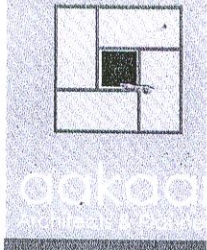


UPENDRA TATER

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



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

Date : 29.06.2019

COMPLETION CERTIFICATE

I hereby Certify that the Building named

KRISHNANGAN L.I.G. Society

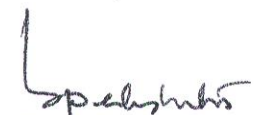
constructed by the owner firm **M/s Pearl Construction & Developers**

constructed on Plot No. 1, Land with Khasra Nos. 2640-2644

Revenue Village Debari, Tehsil Girwa, Udaipur

was personally inspected by me and above facts, construction at Site is Complete in all respects, in accordance with the approved Building Plans subject to the conditions stated in the detailed report, attached herewith Type of Building is **RESIDENTIAL**, Group Housing, is also in accordance with the approved Building Plans.

Hence, the Completion Certificate Is issued under my signature on date 29.06.2019


Ar. Upendra Tater

COA Registration No. CA/91/14369

Empanelled Architect for Issuance of Completion Certificate
with Department of Urban Development & Housing, Govt. of Rajasthan

UPENDRA TATER
Architect, B.Arch. (Hons.)
COA Reg. No. CA/91/14369
Empanelled Architect, UDH Department
Sr. No. 41, B.O. Empanelment 09-06-207
7, New Bhopalpura, Across Bridge
Near Bhopalpura Ground Bridge, Udaipur (Raj.)
Mobile No. 94141 63254

For PEARL CONSTRUCTION & DEVELOPERS


PARTNER

Check List for Completion Certificate of Multistoried Buildings : DATED : 29.06.2019											
Applicant Name		M/s Pearl Construction And Developers									
RERA Registration No.		Thro' Partners, Mr. Om Prakash Agrawal, Mr. Balvinder Singh Hoda									
Architect Name & Registration No.		RAJ/P/2017/290 (06/10/2017)									
Address (Proposed Building)		Upendra Tater, CA/91/14369									
		Krishnangan I.I.G. Society									
		EWS & LIG Category, 64 Nos. Flats									
		Complying with the Order of the Govt. of Rajasthan, Order no. 3(77)NVV/3/20 part dated 02.05.2012									
		Plot No.	1								
		Khasra No.	2640-2644,								
		Revenue Village	Debari								
		Tehsil	Girwa								
		District	Udaipur 313003								
Area of Land in (Sqm.)		1146.93 Sqm.	=	12341.00	Sqft.						
Details of Building Plan Approval		B-Plan/MISC/2013/633, Dated 26.02.2014 ; Stilt Parking + Ground + 7 Upper Floor in 1 No. Block									
(Building Plan Approval Committee Meeting)		UIT, Udaipur, Signed by Assistant Town Planner									
Inspection for Completion Certificate											
S.No.	Details		Comments / Details								
1	Size of the Plot		As per Approval				Available on Site				
			12341.00	Sqft.	1146.93	Sqm.	12341.00	Sqft.	1146.93	Sqm.	
2	SETBACKS		As per Approval				Available on Site				
	Front		30.00	Ft.	9.2 to 9.51	Mtr.	30.00	Feet	9.2 to 9.51	Meters	
	Side I		20.00	Ft.	6.10	Mtr.	20.00	Feet	6.10	Meters	
	Side II		21.58	Ft.	6.57	Mtr.	21.58	Feet	6.57	Meters	
	Rear		20.00	Ft.	6.10	Mtr.	20.00	Feet	6.10	Meters	
3	Ground Coverage		As per Approval				33	%	Available on Site as per Revised Approval		33 %
			4035.00	Sqft.	375.00	Sqm.	4035.00	Sqft.	375.00	Sqm.	
4	Basement (If approved)										
	(i)	Ramp (Slope)	NA								
	(ii)	Staircase	NA								
	(iii)	Setbacks	As per Approval by UIT, Udaipur				As per Approval by UIT, Udaipur				
		Front	20.01	Ft.	6.10	Mtr.	20 to 20.77	Ft.	6.10 to 6.33	Meters	
		Side I	12.01	Ft.	3.66	Mtr.	12 to 12.17	Ft.	3.66 to 3.71	Meters	
		Side II	0.00	Ft.	0	Mtr.	0.00	Ft.	0.00	Meters	
		Rear	14.57	Ft.	4.44	Mtr.	14.57	Ft.	4.44	Meters	
	(iv)	Any other observation	None								
5	Height (No. of Floors)		As per 1st Approval				Available on Site				
			78.74	Ft.	24	Mtr.	78.74	Ft.	24	Mtr.	

