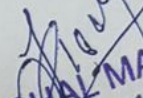


## Completion Certificate

I hereby certify that the building **ELEGANT RAM RATNA** at **PLOT NO. 26-31, NARENDRA NAGAR, NEW SANGANER ROAD, SWEJ FARM, SODALA, JAIPUR, RAJASTHAN** (land details as per approved plans) developed by **ELEGANT BUILD DEVELOPERS LLP** was personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans. Type of the building (Residential) is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on

Date: 04.07.2024

Architect: - **KHUSHAL MATHUR**

  
**KHUSHAL MATHUR**  
CA/2007/40651

Reg. No.: - (Issued by COA)  
**CA/2007/40651**

  
**KHUSHAL MATHUR**  
E-156, Sector-3, Chitrakoot, Jaipur  
CA/2007/40651  
Architect/2021/45

Reg. No.: - (Issued by CTP, Raj.)  
**CTPRAJ/ARCHITECT/2021/45**

**List of Documents to be submitted with Completion  
Certificate/Partial Completion Certificate**

Sr. No	Documents	Annexure's	Page Nos.
1	<b>Completion Certificate</b>	Annexure 1	
2	<b>Checklist of Completion Certificate</b>	Annexure 2	
3	<b>CC Fee deposition Receipt</b>	Annexure 3	
4	<b>Copy of Lease deed and Site Plan</b> (issued by the Local Authority)	Annexure 4	
5	<b>As-Built Drawings</b> (Attested by Empaneled Architect)	Annexure 5	
6	<b>Copy of Latest Approved Building Plans with Approval Letter</b> (On the basis of which CC is issued)	Annexure 6	
7	<b>Certified Copy of Google Map</b> (with Latitude & Longitude)	Annexure 7	
8	<b>Site Photographs (from all the sides)</b> (Building Blocks/Internal/Outer Development Works)	Annexure 8	
9	<b>Certificate of Structural Engineer</b>	Annexure 9	
10	<b>Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions</b> (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 10	
11	<b>Certificate from Labour Department for deposition of complete Labour Cess</b>	Annexure 11	
12	<b>List of EWS/LIG units and Status of Completion &amp; Allotment</b> (if applicable)	Annexure 12	
13	<b>Working/Services Drawings of the Project</b> The scanned copy of all the drawings can be submitted in Pen-drive having Seal and sign of Concerned Consultant, Project Architect and Developer in separate folders as mentioned below.	Annexure 13/ Scanned Copies in Pen drive	
i)	All Working Drawings	Sub-Annexure 13.1	
ii)	All Structural Drawings	Sub-Annexure 13.2	
iii)	All Electrical Drawings	Sub-Annexure 13.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure 13.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure 13.5	
vi)	Fire Fighting Drawings	Sub-Annexure 13.6	
vii)	HVAC Drawings	Sub-Annexure 13.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 13.8	
ix)	Any Other Drawings	Sub-Annexure 13.9	

For Elegant Build Developers LLP

  
Authorized Signatory

(Name of the Developer/Promoter)



## अनसची-5

### Check List for Completion Certificate

Basic Details of the Project	
Name of Developer/Promoter	ELEGANT BUILD DEVELOPERS LLP
Address of Developer/Promoter	B-1,D-61-62, KASHYAP PATH, SHYAM NAGAR, JAN PATH, JAIPUR, RAJASTHAN-302019
Name of the Project	ELEGANT RAM RATNA
RERA Registration No.	RAJ/P/2021/1710
Address of the Project (Plot no./Khasra no.	PLOT NO. 26-31, NARENDRA NAGAR, NEW SANGANER ROAD, SWEJ FARM, SODALA, JAIPUR, RAJASTHAN.
Plot Area (Sq.mts.) (As per Approved Building Plan)	1824.85 SQ.MTR.
Width of Front Road	ROAD 50' WIDE, ROAD 30' WIDE
Land use of Plot as per Lease deed	RESIDENTIAL DATE OF ISSUE OF LEASE DEED : PLOT NO. 26-29 DATE-18/09/2013 PLOT NO. 30-31-DATE 17/05/2006 RECONSTITUTION LETTER DATE-03/03/2021
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	JAIPUR NAGAR NIGAM HERITAGE JAIPUR
Latest Building Plans Release date	15/09/2021
Building Plans Validity Date	15/09/2028
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	BYELAWS 2020
Architect of the Project & COA no.	KHUSHAL MATHUR CA/2007/40651
Structural Engineer of the Project	MANISH GUPTA
Completion Certificate issued for Complete approved projector Partial area of the Project	COMPLETE PROJECT
In case of Partial Completion Certificate,	
Partially completed Plot area	NA
Detail of Completed Block/Tower	NA

