

Completion Certificate

I hereby certify that the Residential villas “**Galaxy Enclave The Urban Village 4**”, Khasra No./ plot No., 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, Village Kalwara, 200 Feet Road, Jaipur - 302029 (Rajasthan), developed by **Ankit Daga**, was personally inspected by me on 27/09/2025 and found that construction on site is complete in accordance with the Building plans provided by developer and as per Building byelaws 2017.

Hence the completion Certificate is issued under my signature on 13-10-2025


Ar. Neha Khandelwal
A-102, Sarthi Marg
Vidhyut Nagar, Jaipur
CA/2012/54889
CTP Raj./Architect/2012/127

(Ar. Neha Khandelwal)

Reg. No (Issued by COA): -CA/2012/54889

Reg. No (Issued by CTP, RAJ): -2021/127



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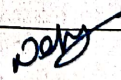
JAIPUR, RAJASTHAN-302021

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Annexure-1

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	ANKIT DAGA	
Address of Developer/Promoter	46, gem enclave, Pradhan marg, malaviya nagar, Jaipur-302017	
Name of the Project	Galaxy enclave the urban village-4	
RERA Registration No.	Raj/p/2020/1364	
Address of the Project (Plot no./Khasra no.	Plot no121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, village kalwara, 200ft road, Jaipur 303029	
Plot Area (Sq.mts.) (As per Approved Building Plan)	Total area: 1591.71 sqmt Plot no. 121 and 132: 156.85 sqmt each Plot 122 to 131 : 127.73 sqmt each	
Width of Front Road	30 ft	
Landuse of Plot as per Lease deed	residential	Date of issue of Lease Deed: 08.08.2016
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.)	Individual villas	
Building Plans approving Authority	Approval with lease deed As per clause no. 13.3, Rajasthan model building byelaws -2025	
Latest Building Plans Release date	Na	
Building Plans Validity Date	Na	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2017	
Architect of the Project & COA no.	Ar. Kshitiz Manu	
Completion Certificate issued for Complete approved project or Partial area of the Project	Complete Project	


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Annexure-2

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		10ft	10ft	-
	Side I		-	-	-
	Side II		-	-	-
	Rear		6'-6"	6'-6"	
2	Ground Coverage		Within setback	Within setback	-
3	Gross Built-up Area (Sq.mts)		2496.00 sqmt	2496.00 sqmt	
4	F.A.R/B.A.R (Sq.mts & Ratio)		1.56	1.56	-
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		G+1	G+1	-
6	Total Height of Building (In mts.)		10.5	10.5	
i)	Plinth		0.5	0.5	
ii)	Stilt/Podium		-	-	
iii)	Ground/First to Terrace		7.0	7.0	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		3.0	3.0	
7	No. of Blocks/Towers		12 VILLAS	12 VILLAS	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		12	12	
9	Commercial Area (in case of Group housing/ Flatted Development project)		NIL	NIL	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		NIL	NIL	
11	Refuge area (if any)		NIL	NIL	
12	Total No. of Staircases		1	1	
i)	No. of Open Fire stair case		-	-	
ii)	No. of Pressurized Fire Stair case		-	-	
13	No. of Lifts Size of Lift		NIL	NIL	
14	No. of Escalators		NIL	NIL	



15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	NIL	NIL	
16	Cut-Out/Open to Sky/Shafts	NIL	NIL	

17	Projections/Balconies etc. (Covered/extended)	As per Building Plans	As per Building Plans	
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	AS PER NORMS	AS PER NORMS	
2	Total No. of Car parking	1	1	
i)	Surface Parking	1	1	
ii)	Mechanical Car Parking	NIL	NIL	
iii)	• Basement (I,II,III,...)	NIL	NIL	
	• Stilt	NIL	NIL	
	• Open Area	NIL	NIL	
3	Two-Wheeler Parking	1	1	
4	Bus Parking	NIL	NIL	
5	Visitors Parking	NIL	NIL	
6	EV Charging Facility Car parks	NIL	NIL	
7	Ramp (for parking floors) • Width • Slope	AS PER NORMS	PROVIDED	
8	Provision of Car Lift	NIL	NIL	

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)	AS PER PLANS	PROVIDED	
ii)	Surface Green Area (Sq.mts)	AS PER PLANS	PROVIDED	
iii)	Podium Green Area (Sq.mts)	NIL	NIL	
iv)	Plantation Corridor (If any)	NIL	NIL	
v)	Tree Plantation (As per Norms)	NIL	NIL	

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2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	NIL	NIL	
3	Driveways for Fire tender Movement/Parking, etc.	NIL	NIL	
4	No. of Entry/Exit & Width	1	1	
5	No. of Security Rooms & Size	NIL	NIL	
6	Height of Compound wall (As per Norms)	NIL	NIL	

