

S.No: RERA/CTP/M.K.S./AUG./2023

DATE: 09/08/2023

PARTIAL COMPLETION CERTIFICATE

I hereby certify that the building constructed on Khasra No. – 1289/1025 at Village – Khijuriwas, Tehsil – Tapukara, Distt. – Alwar, Rajasthan Developed by ELEGANT INFRASTRUVTURE PVT. LTD. Known as **“TERRA ELEGANCE” TOWER C (As Per Approved Maps) or Tower D (As Per Brochure)** has been inspected by me personally. The construction on site has been completed in accordance with the approved building plans and as per the latest Rajasthan Building bye laws 2020. Hence the Partial completion certificate is issued for Tower C under my signature on 09/08/2023.

Mayank Sharma
09/08/2023

Architect :- MAYANK KUMAR SHARMA

Reg.No. (Issued By COA):- CA/2016/75695

Reg.No. (Issued By CTP, raj.) :- CTP RAJ. /ARCHITECT/2021/07

Ar Mayank Kumar Sharma
82, Shivram Colony
Jagatpura, Jaipur
CA/2016/75695
CTP RAJ/ARCHITECT/2021/07

Subject: General information for Completion/ Occupancy Certificate.

1. Name of Plot Owner / Developer : **ELEGENT INFRASTRUCTURE PVT. LTD**
2. Ownership Details :-
 - Date Of Issue Of Lease Deed : **18/02/2013**
 - Type of Plot: (Auctioned/Allotted/Converted Under 90-A Rules/Reconstitute/Other : **Converted Under 90-A**
3. Name Of Present Owner: **ELEGENT INFRASTRUCTURE PVT. LTD**
4. Use Of Plot (Land Use) As Per Lease Deed) : **Residential**
5. Plot No./ Address Of Building/ Site : **Khasra No. – 1289/1025 at Village – Khijuriwas, Tehsil – Tapukara, Distt. – Alwar, Rajasthan**
6. Plot Area (As Per Approved Building Plan) : **19571.22 Sq. Mt.**
7. Approval of Building Plan Vide Committee Meeting Dated: **21/06/2013**
8. Building Plan Approval as Per Building Byelaws- **2013**
9. Date Of Release Of Approved Building Plan : **06/05/2014**
10. Inspection Report :
 - Date Of Start Of Construction : **08/05/2014**
 - Date Of Completion : **09/08/2023**
 - Date Of Site Inspection : **29/07/2023**

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 Plot (Sq. M)		19,571.22 Sq. Mt.	19,571.22 Sq. Mt.	19,571.22 Sq. Mt.	19,571.22 Sq. Mt.
2.	Width of Road/Roads		60 Mt.	60 Mt.	60 Mt.	60 Mt.
3.	Direction/Facing of Plot East/West/North/South /Other		East	East	East	East
4.	Set Backs	Direction				
	Front	East	30 Mt.	30 Mt.	30 Mt.	30 Mt.
	Side i	South	9 Mt.	9 Mt.	9 Mt.	9 Mt.
	Side ii	North	9 Mt.	9 Mt.	9 Mt.	9 Mt.
	Rear	West	9 Mt.	9 Mt.	9 Mt.	9 Mt.
	(i)	Ground Coverage	With In Setback	With In Setback	With In Setback	With In Setback
	(ii)	Basement floor/Floors Stilt floor/Podium if any	Stilt & Podium	Stilt & Podium	Stilt & Podium	Stilt & Podium

