



Completion Certificate

I hereby certify that the project Mahima's Sansaar Phase-II **"SPRING VILLA- II"** **COMPRISING OF VILLA NO. 135 TO 192** (RERA Registration No. – RAJ/P/2022/2000), situated at Plot No. GH-02, in SCHEME "SAHARA CITY HOMES" at Village Bilwa and Manpura Nangalia, Tonk Road, Tehsil Sanganer, District Jaipur - 302022 (Rajasthan) owned and developed by M/s Mahima Real Estate Pvt. Ltd. having its registered office at 4th Floor, Crystal Palm, 22 Godam Circle, Sardar Patel Marg, Jaipur-302001 was personally inspected by me and based on the above facts mentioned in the checklist; construction of above mentioned Villa is complete in accordance with the approved building plans. Type of the building Residential Group Housing is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on **22-03-2025.**

Architect: PANKAJ GUPTA


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

COA REGISTRATION NO –CA/2005/35354

EMPANELMENT REGISTRATION NO -CTP RAJ/ARCHITECT/2021/59



अनसची-5

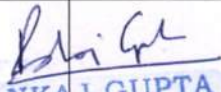
Check List for Completion Certificate

Basic Details of the Project	
Name of Developer/Promoter	M/s Mahima Real Estate Pvt. Ltd.
Address of Developer/Promoter	4 th Floor, Crystal Palm, 22 Godam Circle, Sardar Patel Marg, Jaipur-302001
Name of the Project	Mahima's Sansaar Phase-II " SPRING VILLA-II "(VILA NO 135 TO 192)
RERA Registration No.	RAJ/P/2022/2000
Address of the Project (Plot no./Khasra no.	Plot no. GH-02, in SCHEME "SAHARA CITY HOMES" at Village BILWA & MANPURA NANGALIA, TONK ROAD, JAIPUR
Plot Area (Sq.mts.) (As per Approved Building Plan)	86,533.75 SQ. MT. PHASE AREA-8740.21 SQ.MT
Width of Front Road	24M & 18M WIDE
Land use of Plot as per Lease deed	RESIDENTIAL RESIDENTIAL
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.)	RESIDENTIAL ROW HOUSES
Building Plans approving Authority	JAIPUR DEVELOPMENT AUTHORITY-JAIPUR
Latest Building Plans Release date	29.03.2022
Building Plans Validity Date	AS PER BUILDING BYELAWS
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	BYELAWS 2017
Architect of the Project & COA no.	AR. RAMEEZ RAZA GESAWAT =CA/2011/53352
Structural Engineer of the Project	Vijaytech Consultants Pvt. Ltd
Completion Certificate issued for Complete approved project Partial area of the Project	PARTIAL AREA Ar. PANKAJ GUPTA Plot No. 35, Shankhala Colony Kissan Marg, Barkat Nagar, Jaipur CA/2005/35354 CTP Raj./Architect/2021/59
In case of Partial Completion Certificate,	
Partially completed Plot area	8740.21 sq.mt
Detail of Completed Block/Tower	Villa's numbering 135 TO 192

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 MT	15 MT	
	Side I	NORTH	9 MT	9 MT	
	Side II	SOUTH	9 MT	9 MT	
	Rear	EAST	9 MT	9 MT	
2	Ground Coverage		5404.77 Sq. Mt.	5404.77 Sq. Mt.	6.24%
3	Gross Built-up Area(Sq.mts)		13748.14 sq. mt.	13748.14 sq.mt.	
4	F.A.R/B.A.R(Sq.mts& Ratio)		11845.08 sq. Mt.	11845.08 sq. Mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		G+2 Floors	G+2 Floors	
6	Total Height of Building (In mts.)		10.20 Mtrs	10.20 Mtrs.)	Including plinth
i)	Plinth		0.45 Mtrs.	0.45 Mtrs.	
ii)	Stilt/Podium		N.A.	N.A.	
iii)	Ground/First to Terrace		6.95 Mtrs. (after Plinth)	6.95 Mtrs. (after Plinth)	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		3.25 Mtrs. (mumty top)	3.25 Mtrs. (mumty top)	Including Parapet wall of mumty top
7	No. of Blocks/Towers		58	58	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		58	58	
9	Commercial Area (in case of Group housing/ Flatted Development project)		N.A.	N.A.	Provided for Complete project
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		N.A.	N.A.	Provided for Complete project
11	Refuge area (if any)		N.A.	N.A.	
12	Total No. of Staircases		58	58	
i)	No. of Open Fire stair case		N.A.	N.A.	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		N.A.	N.A.	
14	No. of Escalators		N.A.	N.A.	
15	Provision for Physically Challenged Persons		N.A.	N.A.	
	• Ramp • Toilet • Car Parking • Lifts				


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

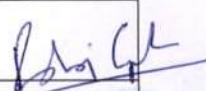
16	Cut-Out/Open to Sky/Shafts	As per byelaws	As per byelaws	
17	Projections/Balconies etc. (Covered/extended)	1.2 Mtrs.	1.2 Mtrs.	
18	Porch (if any)	N.A.	N.A.	

