper Floors				12 Floors: Stilt 1 & 2 + Ground Floor + Nine Upper Floors				Yes	Yes
		Height										Yes	Yes
	iii	a	Excluding parapet/ Mumty/ Lift Machine Room/ any other Architectural Element	118	Ft.	36	Mt.	118	Ft.	36	Mt.	Yes	Yes
		b	Including parapet/ Mumty/ Lift Machine Room/any other Architectural Element	122	Ft.	37.2	Mt.	122	Ft.	37.2	Mt.	Yes	Yes
7	F.A.R./B.A.R (As applicable floor wise F.A.R/ B.A.R)			1.346				1.346				Yes	Yes
8	i	Height of Compound wall		6.5	Ft.	1.98	Mt.	6.5	Ft.	1.98	Mt.	Yes	Yes
		No. of Entry/ Exit & Width		3				3				Yes	Yes
	ii	a	North	22.25	Ft.	6.78	Mt.	22.25	Ft.	6.78	Mt.	Yes	Yes
		b	North	12	Ft.	3.6	Mt.	12	Ft.	3.6	Mt.		
		c	South	12	Ft.	3.6	Mt.	12	Ft.	3.6	Mt.		
	iii	Security Room Size										Yes	Yes
		a	North	57.50	SqFt.	5.34	SqMt.	57.50	SqFt.	5.34	SqMt.		
iv	Other Services in Setbacks			S.T.P., Water Tank , Electrical Panel Room, Transformer & D.G., Swimming Pool								Yes	Yes

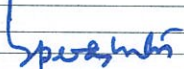
(B) PARKING PARAMETERS

S.No.	DETAILS	COMMENTS		ESSENTIAL	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
				As Per Building Bye Laws 2017	As Per Building Bye Laws 2020
1	Total E.C.U Required	288	362		
2	Total No. of Car Parking	216 Units	225 Units	Yes	Yes
	i Basement (I,II,III,...)	None	None	Yes	Yes
	ii Stilt (I,II,III,...)	63 Units	59 Units	No	No
	iii Stilt (I,II,III,...)	19 Units	23 Units	Yes	Yes
	iv Open Area	134 Units	143 Units	Yes	Yes
	v Visitors	None	None	Yes	Yes
	vi Mechanical Car Parking	None	None	No	No
3	Two Wheeler Parking	None	None	No	No
	i Basement (I,II,III,...)	174 Units	369 Units	No	No
	ii Stilt (I,II,III,...)	None	None	Yes	Yes
	iii Stilt (I,II,III,...)	None	83 Units	No	No
	iv Stilt (I,II,III,...)	163 Units	148 Units	Yes	Yes
	Open Area	11 Units	90 Units	Yes	Yes
	Visitors	None	None	Yes	Yes

(C) SAFETY PARAMETERS (Fire & Structure)

S.No.	DETAILS	COMMENTS		ESSENTIAL	
		As per Approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
				As Per Building Bye Laws 2017	As Per Building Bye Laws 2020
1	Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety	Obtained from Fire Department Nagar Nigam, Udaipur (Raj.) No.: LSG/UDAIPUR/FIRENOC/2021-22/7168; Dated: 06.04.2022		Yes	Yes
2	Certificate from Structural Engineer (Earthquake Resistant)	Obtained from Mr. Mohit Menaria, Registration No.: AM1938099; Situated at 233, Connaught Place, Udaipur (Rajasthan), 313001; Phone No.: 8302220177, Dated: 20.10.2022.			


