

UPENDRA TATER

B. Arch. (Hons.), A.I.I.A., F.I.V., M.B.A
 Sir, J.J. College of Architecture, Bombay
 Council of Architecture, India
 Registration Number : CA/91/14369
 Approved Valuer, IOV : F-21755
 Registered Valuer, Income Tax Department
 CCIT / Udr / ITO (Admn) / CAT-I / 2002-03 / 02 / 04



7, NEW BHOPALPURA, ACROSS BHOPALPURA GROUND BRIDGE, UDAIPUR 313001, RAJASTHAN +91 94141 63254 upendratater@gmail.com

COMPLETION CERTIFICATE : CHECK LIST

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Name of Owner/Developer	Bhumika Enterprises Pvt. Ltd.				
Ownership Details					
Date of Issue of Lease Deed	25.06.2008				
Type of Plot (Auctioned/Alloted/Converted under 90-A Rules/Other)	Converted (from Industrial to Commercial), CLU Letter No. 6494, Date:11.03.2016, RIICO Udaipur (Raj.)				
Name of Present Owner	Bhumika Enterprises Pvt. Ltd.				
Use of Plot (Land Use) (As per Lease Deed)	Commercial				
Plot No./ Address of Building/ Site	URBAN SQUARE, Khasra Nos./ Plot Nos.: F 210 to 223 , RIICO Industrial Area, Sukher, Tehsil: Girwa, Udaipur - 313001 (Raj.)				
Plot Area (As per Approved Building Plan)	27985	SqMtr.	301230.54	SqFt.	
Approval of Building Plan vide committee meeting dated	RIICO Udaipur, Date: 24.07.2017 , revised on date: 07.08.2019 and Revised on Date: 11.03.2022				
Building Plan Approval as per Building Byelaws-2000/2010/2013/2017/2020	Building ByeLaws 2017 and Revised as per Building ByeLaws 2020				
Date of Release of Approved building Plan	Approved by RIICO Udaipur (Raj.) 24.07.2017				
	Approved by RIICO Udaipur (Raj.) 07.08.2019 (Revised)				
	Approved by RIICO Udaipur (Raj.) 11.03.2022 (Revised)				
GROSS BUILT-UP AREA	FLOOR	DESCRIPTION			BUILT UP AREA as per Date: 11.03.2022
	Basement Floor 1	Shopping Complex, Parking and Services			13436.69 Sqm.
	Basement Floor 2	Parking and Services			13490.90 Sqm.
	Ground Floor	Shopping Complex			8165.28 Sqm.
	Upper Ground Floor	Shopping Complex			7963.84 Sqm.
	First Floor	Shopping Complex			7995.45 Sqm.
	Second Floor	Shopping Complex			7899.15 Sqm.
	Service Floor	Services			4060.84 Sqm.
	Third Floor	Multiplex, Banquet Hall and Offices			6448.56 Sqm.
	Fourth Floor	Multiplex, Commercial and Offices			6284.75 Sqm.
	Fifth Floor	Offices and Studio Apartments			1917.11 Sqm.
	Sixth Floor	Offices and Studio Apartments			1975.68 Sqm.
	Seventh Floor	Studio Apartments			1977.95 Sqm.
	Eighth Floor	Studio Apartments			1797.86 Sqm.
	Terrace Floor	Mumty/ Machine Room			681.18 Sqm.
	Total Built-Up Area				84095.24 Sqm.
Inspection Report					
Date of Start of Construction	20.06.2017				
Date of Completion	30.04.2022				
Date of Site Inspection	23.06.2022				
Architect	Upendra Tater				
Reg.No. (Issued by CoA)	CA/91/14369				
Reg. No. with CTP	CTP-Raj /Architect /2021/ 85				
Structural Engineer	BMSF Design Consultants Pvt. Ltd.				
Registration No	A531925-1				

