

Date – 16/12/2024

PARTIAL COMPLETION CERTIFICATE

I hereby, certify that Group housing project named "TERRAZA GREENS", at khasara No. 88, Village:- SUKHIYA, RAMPURA ROAD, JAIPUR, RAJASTHAN developed by M/S PREMSAGAR INFRA PROJETS PVT. LTD. personally inspected by me.

Based on Site inspection and point No. 16.6 of the Building By-laws 2020, I certify that construction of **Block "B"** is complete in accordance with the approved building plans and guidelines of Building bylaws. Hence the completion certificate is issued under my signature on 16.12.24.

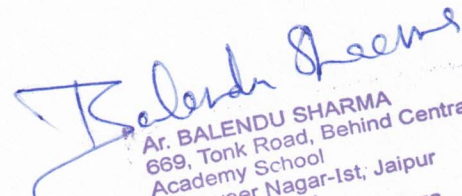
Note:

1. Any dues and fees (extra FAR/BAR, completion fees) for obtaining the completion certificate to be deposited in the concerned urban local authority by the developer as per Building by-laws.

2. Status of the project is as follows:

- Block –"B" is completed as required for CC.

This completion certificate is issued on the basis of facts presented before the architect, however If any discrepancies or shortcomings are found, same shall be brought to the notice of the architect and authorities.


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669, Tonk Road, Behind Central
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Mahaveer Nagar-1st, Jaipur
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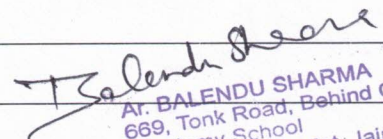
Ar. Balendu Sharma

CA/2005/36414
CTP Raj./Architect/2021/72
For and on behalf of "Keystone"

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Check List for Completion Certificate

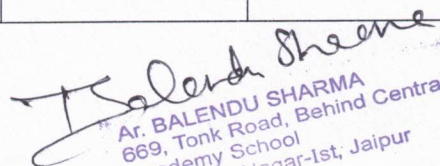
Basic Details of the Project		
Name of Developer/Promoter	M/S. PREMSAGAR INFRA PROJECTS PVT. LTD.	
Address of Developer/Promoter	601-603, APEX MALL, TONK ROAD, JAIPUR	
Name of the Project	TERRAZA GREENS	
RERA Registration No.	RAJ/P/2017/046	
Address of the Project (Plot no./ Khasra no.	KHSARA NO. 88, Vill:- SUKHIYA, RAMPURA, Jaipur, Rajasthan.	
Plot Area (Sq.mts.) (As per Approved Building Plan)	9630.83 Sq.Mtr.	
Width of Front Road	18 Mtr. & 48 Mtr.	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 26/12/2013
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	
Building Plans approving Authority	JAIPUR DEVELOPMENT AUTHORITY, JAIPUR	
Latest Building Plans Release date	18/11/2022	
Building Plans Validity Date	15/05/2024	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Tushar Sogani CA/2000/26333	
Structural Engineer of the Project	Manish Gupta /SG Structures	
Completion Certificate issued for Complete approved project or Partial area of the Project	Partial	
Incase of Partial Completion Certificate,		
Partially completed Plot area	5750 Sq. Mt.	
Detail of Completed Block / Tower	Block -B	


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Site Inspection Report

A-Technical Parameters of Building Blocks:

S. No	Detail s		As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Set backs	Direction			
	Front	North	15 Mtr	15 Mtr	----
	Sidel	East	15 Mtr	15 Mtr	----
	Sidell	West	15 Mtr	15 Mtr	----
	Rear	South	15 Mtr	15 Mtr	----
2	Ground Coverage		1562 Sq.M.	1562 Sq.M.	----
3	Gross Built-up Area (Sq.mts)		38094.81 Sq.Mtr.	5526.29 Sq.Mtr.	
4	F.A.R / B.A.R (Sq .mts & Ratio)		18241.96 Sq.Mtr.	18241.96 Sq.Mtr.	
5	Total No. of Floors (Basement, Stilt, above floors, Service floor ,etc.)		LB+UB+G+18	LB+UB+G+18	
6	Total Height of Building (In mts.)		55.90 Mtr.	55.90 Mtr.	
i)	Plinth		.8 Mtr.	.8 Mtr	
ii)	Stilt/Podium		NA	NA	
iii)	Ground / First to Terrace		55.1 Mtr.	55.1 Mtr.	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		2.1 Mtr	2.1 Mtr	
7	No. of Blocks/Towers		1 Block	1 Block	For this CC
8	Total No. of Units (Flats/Shops/Showrooms etc.)		207 Units	207 Units	
9	Commercial Area (in case of Group housing / Flatted Development project)		NA	NA	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		YES	YES	
11	Refuge Area (if any)		-----	-----	
12	Total No. of Staircases		03 No.	03 No.	
i)	No. of Open Fire staircase		02 No.	02 No.	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		04 No. 3-1.91x1.91 1-1.90x3.05	04 No. 3-1.91x1.91 1-1.90x3.05	
14	No. of Escalators		-----	-----	