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(D) ENVIRONMENTAL PARAMETERS												
S.No.	DETAILS	COMMENTS								ESSENTIAL		
		As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate	
										As Per Building Bye Laws 2017	As Per Building Bye Laws 2020	
1	Rain Water Harvesting	Required provisions are provided, done as per type design.								Yes	Yes	
2	Waste Water Treatment/ Recycling	Required provisions are made, lines laid, Foundations erected, STP installed and functional.								Yes	Yes	
3	Provision of Sewerage line and Sewerage Treatment Plant	Required provisions are provided, done as per type design, STP installed and functional.								Yes	Yes	
4	Provision of Solid Waste Management	Suitable provisions are done at appropriate places, within the said premises								Yes	Yes	
5	Certificate for Environment Clearance (if applicable)	Obtained from State Level Environment Impact Assessment Authority, Rajasthan No.: F1(4)/SEIAA/SEAC-Raj/Sec11/Project/Cat.8(a)/(15512)/2019-20; Dated: 03.05.2020								Yes	Yes	
6	Provision of Solar Panels/ Solar Water Heater	Required provisions are provided, done as per type design.								Yes	Yes	
(E) GREEN PARAMETERS												
S.No.	DETAILS	COMMENTS								ESSENTIAL		
		As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate	
										As Per Building Bye Laws 2017	As Per Building Bye Laws 2020	
1	Plantation & Green area and Park/landscaping									Yes	Yes	
	i Reserved Green Space (I, II, III.....)	17448.44	SqFt.	1621.00	SqMt.	17448.44	SqFt.	1621.00	SqMt.			
	ii Reserved Green Space (I, II, III.....)	9939.48	SqFt.	923.40	SqMt.	9939.48	SqFt.	923.40	SqMt.			
	iii Reserved Green Space (I, II, III.....)	1076.40	SqFt.	100.00	SqMt.	1076.40	SqFt.	100.00	SqMt.			
(F) GENERAL PARAMETERS												
S.No.	DETAILS	COMMENTS								ESSENTIAL		
		As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate	
										As Per Building Bye Laws 2017	As Per Building Bye Laws 2020	
1	Cut-Outs/ Open to Sky/ Ducts	None				None				No	No	
2	Projections/ Balconies etc. (Covered/ extended)	4.92	SqFt.	1.5	Mt.	4.92	SqFt.	1.5	Mt.	Yes	Yes	
3	Provision of Water Supply	Through Under Ground Water Tank.								Yes	Yes	
4	Provision of Power/ Electrical connectivity including transformer placement (if required)	Yes, Done				Yes, Done, through Transformer				Installed (Yes/No)	Operational (Yes/No)	
5	Site development including parking sinages, pathway, street lighting.	Required provisions are provided, done as per type design.								Yes	Yes	
6	Provisions for physically challenged persons.	Suitable ramps are provided, Lift can accommodate Wheel Chair movement. Toilets are provided.								Yes	Yes	
7	Architectural finishing i.e. paint, false ceiling and interior finishing etc.	Required provisions are provided, done as per type design.								Yes	Yes	
8	Internal Changes/ Deviation if any	There is a minor relocation of Common Seating Area and common toilets in the Lower Stilt floor, BUT, these changes do not affect the overall F.A.R. / B.A.R. of the project so it is acceptable								Yes	Yes	
9	Any other observation	The BUA of the amenities that was proposed and that actually provided, has a difference. Though on a higher side. Again, these changes do not affect the overall F.A.R. / B.A.R. of the project so it is acceptable										
 Ar. UPENDRA TATER Empowered Architect for Issuance of Completion Certificate Date: 24.12.2022 Registration No.: (Issued by COA.) Reg. No. CA/91/14369 Registration No.: (Issued by C.T.P.Rajasthan) CTP Raj. /Architect /2021/85, Dated : 12.07.2022												

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Government of Rajasthan

Town Planning Department

Office of the Chief Town Planner, J.L.N Marg, Opp. Birla Mandir,
Jaipur (302004), Rajasthan.

Certificate of Registration

(Under Rule no. 20 of Model Rajasthan (Urban Area)
Building Regulations, 2020)

Registration No.- CTP Raj. /Architect/ 2021/85

I hereby certify that Mr./M/s. UPENDRA TATER.....
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/...91.../14369) practicing and having
established office at...GROUND FLOOR 7, NEAR BHUPALPURA.....
ACROSS THE BRIDGE, NEW BHUPALPURA, UDAIPUR.....
..... (Address) has been registered under
Rule no. 20 of Model Rajasthan (Urban Area) Building Regulations, 2020.
He/she is authorised to approve building plans for all land use/s having plot
area upto 2500 sq.mt. (height up to 18.0 mt. in Large Towns & up to 15.0 mt. in
Small and medium Towns) and to issue Completion Certificate & Occupancy
Certificate for buildings constructed after following due process adhering to
regulations of Model Rajasthan (Urban Area) Building Regulations, 2020.
This Registration No. CTP Raj. /Architect/ 2021/85 is issued under my
signature on date 21/06/2022 and is valid up to 20/06/2023.



R. K. Vijayvarda
(R. K. Vijayvarda)
Chief Town Planner,
Rajasthan, Jaipur.

Upendra Tater
UPENDRA TATER
Architect
Council of Architecture
Reg. No. CA/91/14369
7, New Bhopalpura, UDAIPUR
Mobile No.: -9414163254

Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354/Proj./E.O.I./ Upendra Tater/ 5636

Date: 22 JUN 2022

Ar. Upendra Tater,
Ground Floor 7, Near Bhupalpura,
Across the Bridge, New Bhupalpura,
Udaipur.
Mo. No.- 9414163254

Subject: - To Issue Certificate of Registration under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

Reference: - Your application received date 27.04.2022.

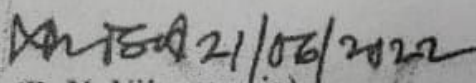
Dear,

In the reference of your above referred application, this department is pleased to issue a Certificate of Registration under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

You are registered with registration No. CTP Raj. /Architect/ 2021/85 and authorised to approve building plans for all land use/s having plot area upto 2500 sq.mt. (height up to 18.0 mt. in Large Towns & up to 15.0 mt. in Small and medium Towns) and to issue Completion Certificate & Occupancy Certificate for buildings constructed after following due process adhering to Model Rajasthan (Urban Area) Building Regulations, 2020. The Certificate of Registration along with list of annexures to perform following activities are enclosed herewith. Above required annexures may be downloaded from departmental website- https://urban.rajasthan.gov.in/content/dam/raj/udh/organizations/ctp/pdf/Annexures%20_EOI.pdf.

This registration is valid upto 20/06/2023, which may be renewed after depositing of renewal amount as prescribed in Model Rajasthan (Urban Area) Building Regulation, 2020.

Enclosed: As above.


(R. K. Vijayvargia)
Chief Town Planner,
Rajasthan, Jaipur.


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