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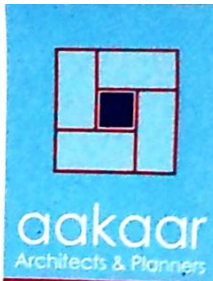
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(A) TECHNICAL PARAMETERS													
S.No.	DETAILS		COMMENTS								ESSENTIAL		
			As per Approved Plan; Dated: 07.08.2019				As per Site/ As per Revised Approval Drawings; Dated: 11.03.2022				For Completion	For at the time of Utilization Certificate	
1	Size of the Plot		301230.54	SqFt.	27985	SqM.	301230.54	SqFt.	27985	SqM.	Yes	Yes	
	Size of the Plot : PHASE I						240984.43	SqFt.	22388	SqM.	Yes	Yes	
	Size of the Plot : PHASE II						60246.11	SqFt.	5597	SqM.	Yes	Yes	
2	Width of Road/ Roads												
	i	East(National Highway & Service Road)	167	Fl.	51	Mt.	167	Fl.	51	Mt.	Yes	Yes	
	ii	South	59	Fl.	18	Mt.	59	Fl.	18	Mt.			
	iii	West	59	Fl.	18	Mt.	59	Fl.	18	Mt.			
	iv	North	59	Fl.	18	Mt.	59	Fl.	18	Mt.			
3	Direction/ Facing of Plot (East/ West/ North/ South/ Other)		All Side Roads, Main Access East and South				All Side Roads, Main Access East and South				Yes	Yes	
4	Set backs Direction												
	i	Front East	79	Fl.	24.1	Mt.	79	Fl.	24.1	Mt.	Yes	Yes	
	ii	Side I South	89	Fl.	27.1	Mt.	89	Fl.	27.1	Mt.			
	iii	Side II North	Phase II Plot Area				Phase II Plot Area						
	iv	Rear West	52	Fl.	15.985	Mt.	52	Fl.	15.985	Mt.			
5	i	Ground Coverage	29.61%				26.95%				Yes	Yes	
			89196.75	SqFt.	8286.58	SqM.	81188.87	SqFt.	7542.63	SqM.			
	ii	1st Basement Floor/ Floors/ Stilt Floor/ Podium if any	144632.53	SqFt.	13436.69	SqM.	144632.53	SqFt.	13436.69	SqM.	Yes	Yes	
		2nd Basement Floor/ Floors/ Stilt Floor/ Podium if any	145216.05	SqFt.	13490.90	SqM.	145216.05	SqFt.	13490.90	SqM.			
	iii	Ramp to Basement	18	Fl.	5.5	Mt.	18	Fl.	5.5	Mt.	Yes	Yes	
	iv	No. of Staircase	7 Nos.				7 Nos.				Yes	Yes	
		a Riser	0.5	Fl.	0.15	Mt.	0.5	Fl.	0.15	Mt.			
		b Tread	1.0	Fl.	0.3	Mt.	1.0	Fl.	0.3	Mt.			
		c Width	6.6	Fl.	2	Mt.	6.6	Fl.	2	Mt.			
	v	Lift/Elevator/ Escalator									Installed (Yes/No)	Operational (Yes/No)	
		a	No. of Lifts	18 Nos.				18 Nos.: 10 nos. have been installed and are functional				Yes	At the Time of OC
		b	No. of Escalators	20 Nos.				10 Nos.: 5 nos. have been installed and are functional				Yes	At the Time of OC
6	i	Height (From Plinth Level)											
		a	Mall	42.64	Fl.	13	Mt.	42.64	Fl.	13	Mt.	Yes	Yes
		b	Office and Studio Apartment	137.92	Fl.	42.05	Mt.	137.92	Fl.	42.05	Mt.		
	ii	No. of Floor		2 Basements + Ground + Upper Ground + 2 Floors + Service Floor + 6 Floors				2 Basements + Ground + Upper Ground + 2 Floors + Service Floor + 6 Floors				Yes	Yes
	iii	Height										Yes	Yes
		a	Excluding parapet/ Mumty/ Lift Machine Room/ any other Architectural Element										
			Mall	98.4	Fl.	30	Mt.	98.4	Fl.	30	Mt.		
			Office and Studio Apartment	137.92	Fl.	42.05	Mt.	137.92	Fl.	42.05	Mt.		
		b	Including parapet/ Mumty/ Lift Machine Room/any other Architectural Element										
			Mall	114.8	Fl.	35	Mt.	114.8	Fl.	35	Mt.		
			Office and Studio Apartment	155.80	Fl.	47.5	Mt.	155.80	Fl.	47.5	Mt.		
7	F.A.R./B.A.R (As applicable floor wise F.A.R/ B.A.R)		2.15				2.005				Yes	Yes	
8	i	Height of Compound wall	646144.73	SqFt.	60028.31	SqM.	604136.17	SqFt.	56125.62	SqM.	Yes	Yes	
	ii	No. of Entry/ Exit & Width	8 Nos.				8 Nos.				Yes	Yes	
		a	East- towards North	29.52	Fl.	9	Mt.	29.52	Fl.	9			Mt.
		b	East- towards South	39.36	Fl.	12	Mt.	39.36	Fl.	12			Mt.
		c	South-towards East	29.52	Fl.	9	Mt.	29.52	Fl.	9			Mt.
		d	South-towards West	29.52	Fl.	9	Mt.	29.52	Fl.	9			Mt.
		e	West-towards South 1	29.52	Fl.	9	Mt.	29.52	Fl.	9			Mt.
		f	West-towards South 2 (Banquet)	24.6	Fl.	7.5	Mt.	24.6	Fl.	7.5			Mt.
		g	West-towards South 3 (Banquet)	24.6	Fl.	7.5	Mt.	24.6	Fl.	7.5			Mt.
		h	West-towards North (Service Entry)	29.52	Fl.	9	Mt.	29.52	Fl.	9			Mt.
		i	West-Center Ramp (Exit)	16.4	Fl.	5	Mt.	16.4	Fl.	5			Mt.
	iii	Security Room Size	8 Nos.				8 Nos.				Yes	Yes	
		a	East- towards North	129.17	SqFt.	12	SqM.	129.17	SqFt.	12			SqM.
		b	East- towards South	129.17	SqFt.	12	SqM.	129.17	SqFt.	12			SqM.
		c	South-towards East	129.17	SqFt.	12	SqM.	129.17	SqFt.	12			SqM.
		d	South-towards West	129.17	SqFt.	12	SqM.	129.17	SqFt.	12			SqM.
		e	West-towards South 1	129.17	SqFt.	12	SqM.	129.17	SqFt.	12			SqM.
f		West-towards South 2 (Banquet)	129.17	SqFt.	12	SqM.	129.17	SqFt.	12	SqM.			
g		West-towards South 3 (Banquet)	129.17	SqFt.	12	SqM.	129.17	SqFt.	12	SqM.			
h		West-towards North (Service Entry)	129.17	SqFt.	12	SqM.	129.17	SqFt.	12	SqM.			
iv	Other Services in Setbacks												