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	113.3	113.3	
2	Total No. of Car parking	77	77	
i)	Surface Parking	77	77	
ii)	Mechanical Car Parking	N.A.	N.A.	
iii)	• Basement (I,II,III,....)	N.A.	N.A.	
	• Stilt	N.A.	N.A.	
	• Open Area	N.A.	N.A.	
3	Two-Wheeler Parking	77 Scooters	77 Scooters	
4	Bus Parking	N.A.	N.A.	
5	Visitors Parking	8.00 ECU	8.00 ECU	
6	EV Charging Facility Car parks	N.A.	N.A.	
7	Ramp (for parking floors) • Width • Slope	N.A.	N.A.	
8	Provision of Car Lift	N.A.	N.A.	

C- Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq.mts)	12980.06 SQ MT	13796.06 SQ MT	Provided for Complete project
ii)	Surface Green Area (Sq.mts)	12980.06 SQ MT	13796.06 SQ MT	Provided for Complete project
iii)	Podium Green Area (Sq.mts)	N.A.	N.A.	
iv)	Plantation Corridor(If any)	-	-	
v)	Tree Plantation(As per Norms)	YES	YES	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	STP, UG TANK, PUMP ROOM	PROVIDED	Provided for Complete project
3	Driveways for Fire tender Movement/Parking, etc.	PROVIDED AS PER NORMS	AS APPROVED	
4	No. of Entry/Exit & Width	2 ENTRY/EXIT	2 ENTRY/EXIT	
5	No. of Security Rooms & Size	ALLOWED AS PER BYE LAWS	1 PROVIDED	
6	Height of Compound wall (As per Norms)	PROVIDED AS PER NORMS	AS APPROVED	


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

D- Provisions of Affordable Housing Policy/CMJAY Policy:*Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.***EWS/LIG units provided on Split Location****SPLIT LOCATION***In case, EWS/LIG unit provided on Split Location*

Address of Split Location :- M/S AKG AFFORDABLE HOUSING PVT LTD SITUATED AT KH NO. 81, 82/1, 83, 95/1 VILLAGE CHAK HARBANSPURA TEH. SANGANER, JAIPUR AND M/S ANUKANPA HOMES PVT LTD. SITUATE KH NO. 1407, 1408, 1413, 1414 PLOT NO. PART-B, VILLAGE MUHANA, SANGANER, JAIPUR

S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	06 UNITS	06 UNITS	
2	No. of LIG units	08 UNITS	08 UNITS	
3	Total Carpet Area Provided(Sq.mts)			
4	Total SBUA Area Provided(Sq.mts)	189.52 SQMT +408.77 SQMT = 598.29 SQMT	189.52 SQMT +408.77 SQMT = 598.29 SQMT	
5	Parking of EWS/LIG Units	14	14	
6	Completion time of EWS/LIG units	24 MONTHS	COMPLETED 24 MONTHS	

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 (Club, community hall, Society office, Swimming pool, shops etc.)	100%	YES	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	
10	Installation of Lifts/Escalators	NA	N.A.	
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%	YES	

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

15	Provision for Physically Challenged Persons	N.A.	N.A.	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	YES- SPLIT LOCATION	

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	Provided for Complete project
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	STP Provided for Complete project
12	Any other work	100%	N.A.	

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

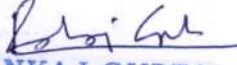
G- NOC's/Certifications Required (for Completion Certificate)

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

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 13748.14 Sq.mts X Rs10/- =**137482/-**

Total Amount –ONE LAKH THIRTY SEVEN THOUSAND FORTY EIGHTY TWO ONLY.


Ar. PANKAJ GUPTA
Plot No. 35, Shankhala Colony
Kissan Marg, Barkat 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:- 11th DEC.,2024

For Mahima Real Estate Pvt. Ltd.


Authorized Signatory

(Seal & Signature of Developer with date)

Name of Developer:

M/s Mahima Real Estate Pvt. Ltd.

Note-

1. Completion certificate must be issued after confirmation of Construction of Building as per Latest approved Building Plans of the Project. Parameters approved in Building plans and available on site must be filled in the concerning columns.
2. Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
3. Empaneled Architect must ensure that all the Development worksof the Building blocks as mentioned in Table "E" and Outer Development Works as mentioned in Table "F" must be completed 100% and accordingly Status of development work shall be filled as "YES" in the concerning columns before issuing Completion Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before issuing of Completion Certificate. Building plans need not to be revised if there are Deviations like Elevational treatment, Minor changes in structural elements which do not disturb the parking placements, Common areas, allotted units and by such internal changes andGBUA and FAR/BAR of the project are not changed.
7. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
8. If the Technical parameters of the project (as per Table A, B, C & D) are not as per Latest approved Building Plans, any of the Development works (as per Table E & F) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then, Completion Certificate shall not be issued, otherwise such Completion Certificate will be treated as Invalid.
9. If Completion/Partial Completion Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/empanelment and take necessary action against the Architect and Completion Certificate will be considered as invalid.
10. If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted