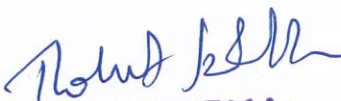


## Partial Completion Certificate

I do hereby certify that the project known as “Aavya Homes” bearing RERA Registration No. **RAJ/P/2017/296** situated on the **Khasra No. 533, Village Bindayaka, Jaipur – 302012 (Rajasthan)** was personally inspected by me and based on above facts, construction of **LIG Block has been completed** on site is completed in accordance with the approved building plans and building bye laws. Further, the (Group Housing) project is also in accordance with the approved plan. Hence the Partial Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date **06<sup>th</sup> March 2024.**

Note – As per point M of clause 11 under CMJAY policy 2015, for issue of Completion Certificate of the project no charges shall be levied on EWS/LIG component. Further, if 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. Rohit Sankhla**  
34, Jai Path, Ramnagar, Sodala, Jaipur  
CA/2016/79375  
CTP/RAJ/Architect/2021/108

(Seal & Signature of Architect with date)

**Name of Architect: Rohit Sankhla**

**Reg. No (Issued by COA): - CA/2016/79375**

**Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/108**

## Check List for Completion Certificate

| Basic Details of the Project                                                                                                                                                                               |                                                                                                                                   |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Name of Developer/Promoter                                                                                                                                                                                 | Navriti Project LLP (Developer)<br>Sh. Mohan Sharma (Landowner)                                                                   |                                            |
| Address of Developer/Promoter                                                                                                                                                                              | 127 GN House, Keshav Vihar, Mansarovar Link Road,<br>Jaipur (Rajasthan) - 302018                                                  |                                            |
| Name of the Project                                                                                                                                                                                        | Aavya Homes                                                                                                                       |                                            |
| RERA Registration No.                                                                                                                                                                                      | RAJ/P/2017/296                                                                                                                    |                                            |
| Address of the Project<br>(Plot no./Khasra no.)                                                                                                                                                            | Khasra No. 533, Village Bindayaka, Jaipur – 302012<br>(Rajasthan)                                                                 |                                            |
| Plot Area (Sq.mts.)<br>(As per Approved Building Plan)                                                                                                                                                     | 5971.64 sq.mt.                                                                                                                    |                                            |
| Width of Front Road                                                                                                                                                                                        | Master Plan Road 24M Wide                                                                                                         |                                            |
| Land use of Plot as per Lease deed                                                                                                                                                                         | 3A provision under CMJAY<br>Scheme 2015                                                                                           | Date of issue of Lease Deed:<br>02.02.2017 |
| Use of Approved Building Plans<br>(Multi-dwelling Unit/Resi. Flats/Group Housing/<br>Studio/Row Houses/CMJAY-<br>1A/3A/3B/3C/Hotel/Resort/Mall/Commercial<br>Complex/Offices/School/College/Hospital/etc.) | 3A provision under CMJAY Scheme 2015                                                                                              |                                            |
| Building Plans approving Authority                                                                                                                                                                         | Empaneled Ar. Rohit Sankhla<br>(CTP/Raj./Architect/2021/108)                                                                      |                                            |
| Latest Building Plans Release date                                                                                                                                                                         | 17.01.2024                                                                                                                        |                                            |
| Building Plans Validity Date                                                                                                                                                                               | <b>09.02.2024</b><br>(60 months as per UDH notification dated 29.09.2023 + 18<br>months as per UDH notification dated 12.05.2021) |                                            |
| Building Plan Approval as per Building<br>Byelaws (2000/2010/2017/2020/any other)                                                                                                                          | 2020                                                                                                                              |                                            |
| Architect of the Project & COA no.                                                                                                                                                                         | Narendra Yadav (COA No. – CA/2019/110226)                                                                                         |                                            |
| Structural Engineer of the Project                                                                                                                                                                         | Divyajeet Marothiya                                                                                                               |                                            |

|                                                                                                         |                             |                                                                                                           |
|---------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------|
| Completion Certificate issued for<br>Complete approved project <i>or</i><br>Partial area of the Project | Partial area of the Project |                                                                                                           |
| In case of Partial Completion Certificate,                                                              |                             |                      |
| Partially completed Plot area                                                                           | 1,755.85 sq.m               | <b>Ar. Rohit Sankhla</b><br>34, Jai Path, Ramnagar, Sodala, Jaipur<br>CA/2016/79375<br>Architect/2021/108 |
| Detail of Completed Block/Tower                                                                         | LIG Block                   |                                                                                                           |