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(B) PARKING PARAMETERS

S.No.	DETAILS	COMMENTS		ESSENTIAL	
		As per Approved Plan	As per Site/ As per Revised Approval Drawings; Dated: 11.03.2022	For Completion	For at the time of Utilization Certificate
1	Total E.C.U required	1029.50	1020.37	Yes	Yes
2	Total No. of Car Parking	882 Units	767 Units	Yes	Yes
	i Basement (I,II,III,...)	126 Units	115 Units	Yes	Yes
	ii Basement (I,II,III,...)	288 Units	279 Units	Yes	Yes
	iii Still	No Still Floor has been Proposed	No Still Floor has been Proposed	NA	NA
	iv Open Area	468 Units	373 Units	Yes	Yes
	v Visitors	206 ECU of Total ECU of 1029.50	204 ECU of Total ECU of 1020.37	Yes	Yes
	vi Mechanical Car Parking	Not Designed, so Not Applicable	Not Designed, so Not Applicable	NA	NA
3	Two Wheeler Parking	882 Units	770 Units	Yes	Yes
	i Basement (I,II,III,...)	331 Units	287 Units	Yes	Yes
	ii Basement (I,II,III,...)	294 Units	317 Units	Yes	Yes
	iii Still	No Still Floor has been Proposed	No Still Floor has been Proposed	NA	NA
	iv Open Area	257 Units	166 Units	Yes	Yes
	v Visitors	206 ECU of Total ECU of 1029.50	204 ECU of Total ECU of 1020.37	NA	NA
	vi Mechanical Car Parking	Not Designed, so Not Applicable	Not Designed, so Not Applicable	NA	NA

SAFETY PARAMETERS

S.No.	DETAILS	COMMENTS	ESSENTIAL	
			For Completion	For at the time of Utilization Certificate
1	Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety	Obtained from Fire Department Nagar Nigam, Udaipur (Raj.) No.: FIRE/NNU/2022-23/86; Dated: 09.05.2022	Yes	Yes
2	Certificate from Structural Engineer (Earthquake Resistant)	Obtained from BMSF Design Consultants Pvt. Ltd. Thro' Director Ajay Sahni, Registration No.: A531925-1; Situated at S-13/25, Ground Floor, DLF Phase III, Gurgaon, Haryana, 122002; Phone No.: 9810053542, 8800100703, Dated: 10.01.2020	Yes	Yes
3	Certificate from Airport Authority of India	Obtained from Airport Authority of India, NOC Id: PALM/NORTH/B/121616/186875; NOC No.: AAI/RHQ/NR/ATM/NOC/2016/294/647-650; Dated: 15.04.2019	Yes	Yes
4	Certificate from Pollution Control Board	Obtained from Rajasthan State Pollution Control Board, File No.: F(Tech)/Udaipur(Girwa)/6542(1)/2021-2021/5666-5668; Order No.: 2021-2021/MUID/5452 Dated: 08.03.2021	Yes	Yes

(D) ENVIRONMENTAL PARAMETERS

S.No.	DETAILS	COMMENTS	ESSENTIAL	
			For Completion	For at the time of Utilization Certificate
1	Rain Water Harvesting	Required provisions are provided, done as per type design.	Yes	Yes
2	Waste Water Treatment/ Recycling	Required provisions are made, lines laid, Foundations erected, STP to be Installed, temporary provisions are installed.	No	At the Time of OC
3	Provision of Sewerage line and Sewage Treatment Plant	Required provisions are provided, done as per type design, STP to be Installed, temporary provisions are installed.	No	At the Time of OC
4	Provision of Solid Waste Management	Suitable provisions are to be done at appropriate places, within the said premise.	No	At the Time of OC
5	Certificate for Environment Clearance (If applicable)	Obtained from State Level Environment Impact Assessment Authority, Rajasthan No.: FI(4)/SEIAA/SEAC-Raj/Sectt/Project/Cat.B(a)B(2)(15258)/2019-20; Dated: 05.03.2020	Yes	Yes
6	Provision of Solar Panels/ Solar Water Heater	Not mandatorily required, not done.	NA	NA

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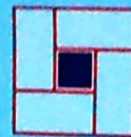
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(E) GREEN PARAMETERS											
S.No.	DETAILS	COMMENTS								ESSENTIAL	
		As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate
1	Plantation & Green area and Park/landscaping	-	Sqft.	-	SqMtr.	7900.71	Sqft.	734	SqMtr.	Yes	Yes

(F) GENERAL PARAMETERS											
S.No.	DETAILS	COMMENTS								ESSENTIAL	
		As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate
1	Cut-Outs/ Open to Sky/ Ducts										
	I Mall	2864.30	Sqft.	266.10	SqMtr.	2864.30	Sqft.	266.10	SqMtr.	Yes	Yes
	II Office and Studio Apartment	91667.19	Sqft.	8516.09	SqMtr.	91667.19	Sqft.	8516.09	SqMtr.		
2	Projections/ Balconies etc. (Covered/ extended)	None								Yes	Yes
3	Provision of Water Supply	Through Under Ground Water Tank.								Yes	Yes
4	Provision of Power/ Electrical connectivity including transformer placement (if required)	Yes, Done				Yes, Done, through Transformer.				Installed (Yes/No)	Operational (Yes/No)
5	Site development including parking signages, pathway, street lighting.	Under process, majority done.								Yes	Yes
7	Provisions for physically challenged persons.	Suitable ramps are provided, Lift can accommodate Wheel Chair movement. Toilets are provided.								Yes	Yes
8	Architectural finishing i.e. paint, false ceiling and interior finishing etc.	False Ceilings or Interiors done for all common spaces, Hotel and Office Space, not done for Commercial areas.								Yes	Yes
9	Internal Changes/ Deviation if any	None								Yes	Yes
10	Any other observation	Provisions for Mechanical Parking are not designed for the said project, therefore they have not been done, but the required height is available for Mechanical Parking for any future references.									
		All the Civil Works that were proposed have been constructed, Interiors and Furnishing Works are not yet done, they are under process. As per the developer, only Public Areas are being furnished, other spaces shall be furnished only by the Occupant themselves.									
		Many items of Work that are not mandatory for the Issuance of Completion Certificate shall be done by the developer before obtaining the Occupancy Certificate.									

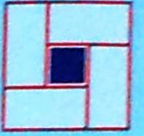
Upendra Tater

Ar. Upendra Tater
COA Registration No. CA/91/14369
Empanelled Architect for Issuance of Completion Certificate
CTP-Raj /Architect /2021/ 85
Date: 25.06.2022

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COMPLETION CERTIFICATE

I hereby Certify that the Building named
URBAN SQUARE

constructed by the owner firm

Bhumika Enterprises Pvt. Ltd.

constructed on Khasra No./ Plot No.: F 210 to 223 .