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	(iii)	Ramp (Slope)	As Per Approved Maps	As Per Approved Maps	As Per Approved Maps	As Per Approved Maps
5.	(iv)	No. of Staircase	2 Nos.	2 Nos.	2 Nos.	2 Nos.
		- Riser - Tread - Width	0.145 Mt. 0.30 Mt. 1.25 Mt.	0.145 Mt. 0.30 Mt. 1.25 Mt.	0.145 Mt. 0.30 Mt. 1.25 Mt.	0.145 Mt. 0.30 Mt. 1.25 Mt.
	(v)	Lift elevator/escalator			Installed	Operational
		- No. of lift - Size of lift	02 Nos. 2.0 x 2.0 Mt. 3.0 x 1.8 Mt.	02 Nos. 2.0 x 2.0 Mt. 3.0 x 1.8 Mt.	Yes	In Process
	(i)	Height (from plinth Level)	44.65 Sq.Mt.	44.65 Sq.Mt.	44.65 Sq.Mt.	44.65 Sq.Mt.
	(ii)	No. of Floor	S+14	S+14	S+14	S+14
		Total of Height				
6.		Excluding Parapet/ Mumty/Lift Machine room/ any other (iii) Architectural Element	44.65 Sq.Mt.	44.65 Sq.Mt.	44.65 Sq.Mt.	44.65 Sq.Mt.
		Including Parapet/ Mumty/ Lift Machine room/ any other Architectural Element	49.65 Sq.Mt.	49.65 Sq.Mt.	49.65 Sq.Mt.	49.65 Sq.Mt.
7.		F.A.R./B.A.R. (As Applicable Floor Wise F.A.R./B.A.R.)	43912.569 Sq. Mt. F.A.R.	43912.569 Sq. Mt. F.A.R.	43912.569 Sq. Mt. F.A.R.	43912.569 Sq. Mt. F.A.R.
8.		Height of Compound Wall	UPTO 2.4 Mt.	2.1 Mt.	2.1 Mt.	2.1 Mt.
		No. of Entry/ Exit & Width	2 nos./3.60M	2 nos./3.60M	2 nos./3.60M	2 nos./3.60M
		Security Room Size	2.1X 2.4M	2.1X 2.4M	2.1X 2.4M	2.1X 2.4M
		Other Services in Setbacks	STP and R.W.H.	STP and R.W.H.	STP and R.W.H.	STP and R.W.H.

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. Required	789.33	789.33	789.33	789.33
	Total No of Car Parking	591	591	591	591
2.	- Basement (I, ii, iii,...) - Stilt - Open Area - Visitors - Mechanical Car Parking	0.0 30 112 57 392	0.0 30 112 57 392	0.0 30 112 57 392	0.0 30 112 57 392


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	• Provision of Car Lift	0	0	0	0
3.	Total Two Wheeler Parking	475	475	475	475
4.	Total Cycles	240	240	240	240

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.	Certificate For Fire Safety And Compliance of UDH Order Dated 21.01.20 Fire Safety	Required.	Affidavit Submitted	Installed In process	Operational In Process
2.	Certificate From Structural Engineer (Earthquake) Resistance	Required.	Provided	Submitted	Submitted

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	Provided	Installed Yes	Operational Yes
2.	Waste Water Treatment/ Recycling	STP	STP	Installed Yes	Operational In Progress
3.	Provision of Sewerage Line and Sewerage Treatment Plant	STP	STP	Installed Yes	Operational In Progress
4.	Provision of Solid Waste	STP	STP	STP	STP
5.	Certificate for Environment Clearance (if applicable)	Required	Provided	Provided	Required
6.	Provision of Solar Panels/ Solar Water Heater	Required	In Progress	In Progress	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

Ar Mayank Kumar Sharma
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1.	Plantation & Green area and Park/ Landscaping	As Per Approved Maps	As Per Approved Maps	As Per Approved Maps	As Per Approved Maps
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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 Approved Plan	As Per Approved Plan	As Per Approved Plan	As Per Approved Plan
2.	Projections/ Balconies etc. (Covered/ Extended)	As Per Bye-laws	As Per Bye-laws	As Per Bye-laws	As Per Bye-laws
3.	Provision of Water Supply	Required	Provided	Required	Required
4.	Provision of Power/Helical Connectivity Including Transformer Placement (if required)	As Per Approved Plan	Installed In process	Installed (Yes/No)	Operational (Yes/No)
5.	Site Development Including Parking Singes, Pathway, Street Lighting	Required	In Progress	In Progress	Required
6.	Provisions for Physically Challenged Persons	As Per Bye-laws	As Per Bye-laws	As Per Bye-laws	As Per Bye-laws
7.	Architectural Finishing i.e. Paint, False Ceiling and Interior Finishing etc.	As Per Approved Plan	In Progress	In Progress	Required
8.	Internal Change/ Deviation if any	As Per Bylaws	As Per Bylaws	As Per Bylaws	As Per Bylaws
9.	Any Other Observation	N.A	N.A	N.A	N.A

