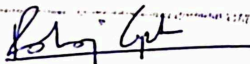


Pankaj Gupta & Associates

FLAT NO 603B, GOLDEN LEAF APARTMENT, TONK ROAD, NEAR GANDHI NAGAR
STATION, Jaipur -302 015 Ph: - 9414719352 email – archpanks02@gmail.com

Completion Certificate

I hereby certify that the Building (Block B,C & Club) constructed at project Uday Raj Rera regi. Number RAJ/P/2017/304 on Khasra No.107, 108,109,110 & 112, at Village Ramsinghpura, URF Rampura Thesil-Sanaganer,Jaipur Rajasthan owned/developed by Shree Ajeet Singh Choudhary(Director), Uday Raj Palace Pvt. Ltd., A-106/167, Vijay Path Chouraha, New Sanaganer Road, Mansarovar, Jaipur was personally inspected by me and based on above facts, Block B,C & Club construction on site is complete in accordance with the approved building plans. Type of the building (Residential) is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on 28.09.2023.


Ar. Pankaj Gupta
Plot No.-35, Shankhala Colony
Kisan Marg, Barkat Nagar, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59

Architect :- Pankaj Gupta

Reg.No. (Issued by CoA) :- CA/2005/35354

Reg. No. (Issued by CTP,Raj.) :- CTP Raj./Architect/2021/59

Pankaj Gupta & Associates

FLAT NO 603B, GOLDEN LEAF APARTMENT, TONK ROAD, NEAR GANDHI NAGAR STATION,
Jaipur -302 015 Ph: - 9414719352 email - archpanks02@gmail.com

अनुसूची-5

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Uday Raj Palace Pvt. Ltd.	
Address of Developer/Promoter	Uday Raj Palace Pvt. Ltd., A-106/167, Vijay Path Chouraha, New Sanaganer Road, Mansarovar, Jaipur	
Name of the Project	Uday Raj	
RERA Registration No.	RAJ/P/2017/304	
Address of the Project (Khasra No.)	Khasra No.107, 108,109,110 & 112, at Village Ramsinghpura, URF Rampura Thesil-Sanaganer, Jaipur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	11333.80 Sq. Mt.	
Width of Front Road	60 mtr.	
Land use of Plot as per Lease deed	Group housing	Date of issue of Lease Deed: 15.01.2002, 18.02.2014
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	
Building Plans approving Authority	JAIPUR DEVELOPMENT AUTHORITY	
Latest Building Plans Release date	18-11-2019	
Building Plans Validity Date		
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2010	
Architect of the Project & CO No.	Shree Ricky Mathur , CA- 24247	
Structural Engineer of the Project	Shree Manish Gupta	

Completion Certificate issued for Complete approved project or Partial area of the Project	Partial area of the Project
In case of Partial Completion Certificate,	
Partially completed Plot area	Total Land Area Is 11333.80 SQ, Mtr., Block B ,C & Club Proposed In 9998.54 Sq. Mtr.
Detail of Completed Block/Tower	Block B ,C & Club

Mr. PANKAJ GUPTA
Plot No. 35, Shankhala Colony
Kissan Marg, Barkat Nagar, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59

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	NORTH	18.28	18.28	
	Sidel	SOUTH	9.14	9.14	
	Sidell	EAST	9.14	9.14	
	Rear	WEST	9.14	9.14	
2	Ground Coverage		29.33%	29.33%	
3	Gross Built-up Area (Sq.mts)		57980.49	57980.49	(For Block A, B & C)
4	F.A.R./B.A.R (Sq.mts & Ratio)		32407.65	32407.65	FAR (For Block A, B & C)
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Stilt +12 Floor	Stilt +12 Floor	
6	Total Height of Building (In mts.)		39.995 Mt.	39.995 Mt.	
i)	Plinth		0.60 Mts.	0.60 Mts.	
ii)	Stilt/Podium		4.115 Mt.	4.115 Mt.	
iii)	Ground/First to Terrace		39.995 Mt.	39.995 Mt.	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		47.745 Mtr.	45.24 Mt.	
7	No. of Blocks/Towers		3 Nos. Of Tower	3 Nos. Of Tower	(Block A, B & C)
8	Total No. of Units (Flats/Shops/Showroom etc.)		599 Nos.	599 Nos.	(Block A, B & C)
9	Commercial Area (in case of Group housing/Flatted Development project)		553.42 Sq. Mtr.	553.42 Sq. Mtr.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		1171.46 Sq. Mtr.	1171.46 Sq. Mtr.	
11	Refuge area (if any)		N/A	N/A	
12	Total No. of Stair cases		7 Nos.	7 Nos.	
i)	No. of Open Fire staircase		4 Nos.	4 Nos.	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		12 Nos. 4 Nos. (1.85 x 1.85) 6 Nos. (1.85 x 2.45) 2 Nos. (2.59 x 1.9)	one Lift Installed in each blocks	
14	No. of Escalators		N/A	N/A	


 Ar. Pankaj Gupta
 Plot No. 33, E-1, Subala Colony
 Kisan Market, Ghat Nagar, Jalpur
 CA/2005/35354
 CTP Rat./Architect/2021/59