D- Provisions of Affordable Housing Policy/CMJAY Policy: 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)
A	Development Works of Façade & Common areas of Building Blocks			
1	Civil construction work of Super structure	100%	YES	
2	Plaster & Paint work of External Façade	100%	YES	
	Plaster & Paint work of Common areas	100%	NA	
3	Door and window/ Structural Glazing work on External Façade	100%	YES	
4	Flooring Work of Common areas	100%	NA	
5	Railing work of Balconies, Terrace, Staircase etc.	100%	YES	
6	Installation of Sanitary and Plumbing Fittings of Common areas	100%	NA	
7	Installation of Electrical Fittings of Common areas	100%	NA	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	NA	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	NA	

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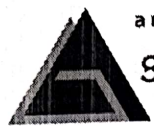
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10	Installation of Lifts/Escalators	100%	NA	
11	Internal plumbing work in Residential units / Flats / Commercial units etc.	100%	YES	
12	Internal electric wiring in Residential units / Flats / Commercial units etc.	100%	YES	

13	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	NA	
14	Elevational Work	100%	YES	
15	Overhead and Underground Water Tanks	100%	YES	
16	Provision for Physically Challenged Persons	100%	YES	
17	Installation of Fire Safety Equipment's	100%	YES	
18	Status of EWS/LIG units	100%	NA	
A	Other Internal Development Works of Residential Units/ Flats/ Commercial Units etc:-			
	(i) Plaster & Paint work	100%	YES	
	(ii) Door / windows	100%	YES	
	(iii) Tiling work of Kitchen & Toilets	100%	YES	
	(iv) Fittings and fixtures like sink, washbasin, taps etc.	100%	YES	
	(v) Electrical fittings like socket, switches etc.	100%	YES	
	(vi) Flooring Work	100%	YES	
In case above work are not completed / partially completed then Developer has to submit a Declaration in prescribed format.				

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%	NA	
2	Entry & Exit Gates/Guard Rooms	100%	NA	
3	Driveways & Pathways	100%	YES	
4	Open Parking Areas	100%	YES	

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5	Meter Room/Pump Room etc.	100%	NA	
6	Electrical Work/Light poles etc.	100%	NA	
7	Water Supply lines/UG Tank	100%	YES	
8	Storm Water Drains	100%	NA	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	100%	NA	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	NA	
12	Any other work	100%	NA	

G- NOC's/Certifications Required (for Completion Certificate)			
S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate (Building Height more than 15 Mts.)	NA	
2	Environment NOC (GBUA more than 20,000 Sq.Mts.)	NA	
3	Consent to Establish (GBUA more than 2500 Sq.Mts.)	NA	
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	
5	Labour Cess No Dues Certificate	APPLICABLE	IN PROCESS
6	IBS NOC (For Multistoried buildings, Educational Institutions, Hospitals, Office Building and Shopping mall/ Commercial Complexes.)	NA	
7	RECBC Compliance report from Empaneled Energy Auditor or any other Authorised Dept./Agency/ Official (as applicable)	NA	
8	Any other (as applicable)	NA	

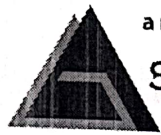
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All Post Dated Cheques for betterment levy is to be deposited before
issuing of completion certificate

NA

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 2496 Sq.mts X Rs 10/- = **24,960**

Total Amount Rs 24960/-

(In words TWENTY FOUR THOUSAND NINE HUNDRED AND SIXTY ONLY)

Ar. Neha Khandelwal

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Vidhyut Nagar, Jaipur

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(Seal & Signature of Architect with date)

Name of Architect: NEHA KHANDELWAL

Reg. No (Issued by COA): -CA/2012/54889

Reg. No (Issued by CTP, RAJ): -2021/127

(Seal & Signature of Developer with date)

Name of Developer: ...ANKIT DAGA.....



ADDENDUM TO COMPLETION CERTIFICATE CHECKLIST

Project Name: Galaxy Enclave The Urban Village 4

RERA Registration No.: RAJ/P/2020/1364

Project Location: Plot No. 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, Village- Village Kalwara, 200 Ft. Road, Jaipur - 302029 (Rajasthan)

Promoter Name: Ankit Daga

Reference: Project Completion Certificate along with Checklist Dated 13-10-2025

This is with reference to the Completion Certificate (CC) checklist submitted for the above-mentioned project.

It is hereby clarified that:

1. All dues pertaining to **Labour Cess** have been duly paid by the promoter, and supporting payment documents are enclosed for record.
2. All statutory dues related to construction activities, including Labour Cess, have been duly discharged by the promoter.

This addendum is being issued to place the above clarification on record in continuation of the earlier submitted Completion Certificate checklist.

All other details and certifications provided in the original Completion Certificate checklist remain unchanged.


Signature & Seal

Ar. Neha Khandelwal
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Issued By: Ar. Neha Khandelwal

COA Registration No.: CA/2012/54889

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