

Completion Certificate

I hereby certify that the Completion Certificate of Completed Residential Flats Building '**VINAYAK UTSAV**' on Plot No.- **13A & 14**, Scheme – **Sumer nagar Vistar - N District- Jaipur, State- Rajasthan**. (land details as per approved plans) developed by **M/S Vinayak Real Estate Through Partner Ramkishore Disaniya, Sanjay Choudhary & Banwari Lal Jaat**. was personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans and Building Byelaws 2020. Type of the building **Residential Flats** is also in accordance with the approved plan and Building Byelaws 2020. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on

Date : 10.01.2025


Ar. Jitendra Sharma
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Office, C-Scheme, Jaipur (Raj.) 302001
CA/2009/45196
CTP Raj./Architects/2021/32
Architect:- **JITENDRA SHARMA**

Reg. No.:- (Issued by COA)

CA/2009/45196

Reg. No.:- (Issued by CTP, Raj.)

CTPRAJ/ARCHITECT/2021/32

COPY PROVIDED TO

Client -1. **M/S Vinayak Real Estate Through Partner Ramkishore Disaniya, Sanjay Choudhary & Banwari Lal Jaat.**


2. Deputy Commissioner, Zone – PRN (South – IInd), Jaipur Development Authority.

Note:-

1>. Client will be responsible for any unauthorized construction done after obtaining the Completion Certificate.

Check list for Partial Completion Certificate Of Completed Building 'VINAYAK UTSAV' on Plot No.-13A & 14, Scheme – Sumer nagar Vistar - N District- Jaipur, State- Rajasthan

| Basic Details of the Project | |
|--|---|
| Name of Developer/Promoter | M/S Vinayak Real Estate Through Partner Ramkishore Disaniya, Sanjay Choudhary & Banwari Lal Jaat. |
| Address of Developer/Promoter | Plot No.- C- 62, Govind Nagar – B, Gokulpura, Kalwar Road, Jaipur. |
| Name of the Project | 'VINAYAK UTSAV' |
| RERA Registration No. | RAJ/P/2024/3064 |
| Address of the Project (Plot no./Khasra no.) | Plot No.- 13A & 14, Scheme – Sumer nagar Vistar-N District- Jaipur, State- Rajasthan |
| Plot Area (Sq.mts.) (As per Approved Building Plan) | 870.58 SQ.MT. |
| Width of Front Road | 18.0 MT |
| Land use of Plot as per Lease deed | (Residential) |
| 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.) | Flats (Residential) |
| Building Plans approving Authority | JAIPUR DEVELOPMENT AUTHORITY |
| Latest Building Plans Released date | 01-02-2024 |
| Building Plans Validity Date | 18-12-2030 |
| Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other) | BYE LAWS 2020 |
| Architect of the Project & COA No. | Ar. Jitendra Sharma & COA-2009/45196 |
| Structural Engineer of the Project | Er. Rahul Sharma |
| 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 | - |
| Detail of Completed Block/Tower | - |


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| Site Inspection Report | | | | | |
|--|---|-----------|---|---|-------------------|
| A-TechnicalParametersofBuildingBlocks: | | | | | |
| S.No | Details | | As per Latest Approved Building Plans | As per Site | Comments (if any) |
| 1 | Setbacks | Direction | | | |
| | Front | West | 3.00 | 3.00 | |
| | Sidel | South | 4.60 | 4.60 | |
| | Sidell | North | 4.60 | 4.60 | |
| | Rear | East | 4.60 | 4.60 | |
| 2 | Ground Coverage | | With in setback | With in setback | |
| 3 | Gross Built-up Area (Sq.mts) | | 3929.64 sq.mt. | 3929.64 sq.mt. | |
| 4 | B.A.R (Sq.mts & Ratio) | | 3.70 (3228.86 sq.mt.) | 3.70 (3228.86 sq.mt.) | |
| 5 | Total No. of Floors (Basement, Stilt, above floors, service floor, etc.) | | 7 | 7 | |
| 6 | Total Height of Building (In mts.) | | 29.35 M. | 29.35 M. | |
| i) | Plinth | | 0.60 MT | 0.60 MT | |
| ii) | Stilt/Podium | | 3.0 MT. | 3.0 MT. | |
| iii) | Ground/First to Terrace | | 18.0 MT | 18.0 MT | |
| iv) | Parapet/Mumty/Lift Machine Room/any other architectural element | | PARAPET – 1.2MT Lift Machine room – 7.75 | PARAPET – 1.2MT Lift Machine room – 7.75 | |
| 7 | No. of Blocks/Towers | | 1 | 1 | |
| 8 | Total No. of Units (Flats/Shops/Showroom etc.) | | 24 | 24 | |
| 9 | Commercial Area (in case of Group housing/Flatted Development project) | | - | - | |
| 10 | Community Facilities area (Club, community hall, Society office, Swimming pool etc.) | | Club – 50.00 Sq.Mt. | Club – 50.00 Sq.Mt. | |
| 11 | Refuge area (if any) | | NA | NA | |
| 12 | Total No. of Staircases | | 1 | 1 | |
| i) | No. of Open Fire staircase | | 1 | 1 | |
| ii) | No. of Pressurized Fire Stair case | | | | |
| 13 | No. of Lifts Size of Lift | | 1 2.22 x 2.15 mt. | 1 2.22 x 2.15 mt. | |
| 14 | No. of Escalators | | NA | NA | |