For PEARL CONSTRUCTION & DEVELOPMENT
G. S. O.
PARTNER

UPENDRA TATER
Architect, Arch. (Hons.)
COA # 10000, CA/91/14369
Empanelled by the UD4 Department
Sr. No. 67, Date of Issuance 09-05-207
7, Dewani Road, B-438
Near City Hall, B-438

6	F.A.R.	As per approval	1.95	Available on Site	1.95
7	Parking	As per Approval	64 Nos. 2 Wheelers, in Stilt & Open Space	Available on Site	64 Nos. 2 Wheelers, in Stilt & Open Space
8	Cut-Outs/ Open to Sky/ Ducts : Block A to E	As per Approval/ Lease Deed	946.88 Sqft. 88 Sqm.	Available on Site	946.88 Sqft. 88 Sqm.
9	Projections/ Balconies etc. (Covered/ Extended)	As per Approval/ Lease Deed	0.00 Sqft. 0 Sqm.	Available on Site	0 Sqft. 0 Sqm.
10	Certification for Fire Safety (Final)	The required Pipelines for Water, alongwith hose reels, from a dedicated Overhead Water Tank for Fire Fighting only, as per prevailing norms, located at the Terrace has have been provided. The Fire escape staircase, as mandated the Building Bye Laws 2017, has been provided. For Fire NOC, from the Nagar Nigam, has been applied, not available as of now, but shall be procured before the Occupation Certificate, as reported by the Builder Firm.			
11	Certificate from Structural Engineer (Earthquake Resistant)	Obtained, Copy attached, also all the Drawings are attached. Name of Engineer is Mr. Jayesh D Pandya, M. Tech., 8-A Sarvoday Society, Jaynagar Chowk, Maninagar, Ahmedabad			
12	Plantation on Site	Around 3 trees are already planted, Balance 9 more are being planted in the impending rainy season, and before the application for obtaining the OC, it shall be completed			
13	Rain Water Harvesting	Mandatory provisions are already done, as per approved drawings, and as mandated by the prevailing Building Bye Laws.			
14	Waste Water Recycling	No required as per the prevailing Building Bye laws, hence not provided			
15	Sewerage Treatment Plant	No required as per the prevailing Building Bye laws, hence not provided. Septic Tanks of required & suitable size are already constructed			
16	Provision of Solid Waste Disposals	The required Waste bins have been placed in required & mandated positions			
17	Provision of Solar Panels/ Solar Water Heaters	Not provided till date			
18	Provisions for Physically Challenged Persons	Suitable Ramps are provided at all Entry points to reach the Lift Lobby. Bathrooms has been provided, as per requirement, near the poolside. 2 Lifts are installed and are wheelchair movement compliant.			
19	Internal Changes/ Deviation if any	None, no deviations from the approved Building Plans are done, NA			
20	Any other observation/s	The subject project has been mandated by the Policy on Group Housing, wherein the Builders have to provide housing for EWS and LIG category population alongwith their bigger Group Housing Project, and on land owned by the same promoters, at different location.			
		The UIT approved the Building Plans for an FAR 2.511, 33% Ground Coverage and Stilt + Ground + Seven Floors in its Construction Permission on date 24.02.2014, alongwith the Construction Permission of the Project KRISHNANGAN built at Plot No. 1, Khasra Nos. 464, 465, 466 Mi., 467, 2479/466, Rev. Village Manwa Kheda, Udaipur			
Ar. Upendra Tater		Empowered Architect for Issuance of Completion Certificate		with Department of Urban Development & Housing, Govt. of Rajasthan	
				UPENDRA TATER Arch. (Hons.) A/91/14369 UIT Department 06-07	

Model No. 90-17222