### 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                                                                                   | West      | 15.0 M                                | 15.0 M                                                      |                                                                   |
|       | Side I                                                                                  | North     | 6.02 M                                | 6.02 M                                                      |                                                                   |
|       | Side II                                                                                 | South     | 6.02 M                                | 6.02 M                                                      |                                                                   |
|       | Rear                                                                                    | East      | 6.02 M                                | 6.02 M                                                      |                                                                   |
| 2     | Ground Coverage                                                                         |           | 990.75 Sq.mt.                         | 350.69 Sq.mt.                                               | Attributes mentioned in the "As per Site" column is for LIG Block |
| 3     | Gross Built-up Area (Sq.mts)                                                            |           | 11013.81 sq.mt.                       | 3919.44 sq.mt.                                              |                                                                   |
| 4     | F.A.R/B.A.R (Sq.mts & Ratio)                                                            |           | 10621.59 sq.mt.                       | 3721.66 sq.mt.                                              |                                                                   |
| 5     | Total No. of Floors<br>(Basement, Stilt, above floors, service floor, etc.)             |           | Ground + 10 Floors                    | Ground + 10 Floors                                          |                                                                   |
| 6     | Total Height of Building (In mts.)                                                      |           | 40.70 M                               | 40.70 M                                                     |                                                                   |
| i)    | Plinth                                                                                  |           | 0.50 M                                | 0.50 M                                                      |                                                                   |
| ii)   | Stilt/Podium                                                                            |           | NA                                    | NA                                                          |                                                                   |
| iii)  | Ground/First to Terrace                                                                 |           | 32.45 M                               | 32.45 M                                                     |                                                                   |
| iv)   | Parapet/Mumty/Lift Machine Room/any other architectural element                         |           | 7.75 M                                | 7.75 M                                                      |                                                                   |
| 7     | No. of Blocks/Towers                                                                    |           | 02 (LIG & EWS Block)                  | 01 (LIG Block)                                              |                                                                   |
| 8     | Total No. of Units<br>(Flats/Shops/Show rooms etc.)                                     |           | 198 EWS<br>54 LIG                     | 54 Units                                                    |                                                                   |
| 9     | Commercial Area<br>(in case of Group housing/Flatted Development project)               |           | NA                                    | -                                                           |                                                                   |
| 10    | Community Facilities area<br>(Club, community hall, Society office, Swimming pool etc.) |           | Hall & Club House                     | Double Ht. Hall at Ground Floor & Club House at First Floor |                                                                   |
| 11    | Refuge area (if any)                                                                    |           | NA                                    | -                                                           |                                                                   |
| 12    | Total No. of Staircases                                                                 |           | 02 LIG & 02 EWS                       | 02 LIG Completed                                            |                                                                   |
| i)    | No. of Open Fire stair case                                                             |           | -                                     | -                                                           |                                                                   |
| ii)   | No. of Pressurized Fire Stair case                                                      |           | -                                     | -                                                           |                                                                   |

*(Signature)*  
**Ar. Rohit Sankhla**  
34, Jai Path, Ramnagar, Sodala, Jaipur  
CA/2016/79375  
CTP/RAJ/Architect/2021/108

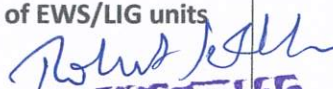
|    |                                                                                                                                                                           |                    |                                   |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|--|
| 13 | <b>No. of Lifts</b><br><b>Size of Lift</b>                                                                                                                                | 01 LIG & 02<br>EWS | 01 Lift in LIG<br>Block Installed |  |
| 14 | <b>No. of Escalators</b>                                                                                                                                                  | NA                 | -                                 |  |
| 15 | <b>Provision for Physically<br/>Challenged Persons</b> <ul style="list-style-type: none"> <li>• Ramp</li> <li>• Toilet</li> <li>• Car Parking</li> <li>• Lifts</li> </ul> | As per approval    | As per approval                   |  |
| 16 | <b>Cut-Out/Open to Sky/Shafts</b>                                                                                                                                         | As per approval    | As per approval                   |  |
| 17 | <b>Projections/Balconies etc.<br/>(Covered/extended)</b>                                                                                                                  | As per approval    | As per approval                   |  |
| 18 | <b>Porch (if any)</b>                                                                                                                                                     | As per approval    | As per approval                   |  |