Mayank Sharma 09/08/2023
Architect: - Mayank Kumar Sharma

Reg.No. (ISSUED BY COA) CA/2016/75695

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Ar. Mayank Kumar Sharma

C.O.A. NO.: -CA2016/75695
C.T.P. NO.: -RAJ/Architect/2021/07

REGISTERED/AUTHORISED ARCHITECT FOR BUILDING APPROVALS, C.C./O.C.

TO WHOMSOEVER IT MAY CONCERN

It is to be certify that the **Proportionate land area** with completed FAR area in " **Terra Elegance**" situated at **Khasra No. 1289/1025, at village- Khajuribas, Tehsil- Tijara, Alwar** is completed as per following table:-

S. NO	TOWER NAME-TYPE AS PER SANCTION PLAN	TOWER NAME AS PER MARKETING COMPLETION ISSUE-TOWER	TOTAL TOWERS	TOTAL FAR PER TOWER AREA IN SQ. MTR.	AS PER FAR CC COMPELTED %	AS PER CC COMPLETED PROPOTIONATE LAND AREA COMPLETED IN SQ. MTR.
1	C	D	1	5131.73	11.54%	2220.05

Kindly consider as an **ADDENDUM** with the Completion Certificates already issued.


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Elegant Infrastructure Pvt Ltd

TERRA ELEGANCE

S.NO	COMPLETION DATE	PROJECT	ARCHITECT FIRM NAME	ARCHITECT NAME	TOWER NAME - TYPE AS PER SECTION	BHK	TOWER NAME AS PER MARKETING COMPLETION ISSUE - TOWERS	TOTAL TOWERS	TOTAL FAR PER TOWER AREA IN SQ. MTR.	TOTAL FAR COMPLETION ISSUE BY ARCHITECT AREA IN SQ. MTR.	FAR GROUND COVERGARE PER TOWER IN SQ. MTR.	AS PER FAR CC COMPLETED %	AS PER CC COMPLETD LAND AREA COMPLETED IN SQ. MTR.	COMPLETION STATUS	REMARKS
1	27/10/2022	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	D	4BHK	A	1	6848.16	11979.89	555.75	15.14%	2962.59	COMPLETED	
2	22/03/2021	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	C	3BHK	C	1	5131.73	5131.72	432.36	11.34%	2220.05	COMPLETED	
3	11/07/2019	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	A	2BHK	H	1	4002.81	8005.62	356.95	8.85%	1731.66	COMPLETED	
4	09/08/2023	TERRA ELEGANCE	ORIGIN ARCHITECTS	MAYUR GOYAL	A	2BHK	I	1	4002.81	8005.62	363.01	8.85%	1731.66	COMPLETED	ADDITIONAL GROUND COVERAGE 6.06 SQ. MTR
5	03/12/2019	TERRA ELEGANCE	ARBOUR CONSULTANT	MAYNAK KUMAR SHARMA	C	3BHK	D	1	5131.73	5131.72	432.36	11.34%	2220.05	COMPLETED	
6	30/10/2019	TERRA ELEGANCE	STUDIO RKR	RAJESH MOHAN LAIRAJORIA	A	2BHK	E	1	4002.81	8005.62	356.95	8.85%	1731.66	COMPLETED	
7		COMMERCIAL	STUDIO RKR	RAJESH MOHAN LAIRAJORIA	B	2BHK	G	9	5999.63	5999.63	516.23	13.26%	2595.51	COMPLETED	
									44254.22	44254.2	3802.92	97.82%	19144.89	COMPLETED	
									985.48	985.48	406.16	2.18%	426.33	IN PROGRESS	
									45239.7	45239.68	4209.08	100.00%	19571.22		

For Elegant Infrastructure Pvt. Ltd.

[Signature]

Authorised Signatory

TERRA GROUP

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