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15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	Yes	Yes	
16	Cut-Out/Open to Sky/Shafts	As per bye laws	As per approval drawings	
17	Projections/Balconies etc. (Covered/extended)	As per bye laws	As per approval drawings	
18	Porch (if any)			

B-Parking Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	305 ECU	914 ECU	
2	Total No. of Car parking	229 Cars	229 Cars	
i)	Surface Parking	305 ECU	305 ECU	
ii)	Mechanical Car Parking	NA	NA	
iii)	• Basement (I,II & III)	229 Cars	229 Cars	
	• Stilt	-	-	
	• Open Area	-	-	
3	Two-Wheeler Parking	278 Nos	278 Nos	
4	Bus Parking	NA	NA	
5	Visitors Parking	46 Cars	46 Cars	
6	EV Charging Facility Car parks	yes	yes	
7	Ramp (for parking floors) - Width - Slope	5.50 Mtr. 1:8	5.50 Mtr. 1:8	
8	Provision of Car Lift	NA	NA	

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)	2271.87 Sq. mtr.	271.87 Sq. mtr.	Complete project
ii)	Surface Green Area (Sq. mts)	1080.11 Sq. mtr.	1080.11 Sq. mtr.	
iii)	Podium Green Area (Sq. mts)	1191.76 Sq. mtr.	1191.76 Sq. mtr.	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)	YES	YES	

2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pumproom, Panel Room, etc.)	YES	YES	
3	Driveways for Fire tender Movement / Parking, etc.	YES	YES	
4	No. of Entry / Exit & Width	1- 6.15 MTR	1- 6.15 MTR	FOR THIS BLOCK
5	No. of Security Rooms & Size	NA	NA	
6	Height of Compound wall As per Norms)	1.8 Mtr.	1.8 Mtr.	

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 Main plot /Split Location			<i>On main plot/Split Location</i>	
<i>Incase,EWS/LIG unit provided on Split Location</i>			On Main plot	
Address of Split Location				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	17 units	17 units	
2	No. of LIG units	17 units	17 units	
3	Total Carpet Area Provided (Sq. mts)	1445.64 sq. mts	1445.64 sq. mts	
4	Total SBUA Area Provided (Sq. mts)	2180.68 sq. mts	2180.68 sq. mts	
5	Parking of EWS/LIG Units	50 scooters	50 scooters	
6	Completion time of EWS/ LIG units	Same as block	Same as block	

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		Yes	

	(Club, community hall, Society office, Swimming pool, shops etc.)	100%		
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	NA	NA	
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	

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	NA
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	NA	NO	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant	100%	NA	

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	(STP)			
12	Any other work			

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

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

Completion Fee (To be deposited in JDA, Jaipur)

Gross-Built up area of the completed Block -B 38094.81 Sq. mts X Rs...../- = /-
 Total Amount Rs. 200000/- (In words Two Lacs Only/-)

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For Prem Sagar Infra Projects Pvt. Ltd.

[Signature]
Auth. Signatory

(Seal & Signature of Architect with date)

(Seal & Signature of Developer with date)

Name of Architect: BALENDU SHARMA

Name of Developer

Reg.No (Issued by COA):- CA/2005/36414

Reg.No(Issued by CTP RAJ):- CTP RAJ/ARCHITECT/2021/72

Renewal date of Reg.No. CTPRAJ:- 17/12/2025

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 works of 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 and GBUA 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, other wise 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