15	Provision for Physically Challenged Persons • Ramp • Toilet • CarParking • Lifts	Proposed Proposed Proposed Proposed	Provided Provided Provided Provided	
16	Cut-Out/Open to Sky/Shafter	Proposed	Provided	
17	Projections/Balconiesetc. (Covered/extended)	Proposed	Provided	
18	Porch(ifany)	N/A	N/A	

B-Parking Parameters:

S.No	Details	As per LatestApproved BuildingPlans	AsperSite	Comments (ifany)
1	TotalE.C.URequired	544.72	575.33	(For Block A,B&C)
2	TotalNo.ofCar parking	409.00	423.00	(For Block A,B&C)
i)	SurfaceParking	409.00	423.00	(For Block A,B&C)
ii)	MechanicalCarParking	N/A	N/A	
iii)	• Basement(I,II,III,....)	195.00	195.00	(For Block A,B&C)
	• Stilt	96.00	96.00	(For Block A,B&C)
	• Open Area	132.00	132.00	(For Block A,B&C)
3	Two-WheelerParking	457.00	457.00	(For Block A,B&C)
4	BusParking	N/A	N/A	
5	VisitorsParking	Proposed	Provided	
6	EV Charging Facility Carparks	N/A	N/A	
7	Ramp(for parking floors) • Width • Slope	4.00 Mtr. 1 : 8	4.00 Mtr. 1 : 8	
8	ProvisionofCarLift	N/A	N/A	

C-Outer Development Parameters:

S.No	Details	As per LatestApproved BuildingPlans	AsperSite	Comments (ifany)
1	Green&Plantation			
i)	Total Green Area (Sq.mts)	2410.39 Sq. Mt.	2410.39 Sq.Mt.	
ii)	Surface Green Area (Sq.mts)	575.45 Sq. Mt.	575.45 Sq. Mt.	
iii)	Podium Green Area (Sq.mts)	1834.94 Sq. Mt.	1834.94 Sq. Mt.	
iv)	Plantation Corridor(ifany)	N/A	N/A	

Dr. Pratik Gupta
 Plot No. 35, Shanti Nigra Colony
 Ganga Math, Bikaner Nagar, Jaipur
 312005
 Architect/2021/54

v)	Tree Plantation(As per Norms)	Proposed	Provided	
2	Approved Services in the Project (STP,WTP,Under Ground Water Tank,Pumproom,PanelRoom, etc.)	Proposed	Provided	
3	Driveways for Fire tender Movement/Parking,etc.	Proposed	Provided	
4	No.ofEntry/Exit&Width	3nos.(2 nos.4.5 mtr. & 1 nos. 3.6 Mtr.Wide)	2 nos.(4.5 Mtr.Wide)	
5	No.ofSecurityRooms&Size	9.38 Sq. Mtr. + 5.70 Sq. Mtr.	8.79 Sq. Mtr.	
6	Height of Compound wall (As per Norms)	2.05Mtr.	2.05Mtr.	

D-Provisions of Affordable Housing Policy/CMJAYPolicy:

Applicable only in case of Group Housing Project 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		
2	No. of LIG units	NA		
3	Total Carpet Area Provided (Sq.mts)	NA		
4	Total SBUA Area Provided (Sq.mts)	NA		
5	Parking of EWS/LIG units	NA		
6	Completion time of EWS/LIG units	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 Paintwork	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 Plumbing Fittings	100%	YES	
7	Installation of Electrical Fittings	100%	YES	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shop etc.)	100%	YES	

Ar. Pankaj Gupta
Plot No.-35, Shreebhala Colony
Kisan Market, Parkat Nagar, Jaipur
CA/2005/25354
Raj. Archt/2021/39

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	Elevational Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	100%	N/A	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	N/A	

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	
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	NA	NA	


Ar. Pankaj Gupta
 Plot No.-35, S. B. Abela Colony
 Kisan Market, Ashok Nagar, Jaipur
 CA/2005/10054
 CTP Raj/Architect/2021/59

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

S.No	Type of NOC/Certification	Applicable/Not Applicable	Obtained
1	Structural Certificate	Applicable	Obtained
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)	N/A	N/A
3	Any other (as applicable)	NA	NA

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 33584.67_Sq.mts X Rs 15 = **503,770.05**

MAXIMUM AMOUNT 200000 FOR EACH BLOCK TOTAL AMOUNT 400000

Total Amount Rs 400,000.00/- (In words FOUR LAKH ONLY)


Mr. Pankaj Gupta
Plot No.-38, Shankhala Colony
Kisan Marg, Berkat Nagar, Jaipur
CA/2005/35354
CTP RAJ./Architect/2021/59

(Seal & Signature of Architect with
date) Name of Architect: PANKAJ GUPTA

Reg.No (Issued by COA):- CA/2005/35354

Reg.No (Issued by CTP RAJ.):
CTP RAJ./ARCHITECT/2021/59

Renewal date of Reg.No. CTP RAJ.: 22 FEB 2023

For UDAYRAJ PALACE PVT. LTD.


Ajeet Singh Choudhary

(Seal & Signature of Developer with
date) Name of Developer: Ajeet Singh Choudhary