| <b>B-Parking Parameters:</b> |                                                                                                             |                                                      |                             |                              |
|------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------|------------------------------|
| <b>S. No</b>                 | <b>Details</b>                                                                                              | <b>As per Latest<br/>Approved<br/>Building Plans</b> | <b>As per Site</b>          | <b>Comments<br/>(if any)</b> |
| 1                            | <b>Total E.C.U Required</b>                                                                                 | 102                                                  | 36                          |                              |
| 2                            | <b>Total No. of Car parking</b>                                                                             | -                                                    | -                           |                              |
| i)                           | <b>Surface Parking</b>                                                                                      | -                                                    | -                           |                              |
| ii)                          | <b>Mechanical Car Parking</b>                                                                               | -                                                    | -                           |                              |
| iii)                         | • Basement (I, II, III,....)                                                                                | -                                                    | -                           |                              |
|                              | • Stilt                                                                                                     | -                                                    | -                           |                              |
|                              | • Open Area                                                                                                 | -                                                    | -                           |                              |
| 3                            | <b>Two-Wheeler Parking</b>                                                                                  | 108 (LIG) & 196<br>(EWS)                             | 108 LIG Parking<br>Achieved |                              |
| 4                            | <b>Bus Parking</b>                                                                                          | -                                                    | -                           |                              |
| 5                            | <b>Visitors Parking</b>                                                                                     | -                                                    | -                           |                              |
| 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> | -                                                    | -                           |                              |
| 8                            | <b>Provision of Car Lift</b>                                                                                | -                                                    | -                           |                              |

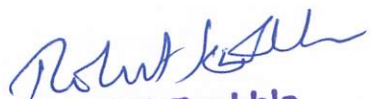
  
**Ar. Rohit Sankhla**  
34, Jai Path, Ramnagar, Sodala, Jaipur  
CA/2016/79375  
CTP/RAJ/Architect/2021/108

| 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>                                                                               |                                        |                                |                   |
| i)                              | Total Green Area (Sq.mts)                                                                                   | 1728.73 sq.mt.                         | 1728.73 sq.mt.                 |                   |
| ii)                             | Surface Green Area (Sq.mts)                                                                                 | As per approval                        | As per approval                |                   |
| iii)                            | Podium Green Area (Sq.mts)                                                                                  | -                                      | -                              |                   |
| iv)                             | Plantation Corridor (If any)                                                                                | -                                      | -                              |                   |
| v)                              | Tree Plantation (As per Norms)                                                                              | As per Norms                           | As per Norms                   |                   |
| 2                               | <b>Approved Services in the Project</b><br>(STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.) | Septic Tank<br>Provision<br>Water Tank | All provision exists           |                   |
| 3                               | <b>Drive ways for Fire tender Movement/Parking, etc.</b>                                                    | As per approval                        | Provided                       |                   |
| 4                               | <b>No. of Entry/Exit &amp; Width</b>                                                                        | 04 for complete project                | 02 Entry/Exit provided on-site |                   |
| 5                               | <b>No. of Security Rooms &amp; Size</b>                                                                     | 02<br>(1.96 M X 1.96 M)                | 01<br>(1.96 M X 1.96 M)        |                   |
| 6                               | <b>Height of Compound wall</b><br>(As per Norms)                                                            | -                                      | 2.10 M                         |                   |