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| | | | | |
|----|--|--|-------------|-----|
| 15 | Provision for Physically Challenged Persons <ul style="list-style-type: none"> Ramp Toilet Car Parking Lifts | H. RAMP H. TOILET H. CAR PARKING | AS APPROVED | |
| 16 | Cut-Out/Open to Sky/Shfts | YES | AS APPROVED | YES |
| 17 | Projections/Balconies etc. (Covered/extended) | YES | AS APPROVED | YES |
| 18 | Porch (if any) | NA | 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 | 31.66 | As/Approved | |
| 2 | Total No. of Car parking | 24 cars | As/Approved | |
| i) | Surface Parking | 23 cars | As/Approved | |
| ii) | Mechanical Car Parking | NA | NA | |
| iii) | • Basement (I, II, III,) | | | |
| | • Stilt | 14 cars | 14 cars | |
| | • Open Area | 10 cars | 10 cars | |
| 3 | Two-Wheeler Parking | 23 | 23 | |
| 4 | Bus Parking | NA | NA | |
| 5 | Visitors Parking | 3 | As/Approved | |
| 6 | EV Charging Facility Car parks | 3 | 3 | |
| 7 | Ramp (for parking floors) <ul style="list-style-type: none"> Width Slope | - | - | |
| 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) | 10.32 % 89.84 Sq.Mt. | As/Approved | |
| ii) | Surface Green Area (Sq.mts) | 10.32 % 89.84 Sq.Mt. | As/Approved | |
| iii) | Podium Green Area (Sq.mts) | - | - | |
| iv) | Plantation Corridor (If any) | NA | NA | |
| v) | Tree Plantation (As per Norms) | - | - | |

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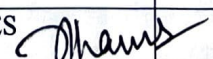
| | | | | |
|---|--|-------------|------------------------------------|--|
| 2 | Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.) | - | ELECTRICAL PANEL ROOM, TRANSFORMER | |
| 3 | Driveways for Fire tender Movement/Parking, etc. | NA | NA | |
| 4 | No. of Entry/Exit & Width | 3 | 3 | |
| 5 | No. of Security Rooms & Size | - | - | |
| 6 | Height of Compound wall (As per Norms) | NOT MENTION | 2.0 MT | |

D-Provision 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 | - | - | |
| 2 | No. of LIG Units | - | - | |
| 3 | Total Carpet Area Provided (Sq. mts) | - | - | |
| 4 | Total SBUA Area Provided (Sq. mts) | - | - | |
| 5 | Parking of EWS/LIG Units | - | - | |
| 6 | Completion time of EWS/LIG Units | - | - | |

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 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, shop etc.) | 100% | YES | |
| 9 | Development work of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.) | 100% | YES | |
| 10 | Installation of Lifts/Escalators | 100% | YES  | |

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| | | | | |
|----|---|------|-----|--|
| 11 | Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.) | 100% | YES | |
| 12 | Elevational Work | 100% | YES | |
| 13 | Overhead and Underground Water Tanks | 100% | YES | |
| 14 | HVAC works | 100% | YES | |
| 15 | Provision for Physically Challenged Persons | 100% | YES | |
| 16 | Installation of Fire Safety | 100% | YES | |

| | | | | |
|----|-------------------------|------|----|--|
| | Equipment's | | | |
| 17 | Status of EWS/LIG units | 100% | 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 Project (Mark "YES") | Comments (if any) |
|------|--|--|-----------------------------------|-------------------|
| 1 | Compound wall | 100% | YES | |
| 2 | Entry & Exit Gates/Guard Rooms | 100% | YES | |
| 3 | Driveways & Pathways | 100% | YES | |
| 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 | - | - | |
| 9 | Construction of Rain Water Harvesting Structure | 100% | YES | |
| 10 | Structure of Waste water Treatment/Recycling Plant | - | - | |
| 11 | Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP) | 100% | YES | |
| 12 | Any other work | - | - | |

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| 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/ASSOCHAMGEM) | NA | |
| 3 | Any other (as applicable) | | |

Completion Fee (To be deposited in Local Authority) Gross – Built up Area of the completed Part – 3929.64 sq.mts. X Rs. 10/- = Total Amount Rs. 39297/- (In words – Thirty nine thousand two hundred ninety seven only.

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.....
(Seal & Signature of Architect with
date) Name of Architect : Ar. Jitendra Sharma

Reg.No (Issued by COA):- CA/2009/45196

Reg.No (Issued by CTPRAJ):- CTP RAJ./Architect/2021/32

Renewal date of Reg.No.CTPRAJ:- 18.08.2025

.....
(Seal & Signature of Developer with

date) Name of Developer:

.....

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 need 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.
- If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted