

Completion Certificate

I do hereby certify that the project known as “AAMOR” bearing RERA Registration No. RAJ/P/2018/685 situated on the Khasra No. 210, 211 at Village Ramsinghpura Urf Rampura, Tehsil Sanganer, Jaipur – 302029 (Rajasthan) was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and building bye laws. Further, the (Group Housing) project 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 **18th October 2023.**

Note – Promoter has already deposited the fee to the Competent Authority for the issuance of this completion certificate, therefore, it is sole responsibility of the developer to deposit this completion certificate with required drawings and documents as per the notification of UDH dated 10.08.2023. Further, if any deviation done after the date of issue of this certificate is sole responsibility of the developer and it is also responsibility for the developer to get the occupancy certificate.


Ar. Piyush Kumawat
CTP Raj./Architect/2021/96
CA/2013/59085

(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96

Date – 18.10.2023

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Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	AASHISH INFRAPROJECTS LLP	
Address of Developer/Promoter	House No. 278, Gomes Defense Colony, Vaishali Nagar, Jaipur (Rajasthan) - 302021	
Name of the Project	AAMOR	
RERA Registration No.	RAJ/P/2018/685	
Address of the Project (Plot no./Khasra no.)	Khasra No. 210, 211 at Village Ramsinghpura Urf Rampura, Tehsil Sanganer, Jaipur – 302029 (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	8,383.76 sq.mt.	
Width of Front Road	80 Feet Wide	
Land use of Plot as per Lease deed	Group Housing under CMJAY Scheme 2015	Date of issue of Lease Deed: 25.09.2017
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.)	Group Housing under 3A provision of CMJAY Scheme 2015	
Building Plans approving Authority	Jaipur Development Authority (JDA)	
Latest Building Plans Release date	02.04.2018	
Building Plans Validity Date	30.09.2021 as per approval letter & further extended upto 30.03.2023 as per the UDH notification dated 12.05.2021	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2010 & CMJAY Scheme 2015	
Architect of the Project & COA no.	Mr. Shri Kishan (COA No. - CA/99/25451)	
Structural Engineer of the Project	Kamal Kumar Sharma	

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Completion Certificate issued for Complete approved project or Partial area of the Project	Complete Project
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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	West	15.24 M	15.24 M
	Side I	North	6.63 M	6.63 M
	Side II	East	6.63 M	6.63 M
	Rear	South	6.63 M	6.63 M
2	Ground Coverage	2786.85 sq.mt.	2786.85 sq.mt.	
3	Gross Built-up Area (Sq.mts)	31848.22 Sq.mt.	31848.22 Sq.mt.	
4	F.A.R./B.A.R (Sq.mts & Ratio)	28598.80 Sq.mt.	28598.80 Sq.mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Ground + 11 Floors	Ground + 11 Floors	
6	Total Height of Building (In mts.)	42.50 M Block A 36.50 M Block B	42.50 M Block A 36.50 M Block B	
i)	Plinth	0.50 M	0.50 M	
ii)	Stilt/Podium	NA	-	
iii)	Ground/First to Terrace	36.0 M Block A 30.0 M Block B	36.0 M Block A 30.0 M Block B	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	6.0 M	6.0 M	
7	No. of Blocks/Towers	02	02	
8	Total No. of Units (Flats/Shops/Show rooms etc.)	575	575	
9	Commercial Area (in case of Group housing/Flatted Development project)	393.08 Sq.mt.	393.08 Sq.mt.	

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10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	<ul style="list-style-type: none"> • Society Office • Gym • Yoga & Aerobics • Multipurpose Hall • Indoor Games • Senior Citizens Room • Swimming Pool 	All areas available as per approval	
11	Refuge area (if any)	NA	-	
12	Total No. of Staircases	07	07	
i)	No. of Open Fire stair case	-	-	
ii)	No. of Pressurized Fire Stair case	-	-	
13	No. of Lifts	07	07	
	Size of Lift	1.98 M X 1.98 M	1.98 M X 1.98 M	
14	No. of Escalators	-	-	
15	Provision for Physically Challenged Persons <ul style="list-style-type: none"> • Ramp • Toilet • Car Parking • Lifts 	Ramp & Toilet	Ramp & Toilet Provision Exists	
16	Cut-Out/Open to Sky/Shfts	As per approval	As per approval	
17	Projections/Balconies etc. (Covered/extended)	As per approval	As per approval	
18	Porch (if any)	As per approval	As per approval	