| D-Provisions of Affordable Housing Policy/CMJAY Policy:                              |                                            |                                              |                             |                                                        |
|--------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------|-----------------------------|--------------------------------------------------------|
| Applicable only in case of Group Housing Project shaving 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                                                                                    | <b>No. of EWS units</b>                    | 198                                          | -                           |                                                        |
| 2                                                                                    | <b>No. of LIG units</b>                    | 54                                           | 54                          |                                                        |
| 3                                                                                    | <b>Total Carpet Area Provided (Sq.mts)</b> | 4680.72 sq.mt. (EWS)<br>2123.28 sq.mt. (LIG) | 2123.28 sq.mt. (LIG)        |                                                        |
| 4                                                                                    | <b>Total SBUA Area Provided (Sq.mts)</b>   | 7232.94 sq.mt. (EWS)<br>3634.20 sq.mt. (LIG) | 3634.20 sq.mt. (LIG)        |                                                        |
| 5                                                                                    | <b>Parking of EWS/LIG Units</b>            | Two Wheelers<br>198 (EWS) & 108 (LIG)        | Two Wheelers<br>108 (LIG)   |                                                        |
| 6                                                                                    | <b>Completion time of EWS/LIG units</b>    | 09.02.2024                                   | 06.03.2024                  | Structure of EWS block has also been completed on-site |

  
**Ar. Rohit Sankhla**  
 34, Jai Path, Ramnagar, Sodala, Jaipur  
 CA/2016/79375

| 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 Plumbing Fittings                                                  | 100%                                                   | YES                                  |                                        |
| 7                                                                  | Installation of Electrical Fittings                                                             | 100%                                                   | YES                                  |                                        |
| 8                                                                  | Community Facilities<br>(Club, community hall, Society office, Swimming pool, shops etc.)       | 100%                                                   | YES                                  |                                        |
| 9                                                                  | Development works of Common areas<br>(Lobbies/Corridors/Staircase/Liftwell/ Terraces/Ramp/etc.) | 100%                                                   | YES                                  |                                        |
| 10                                                                 | Installation of Lifts/Escalators                                                                | 100%                                                   | YES                                  |                                        |
| 11                                                                 | Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)                                     | 100%                                                   | -                                    | Surface open Parking provision on-site |
| 12                                                                 | Elevational Work                                                                                | 100%                                                   | YES                                  |                                        |
| 13                                                                 | Overhead and Underground Water Tanks                                                            | 100%                                                   | YES                                  |                                        |
| 14                                                                 | HVAC works                                                                                      | 100%                                                   | -                                    |                                        |
| 15                                                                 | Provision for Physically Challenged Persons                                                     | 100%                                                   | YES                                  |                                        |
| 16                                                                 | Installation of Fire Safety Equipment's                                                         | 100%                                                   | YES                                  |                                        |
| 17                                                                 | Status of EWS/LIG units                                                                         | 100%                                                   | YES                                  |                                        |

  
**Ar. Rohit Sankhla**  
 34, Jai Path, Ramnagar, Sodala, Jaipur  
 CA/2016/79375  
 CTP/RAJ/Architect/2021/108

| <b>F-Outer Development Works and Services of the Project (for Completion Certificate)</b> |                                                                            |                                                               |                                             |                          |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------|--------------------------|
| <b>S. No</b>                                                                              | <b>Development Works</b>                                                   | <b>Work to be Completed at the time of CC (in percentage)</b> | <b>Work done on in Project (Mark "YES")</b> | <b>Comments (if any)</b> |
| 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                                         | Septic Tank Provision    |
| 10                                                                                        | Structure of Waste water Treatment/Recycling Plant                         | 100%                                                          | -                                           | Septic Tank Provision    |
| 11                                                                                        | Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP) | 100%                                                          | YES                                         |                          |
| 12                                                                                        | Any other work                                                             | 100%                                                          | -                                           |                          |

| <b>G-NOC's/ Certifications Required (for Completion Certificate)</b> |                                                             |                                   |                 |
|----------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------|-----------------|
| <b>S. No</b>                                                         | <b>Type of NOC/Certification</b>                            | <b>Applicable/ Not Applicable</b> | <b>Obtained</b> |
| 1                                                                    | Structural Certificate                                      | Applicable                        | Obtained        |
| 2                                                                    | Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM) | NA                                | -               |
| 3                                                                    | Any other (as applicable)                                   | NA                                |                 |

