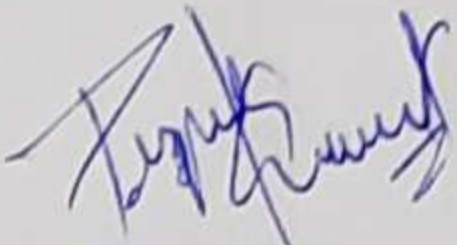


Completion Certificate (Partial – Block Wise)

I do hereby certify that the Shop No. S-1 to S-26, Residential Plot Nos. 1-19, 19A, 20-97, 98-A, 98-B, 99-102, 103-A, 103-106, 107-A, 107-B, 108-A, 108-B, 109-112, 112-A & 160 – 189 and Free Hold Plot Nos. 14-17, 27-42 & 86-91 of the project “VATIKA ELITE” building constructed on the Khasra No. 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1414, 1415, 1417, 1418, 1419, 1423/3881, 1402/4258, 1402/4259, 5521/1422, Village – Makarwali, 200 Ft. Pushkar Bye Pass Road, Ajmer – 305001 (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. The Commercial Building 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 **30th January 2023.**

Note – Deposition of any fees/dues for the above completion certificate if any concerned government department is sole responsibility of the developer, 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

AR. PIYUSH KUMAWAT

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Registration No. (Issued by CTP, Rajasthan) – CTP Raj. /Architect/2021/96

अनुसूची-5

Subject: General Checklist for Completion Certificate

1. Name of Plot Developer: **AASHIYANA THE CITY**
2. Ownership details: -
 - Date of Issue of Lease Deed: **03.10.2018 (90-A)**
 - Type of Plot: **Residential (3B provision under CMJAY Scheme)**
3. Name of Present Owner: **AASHIYANA THE CITY**
4. Use of Plot (Land Use) (As per Lease Deed): **Residential (3B provision under CMJAY Scheme)**
5. Plot No. /Address of Building/Site: **Khasra No. 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1414, 1415, 1417, 1418, 1419, 1423/3881, 1402/4258, 1402/4259, 5521/1422, Village – Makarwali, 200 Ft. Pushkar Bye Pass Road, Ajmer – 305001 (Rajasthan)**
6. Plot Area (as per approved building Plan): - **57,124.58 sq.mt.**
7. Partial Completed Area (Block Wise): - **21,483.65 sq.mt.**
8. Approval of Building plan vide committee Meeting dated: **12.09.2018**
9. Building plan approval as per building byelaws- **2017**
10. Date of Release of approval building plan: -
 - Layout Plan Approval : **15.11.2018**
 - Unit Plan Approval : **21.01.2019**
11. Inspection Report:
 - Date of Start of Construction : **01-02-2019**
 - Date of Completion : **26-01-2023**
 - Date of Site inspection : **26-01-2023**


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Following parameters to be checked during inspection for Completion Certificate

A – Technical Parameters:						
S. No.	Details		Comments		Essentials	
			As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Size of the Project (Sq. mt.)		57,124.58 sqm.	57,124.58 sqm.	57,124.58 sqm.	57,124.58 sqm.
1A.	Size of the Plots as per CC (Sq. mt.)		As per approval	As per approval	As per approval	As per approval
2.	Width of Road/ Roads		30'-0" & 40'-0" As per approval	30'-0" & 40'-0" As per approval	30'-0" & 40'-0" As per approval	30'-0" & 40'-0" As per approval
3.	Direction/ Facing of plot (East/ West/ North/ South)		As per Approval	As per approval	As per approval	As per approval
4.	Setbacks	Direction				
	Front	EAST	As per approved layout plan under 3B provision	As per approved layout plan under 3B provision	As per approved layout plan under 3B provision	As per approved layout plan under 3B provision
	Side I	NORTH				
	Side II	SOUTH				
	Rear	WEST				
5.	(i)	Ground Coverage	WITH IN THE SETBACKS	WITH IN THE SETBACKS	WITH IN THE SETBACKS	WITH IN THE SETBACKS
	(ii)	Basement Floor/ Stilt Floor / Podium if any	NA	NA	NA	NA
	(iii)	Ramp (Slope) (For Constructed Units)	As per Approval	As per approval	As per approval	As per approval
		No. of Staircase	As per approved Unit Plans	As per approved Unit Plans	As per approved Unit Plans	As per approved Unit Plans
		Riser	As per Approval	7"	7"	-
		Tread	As per Approval	10"	10"	-
		Width	3'-0"	3'-0"	3'-0"	-
		Lift / Elevator/ escalator	NA	NA	NA	NA
		No. of Lift	-	-	-	-
		Size of Lift	-	-	-	-
		Height (From Plinth Level)	10'-6" for Ground Floor Units 21'-0" for G+1 Floor Units	10'-6" for Ground Floor Units 21'-0" for G+1 Floor Units	As per Approval	Existing
		No. of Floor	Ground & Ground + First	Ground & Ground + First	Ground & Ground + First	Ground & Ground + First

Total Height					
Excluding Parapet/ Mumty/ Lift Machine Room / any other architectural elements	12" Plinth + 10'-6" for Ground Floor Units 12" Plinth + 21'-0" for G+1 Floor Units	12" Plinth + 10'-6" for Ground Floor Units 12" Plinth + 21'-0" for G+1 Floor Units	As per Approval	Existing	
Including Parapet/ Mumty/ Lift Machine Room / any other architectural elements	19'-6" (Ground Floor) 30'-0" (Ground + 1 st Floor)	19'-6" (Ground Floor) 30'-0" (Ground + 1 st Floor)	As per Approval	Existing	
B.A.R. (As per Applicable floor wise F.A.R./ B.A.R.)	As per Approval	As per Approval.	As per Approval	Existing	
Height of Compound wall	-	-	-	-	
No. of Entry/ Exit for unit type design	1	1	1	1	

B – Parking Parameters:					
s. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Total E.C.U. Acquired	1 Two-wheeler for EWS and 2 Two-wheeler for LIG	1 Two-wheeler for EWS and 2 Two-wheeler for LIG	YES	YES
	Total No. of Parking	As per provision under CMJAY Scheme	As per provision under CMJAY Scheme	YES	YES
	Basement one	-	-	-	-
	Stilt	-	-	-	-
	Open area	-	-	-	-
	Visitors	-	-	-	-
	Provision of Car Lift	-	-	-	-
	Two-Wheeler Parking (Basement)	-	-	-	-

C – Safety Parameters (Fire & Structure) :

S. No.	Details	Comments	Essentials
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32, Shilp colony, Jhotwara, Jaipur, 302012

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Design.shelve@gmail.com

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C – Safety Parameters (Fire & Structure) :

S. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Certification for Fire Safety and Compliance of UDH order dated 21.02.2020 regarding Fire Safety	Not Required	-	-	-
	Certificate from structure Engineer (Earthquake resistant)	Required	Attached	-	-

D – Environmental Parameters:

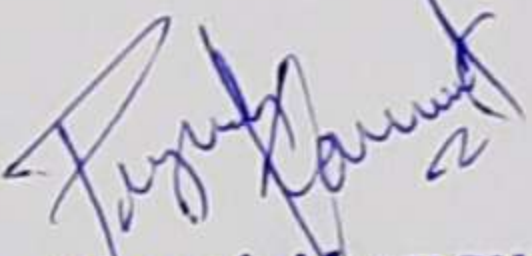
s. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	Required	Available	Required	Available and Functional
2.	Waste Water Treatment/ Recycling	Required	Available	Required	Available and Functional
3.	Provision of Sewerage line and Sewerage Treatment Plant	Required	Available	Required	STP Available and Functional
4.	Provision of Solid Waste Management	Required	Available	Required	Available and Functional
5.	Certificate for Environment Clearance (if applicable)	N/A	-	-	-
6.	Provision of Solar Panels	Not Required	-	-	-

E – Green Parameters:

s. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Plantation & Green Area and Park/ Landscaping	Required	Provision is there	Provision Required	Provision Existing


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F – General Parameters:					
S. No.	Details	Comments		Essentials	
		As per Approved Plan	As per site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to sky/ Ducts	As per Approval drawing	As per Approval drawing	As per Approval drawing	Existing
2.	Projection/ Balconies etc. (Covered/ Extended)	As per Approval drawing	As per Approval drawing	As per Approval drawing	Existing
3.	Provision of water Supply	Required	Available on site	Provision Required	Existing
4.	Provision of Power/ Electrical connectivity including transformer placement (if required)	Required	Available on site	Provision Required	Existing
5.	Site development including parking singes, pathways, street lighting	Required	Provision is there	Provision Required	Existing
6.	Provisions for physically challenged persons	Required	Provision is there	Provision Required	Existing
7.	Architectural Finishing Paint. False ceiling And Interior finishing etc.	-	-	Structure should be complete	Structure Complete
8.	Internal changes/ Deviation (if any)	N/A	N/A	N/A	-
9.	Any other observation	N/A	-	-	-


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