RIICO Industrial Area, Sukher, Tehsil: Girwa, Udaipur - 313001 (Raj)

was personally inspected by me and above facts, construction at Site
is Complete in all respects, in accordance with the approved Building Plans
subject to the conditions stated in the detailed report, attached herewith
Type of Building is **COMMERCIAL BUILDING**, is also in accordance with
the approved Building Plans.

Hence, the Completion Certificate is issued under my signature on date 25.06.2022

Fee for issuance of Completion Certificate/ Occupancy Certificate has been
deposited with the RIICO vide transcript dated: 28.04.2022, duly acknowledged by
RIICO, Udaipur, for an amount of Rs. 27,24,685/- (copy attached).

Ar. Upendra Tater

COA Registration No. CA/91/14369

Empanelled Architect for Issuance of Completion Certificate

Registration No. : CTP-Raj /Architect /2021/ 85

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Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354/Proj./E.O.I./ Upendra Tater/5696

Date: 22 JUN 2022

Ar. Upendra Tater,
Ground Floor 7, Near Bhupalpura,
Across the Bridge, New Bhupalpura,
Udaipur.
Mo. No.- 9414163254

Subject: - To Issue Certificate of Registration under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

Reference: - Your application received date 27.04.2022.

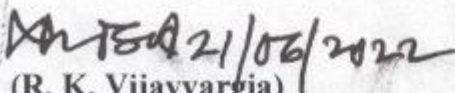
Dear,

In the reference of your above referred application, this department is pleased to issue a Certificate of Registration under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

You are registered with registration No. CTP Raj. /Architect/ 2021/85 and 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 Model Rajasthan (Urban Area) Building Regulations, 2020. The Certificate of Registration along with list of annexures to perform following activities are enclosed herewith. Above required annexures may be downloaded from departmental website- https://urban.rajasthan.gov.in/content/dam/raj/udh/organizations/ctp/pdf/Annexures%20_EOI.pdf.

This registration is valid upto 20/06/2023, which may be renewed after depositing of renewal amount as prescribed in Model Rajasthan (Urban Area) Building Regulation, 2020.

Enclosed: As above.


(R. K. Vijayvargia)
Chief Town Planner,
Rajasthan, Jaipur.

List of Annexures: -

1. भवन मानचित्र अनुमोदन हेतु वांछित दस्तावेजों की चेक लिस्ट (प्रपत्र-1)
2. स्वामित्व हेतु शपथ-पत्र (प्रपत्र-2)
3. आर्किटेक्ट द्वारा शपथ-पत्र (प्रपत्र-3)
4. आर्किटेक्ट द्वारा भवन निर्माण मानचित्र अनुमोदन पत्र (प्रपत्र-4)
5. क्षतिपूर्ति बन्ध शपथ-पत्र (प्रपत्र-5)
6. 500 वर्गमीटर से अधिक क्षेत्रफल एवं 2500 वर्गमीटर तक के भूखण्डों हेतु शपथ-पत्र (प्रपत्र-6)
7. भूमि/भूखण्ड पर किसी भी प्रकार का मंदिर/मस्जिद/एच.टी.लाइन/स्थायी/अस्थायी निर्माण है अथवा नहीं हेतु शपथ-पत्र (प्रपत्र-7)
8. अग्निशमन के प्रावधान व आपदा की स्थिति में मौके पर यथोचित निकास की व्यवस्था करने हेतु शपथ-पत्र (प्रपत्र-8)
9. Certificate of the Undertaking for Compliance of the provision of NBC part-iv for Earthquake Safety (प्रपत्र-9)
10. Check List for Joint Site Inspection of Multi-storeyed Buildings. (प्रपत्र-10)
11. Completion Certificate (प्रपत्र-11)
12. Occupancy Certificate (प्रपत्र-12)
13. मांग पत्र (Demand Letter) (प्रपत्र-13)



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/ 2021/85

I hereby certify that Mr./M/s. UPENDRA TATER.....
is an Architect registered under Architect's Act, 1972 by the Council of
Architecture, New Delhi (CA/...91.../14369) practicing and having
established office at...GROUND FLOOR 7, NEAR BHUPALPURA,.....
ACROSS THE BRIDGE, NEW BHUPALPURA, UDAIPUR.....
..... (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/ 2021/85 is issued under my
signature on date 21/06/2022 and is valid up to 20/06/2023.



R. K. Vijayvargha
(R. K. Vijayvargha)
Chief Town Planner,
Rajasthan, Jaipur.