  
**Ar. Rohit Sankhla**  
 34, Jai Path, Ramnagar, Sodala, Jaipur  
 CA/2016/79375  
 GTP/RAJ/Architect/2021/108

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

Gross-Built up area of the completed Part 3919.44 Sq.mt. X ₹ 10/- = ₹ 39,200/- (Round-off)

As per point M of clause 11 under CMJAY policy 2015, for issue of Completion Certificate of the project no charges shall be levied on EWS/LIG component

  
**Ar. Rohit Sankhla**  
34, Jal Path, Ramnagar, Sodala, Jaipur  
CA/2016/79375  
CTP/RAJ/Architect/2021/108

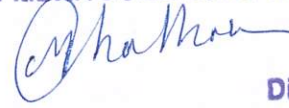
(Seal & Signature of Architect with date)

**Name of Architect: Rohit Sankhla**

**Reg. No (Issued by COA): - CA/2016/79375**

**Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/108**

**For MBRR BUILDCON PVT. LTD.**



**Director**

(Seal & Signature of Developer/Landowner with date)

**Name of Developer: Navriti Project LLP**

**Name of Landowner: Sh. Mohan Sharma**

Er.Divyajeet Marothia  
B.E. (CIVIL)  
Chartered Engineer  
AM3007165 (The Institute of Engineers, India)

**ADDRESS:**

Office – 104, Neelkanth Building, Gandhi Path Road, Vaishali Nagar, Jaipur, (Pin- 302021) Rajasthan  
email - divyajeetmarothiya@gmail.com

DATE - 04.03.2024

**TO WHOM IT MAY CONCERN**

This is to certify that we has been appointed as a structural consultant for the construction of group housing in the project “**Aavya Homes**” situated at the **Khasra No. 533 , Village Bindayaka , Jaipur - 302012 (Rajasthan)**.The building is developed by **M/S Navriti Project LLP(Developer) & Shri Mohan Sharma (Land Owner)** having Office at 127 GN House Keshav Vihar, Mansarovar Link Road , Jaipur, (Rajasthan) 302018. The building has been analyzed. Designed & detailed in accordance with IS 456:2000 (plain and reinforced concrete – code of practice), IS 1893: 2016 (part 1) (criteria for earthquake resistance design of structures) and IS 13920: 2016 (ductile design & detailing of reinforced concrete structures subjected to seismic forces – code of practice). Loads on building are taken as per IS: 875(part 2) – 1987 (code of practice for design loads for building & structures). The building is safe, stable and earthquake resistant.

Divyajeet marothia  
Chartered engineer  
Membership No. AM3007165

दिव्यजीत मारोथिया  
**DIVYAJEET MAROTHIYA**  
(HEI)  
**CHARTERED ENGINEER (CIVIL)**  
**AM 3007165**



सत्यमेव जयते

# Government of Rajasthan

## Town Planning Department

Office of the Chief Town Planner, J.L.N Marg, Opp. Birla Mandir,  
Jaipur (302004), Rajasthan.

### Certificate of Registration

(Under Rule no. 20 of Model Rajasthan (Urban Area)  
Building Regulations, 2020)

Registration No.- CTP Raj. /Architect/ 2021/108

I hereby certify that Mr./Mys. ...RQHLT. SANKHLA.....  
is an Architect registered under Architect's Act, 1972 by the Council of  
Architecture, New Delhi (CA/2016.../79375) practicing and having  
established office at.....PLOT NO. 34, JAL PATH., RAM. NAGAR,.....  
SODALA, JAIPUR, RAJASTHAN.....

..... (Address) has been registered under  
Rule no. 20 of Model Rajasthan (Urban Area) Building Regulations, 2020.  
He/she is authorised to approve building plans for all land use/s having plot  
area upto 2500 sq.mt. (height up to 18.0 mt. in Large Towns & up to 15.0 mt. in  
Small and medium Towns) and to issue Completion Certificate & Occupancy  
Certificate for buildings constructed after following due process adhering to  
regulations of Model Rajasthan (Urban Area) Building Regulations, 2020.  
This Registration No. CTP Raj. /Architect/ 2021/108 is issued under my  
signature on date 09/06/2023 and is valid up to 08/06/2024



  
(Sandeep Dandwate)  
Chief Town Planner,  
Rajasthan, Jaipur.