

Date: 18/04/2025

**COMPLETION CERTIFICATE**

I hereby certify that the Residential Flats Building "**MJB ATHULYAM II**" at Plot No.4 (Res.) , Village- CHAK KAROL , in scheme :- Shiv Shakti Nagar Vistar (Niji Khatedari) , Jaipur - 302017 (Rajasthan) Developed by **M/S MJB Build Developers**, personally inspected by me on dated 16/04/2025 and based on above facts, construction on site is complete in accordance with the Approved building plans. residential Building is also in accordance with the approved plan. Hence the completion Certificate is issued under my signature on 18-04-2025

Thanking You,

Sincerely Your's

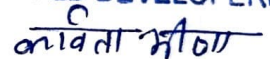
Ar. Shrawan Kumar Kumawat  
Plot No. 4, Ganesh Kripa  
Moti Marg, Bapu Nagar, Jaipur  
CA/2000/26400  
CTP Raj./Architect/2021/63

(Ar. Shrawan Kumar Kumawat)

CA/2000/26400

(Empanelled Architect)

FOR MJB BUILD DEVELOPERS



Partner

(Signature of Owner)

## अनुसूचि-5

### Check List for Completion Certificate

<b>Basic Details of the Project</b>	
<b>Name of Developer/Promoter</b>	<b>MJB Build Developers</b>
<b>Address of Developer/Promoter</b>	L-371 , Vrinda Gardens, Jagatpura, Near JNU JAIPUR,(Rajasthan) - 302017
<b>Name of the Project</b>	<b>MJB ATHULYAM II</b>
<b>RERA Registration No.</b>	RAJ/P/2025/3580
<b>Address of the Project (Plot no./Khasra no.</b>	Plot No. 4 (Res.) , Village- CHAK KAROL , in scheme :- Shiv Shakti Nagar Vistar (Niji Khatedari), Jaipur -302017 (Rajasthan)
<b>Plot Area (Sq.mts.) (As per Approved Building Plan)</b>	758.05 sqmt
<b>Width of Front Road</b>	18.0 mt wide
<b>Land use of Plot as per Lease deed Residential</b>	<b>Date of issue of Lease Deed:</b> <b>Free hold patta on dated 12-01-2024</b>
<b>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.)</b>	Residential Flats
<b>Building Plans approving Authority</b>	Jaipur development Authority(Zone-9)
<b>Latest Building Plans Release date</b>	21-05-2024
<b>Building Plans Validity Date</b>	21-05-2031
<b>Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)</b>	Building Byelaws- 2020
<b>Architect of the Project &amp; COA no.</b>	CA/2000/26400
<b>Structural Engineer of the Project</b>	FRAME CONSULTANT

<b>Completion Certificate issued for Complete approved project or Partial area of the Project</b>	<b>Complete Project</b>
---	-------------------------

At Srirangpur, Jaipur  
Plot No. B-6, Ganesh Kripa  
Moti Marg, Bapu Nagar, Jaipur  
CA/2000/26400  
CTP Raj./Architect/2021/8

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)  
Tel: 0141-4062903, +91-9314510603

In case of Partial Completion Certificate,	
Partially completed Plot area	NILL
Detail of Completed Block/Tower	NILL

## 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	SOUTH FACING	SOUTH FACING	
	Front	4.57 M	4.57 M	
	Side I	4.57 M	4.57 M	
	Side II	4.57 M	4.57 M	
	Rear	4.57 M	4.57 M	
2	Ground Coverage	Within set back	Within set back	
3	Gross Built-up Area(Sq.mts)	2965.45	2965.45	
4	F.A.R/B.A.R(Sq.mts& Ratio)	2615.73	2615.73	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Still + Ground +5floor	Still + Ground +5floor	
6	Total Height of Building(In mts.)	3.0 m stilt+18.0m	3.0 m stilt+18.0m	
i)	Plinth	0.60 m	0.60 m	
ii)	Stilt / Podium	3.0 m	3.0m	
iii)	Ground / First to Terrace	18.0m	18.0m	
iv)	Parapet/Mumty /Lift Machine Room/any other architectural element			
7	No. of Blocks/Towers	1- block	1-block	
8	Total No. of Units (Flats/Shops/Showrooms etc.)	24 units	24 units	
9	Commercial Area (in case of Group housing/ Flatted Development project)	NILL	NILL	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	50.02 SQMT	50.02 SQMT	
11	Refuge area (if any)	NILL	NILL	
12	Total No. of Staircases	01	01	
i)	No. of Open Fire stair case	NILL	NILL	
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	1 - LIFT(1.83X2.13)	1 - LIFT(1.83X2.13)	
14	No. of Escalators	NILL	NILL	