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Site Inspection Report					
A-Technical Parameters of Building Blocks:					
S.No	Details		As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Setbacks	Direction			
	Front	EAST	7.62 MT	7.62 MT	
	Side I	NORTH	6.10 MT	6.10 MT	
	Side II	SOUTH	6.10 MT	6.10 MT	
	Rear	WEST	6.10 MT	6.10 MT	
2	Ground Coverage		WITHIN SETBACK	WITHIN SETBACK	
3	Gross Built-up Area(Sq.mts)		6074.26 SQMT	6074.26 SQMT	
4	F.A.R/B.A.R(Sq.mts& Ratio)		5249.02 SQMT	5249.02 SQMT	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		STILT + 6 FLOORS	STILT + 6 FLOORS	
6	Total Height of Building(In mts.)		21 MT	21.3 MT	WITHIN PERMISSIBLE LIMITS
i)	Plinth		0.5 MT	0.5 MT	
ii)	Stilt/Podium		3.0 MT	3.3 MT	WITHIN PERMISSIBLE LIMITS
iii)	Ground/First to Terrace		18 MT	18 MT	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		PARAPET – 1 MT MUMTY – 2.75 MT	PARAPET – 1 MT MUMTY – 2.75 MT	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		42	42	
9	Commercial Area (in case of Group housing/ Flatted Development project)		NA	NA	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		PROVIDED	PROVIDED	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases		1	1	
i)	No. of Open Fire stair case				
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		2 2.06 MT X 2.0 MT	2 2.06 MT X 2.0 MT	
14	No. of Escalators		NA	NA	
15	Provision for Physically Challenged Persons <ul style="list-style-type: none"> <li>• Ramp</li> <li>• Toilet</li> <li>• Car Parking</li> <li>• Lifts</li> </ul>		H.RAMP PROVIDED	H.RAMP PROVIDED	

  
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16	Cut-Out/Open to Sky/Shafts	YES	AS APPROVED	
17	Projections/Balconies etc. (Covered/extended)	YES	AS APPROVED	
18	Porch (if any)	NA	NA	

#### B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	51 ECU	51 ECU	
2	Total No. of Car parking	39 CAR 39 SCOOTER	39 CAR 39 SCOOTER	
i)	Surface Parking	39 CAR 39 SCOOTER	39 CAR 39 SCOOTER	
ii)	Mechanical Car Parking	NA	NA	
iii)	<ul style="list-style-type: none"> <li>Basement (I,II,III,...)</li> <li>Stilt</li> <li>Open Area</li> </ul>	NA 17 CAR 18 SCOOTER 22 CAR 21 SCOOTER	NA 17 CAR 18 SCOOTER 22 CAR 21 SCOOTER	
3	Two-Wheeler Parking	39 SCOOTER	39 SCOOTER	
4	Bus Parking	NA	NA	
5	Visitors Parking	5 CAR	5 CAR	
6	EV Charging Facility Car parks	NA	NA	
7	Ramp (for parking floors) <ul style="list-style-type: none"> <li>Width</li> <li>Slope</li> </ul>	H.RAMP 1.8X2.4 MT 1:12	H.RAMP 1.8X2.4 MT 1:12	
8	Provision of Car Lift	NA	NA	