B-Parking Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	339.33	363.33	
2	Total No. of Car parking	10	10	
i)	Surface Parking	10	10	
ii)	Mechanical Car Parking	0	0	
iii)	<ul style="list-style-type: none"> • Basement (I, II, III,...) 	NA	-	

Date – 18.10.2023

	• Stilt	NA	-	
	• Open Area	NA	-	
3	Two-Wheeler Parking	1003	1060	
4	Bus Parking	-	-	
5	Visitors Parking	5 Cars 6 Two-Wheelers	5 Cars 6 Two-Wheelers	
6	EV Charging Facility Car parks	-	-	
7	Ramp (for parking floors) • Width • Slope	1.50 M Width 1:12 Slope	1.50 M Width 1:12 Slope	
8	Provision of Car Lift	-	-	

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)	838.67 Sq.mt.	1475.20 Sq.mt.	
ii)	Surface Green Area (Sq.mts)	838.67 Sq.mt.	1475.20 Sq.mt.	
iii)	Podium Green Area (Sq.mts)	-	-	
iv)	Plantation Corridor (If any)	As per approval	As per approval	
v)	Tree Plantation (As per Norms)	As per Norms	As per Norms	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	STP WTP UG Water Tank	All provision exists	
3	Drive ways for Fire tender Movement/Parking, etc.	4.50 M	4.50 M	
4	No. of Entry/Exit & Width	1 with 5.50 M width	1 with 5.50 M width	
5	No. of Security Rooms & Size	01 2.13 X 2.13 M	01 2.13 X 2.13 M	
6	Height of Compound wall (As per Norms)	2.40 M	2.40 M	

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D-Provisions of Affordable Housing Policy/CMJAY Policy:				
Applicable only in case of Group Housing Project shaving 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	117	117	
2	No. of LIG units	440	440	
3	Total Carpet Area Provided (Sq.mts)	50.12 Sq.mt. (LIG 1) 38.49 Sq.mt. (LIG 2) 24.40 Sq.mt. (EWS)	50.12 Sq.mt. (LIG 1) 38.49 Sq.mt. (LIG 2) 24.40 Sq.mt. (EWS)	
4	Total SBUA Area Provided (Sq.mts)	66.56 Sq.mt. (LIG 1) 52.68 Sq.mt. (LIG 2) 35.32 Sq.mt. (EWS)	66.56 Sq.mt. (LIG 1) 52.68 Sq.mt. (LIG 2) 35.32 Sq.mt. (EWS)	
5	Parking of EWS/LIG Units	Two Wheelers 880 (LIG) 117 (EWS)	Two Wheelers 880 (LIG) 117 (EWS)	
6	Completion time of EWS/LIG units	Upto 30.03.2023 as per UDH notification dated 12.05.2021	30.03.2023	Outer development of the project completed after the completion of 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 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	

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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/Liftwell/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
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 Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	YES	Completed as per Norms

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	
4	Open Parking Areas	100%	YES	
5	Meter Room/Pump Room etc.	100%	YES	

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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	
12	Any other work	100%	YES	

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)	Applicable (GBUA of the project is more than 20,000 sq.mt.)	YES
3	Any other (as applicable)	NA	NA

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 31848.22 Sq.mt. X ₹ 10/- = ₹ 3,18,482.20

Maximum Capping = ₹ 2,00,000/-

Total Amount ₹ 2,00,000/- (In words: Two Lakhs Only) deposited on 30.09.2023 via Challan No. 891967


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(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat**Reg. No (Issued by COA): - CA/2013/59085****Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96**

(Seal & Signature of Developer with date)

Name of Developer: Aashish Infraprojects LLP

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Design.shelve@gmail.com



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/ 2021/96

I hereby certify that Mr./M/s. ...**PIYUSH...KUMAWAT**.....
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/.**2013../59085**) practicing and having
established office at...**NEAR...TEJATI...TEMPLE...32...SHILP...COLONY,....**
JHOTWARA, JAIPUR.....

..... (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/ 2021/96 is issued under my
signature on date **02/ 11/2022** and is valid up to **01/ 11/2023**.




(Sandeep Dandwate)
Chief Town Planner,
Rajasthan, Jaipur.