Ar. Shrawan Kumar Kumawat  
Plot No. B-6, Ganesh Kripa  
Moti Marg, Bapu Nagar, Jaipur  
CA/2000/26400  
CTP Raj./Architect/2021/67

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015).  
Tel: 0141-4062903, +91-9314510603

15	<b>Provision for Physically Challenged Persons</b> <ul style="list-style-type: none"> <li>Ramp</li> <li>Toilet</li> <li>Car Parking</li> <li>Lifts</li> </ul>	PROVIDED PROVIDED PROVIDED	PROVIDED PROVIDED PROVIDED	
16	<b>Cut-Out/Open to Sky/Shfts</b>	AS PER APPROVED MAP	AS PER APPROVED MAP	
17	<b>Projections/Balconies etc. (Covered/extended)</b>	AS PER APPROVED MAP	AS PER APPROVED MAP	
18	<b>Porch (if any)</b>	NO PORCH	NO PORCH	

## B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	<b>Total E.C.U Required</b>	25.01 ECU	25.01 ECU	
2	<b>Total No. of Car parking</b>	19 CARS	19 CARS	
i)	<b>Surface Parking</b>	19 CARS	19 CARS	
ii)	<b>Mechanical Car Parking</b>	NOT PROVIDED	NOT PROVIDED	
iii)	<input checked="" type="checkbox"/> Basement (I,II,III,....)			
	<input checked="" type="checkbox"/> Stilt			
	<input checked="" type="checkbox"/> Open Area			
3	<b>Two-Wheeler Parking</b>	18 SCOOTER	18 SCOOTER	
4	<b>Bus Parking</b>	NILL	NILL	
5	<b>Visitors Parking</b>	3-CAR	3-CAR	
6	<b>EV Charging Facility Car parks</b>	-----	-----	
7	<b>Ramp (for parking floors)</b> <ul style="list-style-type: none"> <li>Width</li> <li>Slope</li> </ul>	NOT APPLICABLE	NOT APPLICABLE	
8	<b>Provision of Car Lift</b>	NO Provision	NO Provision	

## C- Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	<b>Green &amp; Plantation</b>	Provided	provided	
i)	Total Green Area (Sq.mts)	75.92 sqmt	75.92 sqmt	
ii)	Surface Green Area (Sq.mts)	75.92 sqmt	75.92 sqmt	
iii)	Podium Green Area (Sq.mts)	NILL	NILL	

iv)	Plantation Corridor(If any)	NILL	NILL	
v)	Tree Plantation(As per Norms)	NILL	NILL	
2	<b>Approved Services in the Project</b> (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Under Ground water tank provide	Under Ground water tank provide	
3	<b>Driveways for Fire tender Movement/Parking, etc.</b>	Not required	Not required	
4	<b>No. of Entry/Exit &amp; Width</b>	2-entry/exit	2-entry/exit	
5	<b>No. of Security Rooms &amp; Size</b>	Not provided	Not provided	
6	<b>Height of Compound wall</b> (As per Norms )	2.0 m	2.0 m	

## D- Provisions 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	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%	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	100%	YES	

Shrawan Kumar Kumawa  
Plot No. D-8, Ganesh Kripa  
Moti Marg, Bapu Nagar, Jaipur  
CA/2006/20400  
CTP Raj./Architect/2021/63

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)  
Tel: 0141-4062903, +91-9314510603

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/Lift well/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking(Basement/Stilt/etc.)	100%	YES	
12	Elevation Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	NILL	NILL	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
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%	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	

*(Signature)*  
**Mr. Shrawan Kumar Kumawat**  
 Plot No. B-6, Ganesh Kripa  
 Moti Marg, Bapu Nagar, Jaipur  
 CA/2000/26400  
 CTP Raj/Architect/2021/63

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)  
 Tel: 0141-4062903, +91-9314510603

8	Storm Water Drains	100%	YES	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	NA	NO	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	SOK PIT
12	Any other work	100%		

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

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate Storm Water Drains	Applicable 100%	Obtained
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM) Harvesting Structure	Not Applicable 100%	Not Obtained
3	Any other(as applicable) Sewerage Treatment Plant	NA	NA

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

Gross-Built up area of the completed Part \_ 2965.45 Sq.mts X Rs 10/- = **29654.5**

**Total Amount Rs:- 29655/- (Twenty Nine Thousand Six hundred Fifty Five only)**

(Seal & Signature of Architect)  
 Name of Architect: **SHRAWAN KUMAR KUMAWAT**  
 Reg. No (Issued by COA):- CA/2000/26400  
 Reg. No (Issued by CTP RAJ):- 2021/63  
 Renewal date of Reg. No. CTP RAJ :- 02-01-2026

(Seal & Signature of Developer with date)  
 Name of Developer:.....

FOR MJB BUILD DEVELOPERS

मजिदा मीठा

Partner