#### 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)	192.75 SQMT	192.75 SQMT	
ii)	Surface Green Area (Sq.mts)	192.75 SQMT	192.75 SQMT	
iii)	Podium Green Area (Sq.mts)	NA	NA	
iv)	Plantation Corridor(If any)	NA	NA	
v)	Tree Plantation(As per Norms)	NA	NA	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG TANK	UG TANK	
3	Driveways for Fire tender Movement/Parking, etc.	NA	NA	
4	No. of Entry/Exit & Width	1 ENTRY / 1 EXIT	1 ENTRY / 1 EXIT	
5	No. of Security Rooms & Size	NA	NA	
6	Height of Compound wall (As per Norms)	1.5 MT	1.5 MT	

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D- Provisions of Affordable Housing Policy/CMJAY Policy:				
<i>Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.</i>				
EWS/LIG units provided on Main plot/Split Location			On main plot/ Split Location	
<i>In case, EWS/LIG unit provided on Split Location</i>				
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	
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%	100%	
2	Internal & External Plaster and Paint work	100%	100%	
3	Door and window/ Structural Glazing work	100%	100%	
4	Flooring Work	100%	100%	
5	Balconies and railing work	100%	100%	
6	Installation of Sanitary and Plumbing Fittings	100%	100%	
7	Installation of Electrical Fittings	100%	100%	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	100%	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	100%	
10	Installation of Lifts/Escalators	100%	100%	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	100%	
12	Elevational Work	100%	100%	
13	Overhead and Underground Water Tanks	100%	100%	
14	HVAC works	100%	100%	
15	Provision for Physically Challenged Persons	100%	100%	
16	Installation of Fire Safety	100%	100%	

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	Equipment's			
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%	100%	
2	Entry & Exit Gates/Guard Rooms	100%	100%	
3	Driveways & Pathways	100%	100%	
4	Open Parking Areas	100%	100%	
5	Meter Room/Pump Room etc.	100%	100%	
6	Electrical Work/Light poles etc.	100%	100%	
7	Water Supply lines/UG Tank	100%	100%	
8	Storm Water Drains	100%	100%	
9	Construction of Rain Water Harvesting Structure	100%	100%	
10	Structure of Waste water Treatment/Recycling Plant	100%	100%	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	100%	
12	Any other work	100%	100%	

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

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

*[Handwritten Signature]*  
**KHUSHAL MATHUR**  
 E-156, Sector-3, Chitrakoot, Jaipur  
 CA/2007/40651  
 CTP RAJ./Architect/2021/45



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

Gross-Built up area of the completed Part **6074.26 Sq. mts X Rs.10/- =60742.60**

**Total Amount Rs.62,000/- (In words Sixty Two Thousand only)**

  
KHUSHAL MATHUR  
E-150, Sector-3, Chitrakoot, Jaipur  
CA/2007/40651  
CTP RAJ/ARCHITECT/2021/45

(Seal & Signature of Architect with date)

Name of Architect:.....KHUSHAL MATHUR

Reg. No (Issued by COA):-... CA/2007/40651

Reg. No (Issued by CTP RAJ.):  
**CTPRAJ/ARCHITECT/2021/45**

Renewal date of Reg. No. CTP RAJ.: -31/10/2024

For Elegant Build Developers LLP



Authorised Signatory

(Seal & Signature of Developer with date)

Name of Developer:- Elegant Build

Developers LLP

**Note-**

1. Completion certificate must be issued after confirmation of Construction of Building as per Latest approved Building Plans of the Project. Parameters approved in Building plans and available on site must be filled in the concerning columns.
2. Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
3. Empaneled Architect must ensure that all the Development works of the Building blocks as mentioned in Table "E" and Outer Development Works as mentioned in Table "F" must be completed 100% and accordingly Status of development work shall be filled as "YES" in the concerning columns before issuing Completion Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before issuing of Completion Certificate. Building plans need not to be revised if there are Deviations like Elevational treatment, Minor changes in structural elements which do not disturb the parking placements, Common areas, allotted units and by such internal changes and GBUA and FAR/BAR of the project are not changed.
7. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
8. If the Technical parameters of the project (as per Table A, B, C & D) are not as per Latest approved Building Plans, any of the Development works (as per Table E & F) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then, Completion Certificate shall not be issued, otherwise such Completion Certificate will be treated as Invalid.
9. If Completion/Partial Completion Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/empanelment and take necessary action against the Architect and Completion Certificate will be considered as invalid.
10. If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted