

Dispatch no. CC/2026/001

Date of issue: 19-06-2026

Completion Certificate

It is hereby certified that the Residential Project, "ARG ANANTA II" having Plot area 8880 Sq.mts., located at Plot No G-18 WESTWAY HEIGHTS, BHANKROTA (TERMINAL BUS STAND), SANGANER, JAIPUR by "ARG DEVELOPERS PVT. LTD." was inspected by me on 16-6-2026 and found that the Development (Gross built up area 45679.47sq.mt, 2 blocks i.e. block A and block B) is completed on site in accordance with the Plans approved by the Authority.

Developer/ Promoter has complied with all the provisions of Building byelaws and other applied Norms in the said Project and obtained all necessary NOC's & Certifications.

Therefore, the Completion Certificate is issued.

(Enclosed: Checklist of Completion Certificate)

AMIT
SACHDEVA Digitally signed by
AMIT SACHDEVA
Date: 2026.06.19
15:10:05 +05'30'

(Seal & Signature of Empanelled Architect with date)

AMIT SACHDEVA
ARCHITECT
CA/2012/57067
CTP/RAJ/ARCHITECTS/2026/149

List of Documents to be submitted with application / intimation for Completion Certificate / Partial Completion Certificate			
S.No	Documents	Annexure's	Page Nos.
1	Checklist of Completion Certificate	Annexure 1	
2	CC Fee deposition Receipt	Annexure 2	
3	Copy of Lease deed and Site Plan (issued by the Local Authority)	Annexure 3	
4	As-Built Drawings (Attested by Empaneled Architect)	Annexure 4	
5	Copy of Latest Approved Building Plans with Approval Letter (On the basis of which CC is issued)	Annexure 5	
6	Certified Copy of Google Map (with Latitude & Longitude)	Annexure 6	
7	Site Photographs (from all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure 7	
8	Certificate of Structural Engineer	Annexure 8	
9	Affidavit for Compliance of Part – V of NBC and Earthquake resistance provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 9	
10	• NOC from Environment Dept. (if applicable) • Consent to Establish from Pollution Control Board	Annexure 11	
11	Certificate from Labour Department for deposition of complete Labour Cess	Annexure 10	
12	List of EWS/LIG units and Status of Completion & Allotment (if applicable)	Annexure 11	
13	Declaration of Promoter regarding internal development works of Residential Units/Flats/Commercial Unit etc.		
14	Receipt of deposition of all PDC's for Betterment Levy		
15	Working/Services Drawings of the Project <i>The scanned copy of all the drawings can be submitted in Pen-drive having Seal and sign of Concerned Consultant, Project Architect and Developer in separate folders as mentioned below.</i>	Annexure 12/Scanned Copies in Pendrive	
i)	All Working Drawings	Sub-Annexure 15.1	
ii)	All Structural Drawings	Sub-Annexure 15.2	
iii)	All Electrical Drawings	Sub-Annexure 15.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure 15.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure 15.5	
vi)	Fire Fighting Drawings	Sub-Annexure 15.6	
vii)	HVAC Drawings	Sub-Annexure 15.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 15.8	
ix)	Any Other Drawings	Sub – Annexure 15.9	

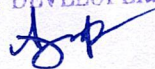
For ARG DEVELOPERS PVT. LTD
 Seal and Sign 
 (Name of the Developer/Promoter)
 Date :- Director

Annexure-1

Check List for Completion Certificate		
Basic Details of the Project		
Name of Developer / Promoter	ARG DEVELOPERS PVT LTD	
Address of Developer / Promoter	E-52 CHITRANJAN MARG,C-SCHEME,JAIPUR	
Name of the Project	ARG ANANTA II	
RERA Registration No.	RAJP/P/2017/209	
Address of the Project (Plot no. / Khasra no.)	PLOT NO. G-18WEST WAY HEIGHTS(TRUCK TERMINAL SCHEME)BHAKROTA, SANGANER, JAIPUR	
Plot Area (Sq.mts.) (As per Approved Building Plan)	8880.0 SQ.MT	
Width of Front Road	24 MT	
Land use of Plot as per Lease deed	RESIDENTIAL	Date of issue of Lease Deed:28-03-2017
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.)	GROUP HOUSING	
Building Plans approving Authority	JAIPUR DEVELOPMENT AUTHORITY	
Latest Building Plans Release date	21-08-2017	
Building Plans Validity Date	AS APROVAL	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2017	
Architect of the Project & COA no.	GIAN P MATHUR (80/5769)	
Structural Engineer of the Project	ABHA GUPTA (AM-3058436)	
Completion Certificate issued for Complete approved project or Partial area of the Project	Complete approved project	
<i>Incase of Partial Completion Certificate,</i>		
PartiallycompletedPlotarea	N.A.	
DetailofCompletedBlock/Tower	N.A.	

AMIT
SACHDEVA

Digitally signed by
AMIT SACHDEVA
Date: 2026.06.19
15:53:56 +05'30'

For ARG DEVELOPERS PVT. LTD


Director

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		18.57	18.57	
	Side I		9	9	
	Side II		9	9	
	Rear		9	9	
2	Ground Coverage		2536.89	2536.89	
3	Gross Built-up Area (Sq.mts)		45679.47	45679.47	
4	F.A.R / B.A.R (Sq.mts & Ratio)		25427.55(2.86)	25427.55(2.86)	
5	Total No. of Floors (Basement , Stilt , above floors , service floor, etc.)		14	14	
6	Total Height of Building (In mts.)		39.65	39.65	
i)	Plinth		0.45	0.45	
ii)	Stilt / Podium		0.45	0.45	
iii)	Ground / First to Terrace		39.20	39.20	
iv)	Parapet / Mumty / Lift Machine Room / any other architectural element		7.75	7.75	
7	No. of Blocks / Towers		2	2	
8	Total No. of Units (Flats / Shops / Show rooms etc.)		528 FLATS	528 FLATS	
9	Commercial Area (in case of Group housing / Flatted Development project)		523.12	523.12	
10	Community Facilities area (Club , community hall , Society office , Swimming pool etc.)		351.11	351.11	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases				
i)	No. of Open Fire stair case		2	2	
ii)	No. of Pressurized Fire Staircase				
13	No. of Lifts Size of Lift		8	8	
14	No. of Escalators		None	None	
15	Provision for Physically Challenged Persons				
	• Ramp		As Approval	As Approval	
	• Toilet		As Approval	As Approval	
	• Car Parking		As Approval	As Approval	
	• Lifts		As Approval	As Approval	
16	Cut-Out / Open to Sky / Shafts		As Approval	As Approval	
17	Projections/Balconies etc. (Covered/extended)		As Approval	As Approval	

AMIT
SACHDEVA

Digitally signed by
AMIT SACHDEVA
Date: 2026.06.19
15:53:38 +05'30'

For ARC DEVELOPERS PVT. LTD

(Signature)

Director

18	Porch(if any)	Not Applicable	Not Applicable	
S.No	Details	As per Latest Approved Building Plans	As per Site	
1	Total E.C.U Required	428.13	486	
2	Total No. of Car parking	345	345	
i)	Surface Parking	428.13	486	
ii)	Mechanical Car Parking	NA	NA	
iii)	• Basement (I,II,III,....)	160	160	
	• Stilt	58	58	
	• Open Area	127	127	
3	Two-Wheeler Parking	424	424	
4	Bus Parking	NA	NA	
5	Visitors Parking	85	85	
6	EV Charging Facility Car parks	na	na	
7	Ramp (for parking floors)			
	• Width	6mt	6mt	
	• Slope	1:8	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)	1367.49	1367.49	
ii)	Surface Green Area (Sq.mts)	101	101	
iii)	Podium Green Area (Sq.mts)	1213	1213	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)	NA	NA	
2	Approved Services in the Project (STP , WTP , Under Ground Water Tank , Pump room , Panel Room etc.)	AS APROVED	AS APROVED	
3	Driveways for Fire tender Movement / Parking etc.	AS APROVED	AS APROVED	
4	No. of Entry / Exit & Width	1/1	1/1	
5	No. of Security Rooms & Size	1	1	
6	Height of Compound wall (As per Norms)	2	2	
D – Provision of Affordable Housing Policy/CMJAY Policy:				
Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.				

AMIT
SACHDEVA

Digitally signed by
AMIT SACHDEVA
Date: 2026.06.19
15:53:21 +05'30'

ARG DEVELOPERS PVT. LTD

[Signature]

Director

EWS/LIGunitsprovidedonMainplot/SplitLocation			On main plot/SplitLocation	
In case, EWS/LIGunit provided on Split Location				
Address of Split Location				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	60	60	
2	No. of LIG units	N.A.	N.A.	
3	Total Carpet Area Provided (Sq.mts)	1747.20.	1747.20.	
4	Total SBUA Area Provided (Sq.mts)	1984.08.	1984.08	
5	Parking of EWS/LIG Units	60	60	
6	Completion time of EWS/LIG units	COMPLETED	COMPLETED	
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	100%	Yes	
1	Civil construction work of Super structure	100%	Yes	
2	Plaster & Paint work of External Facade	100%	Yes	
3	Door and window / Structural Glazing work on External Facade	100%	Yes	
4	Flooring Work of Common areas	100%	Yes	
5	Railing work of Balconies, Terrace, Staircase etc.	100%	Yes	
6	Installation of Sanitary and Plumbing Fittings of Common areas	100%	Yes	
7	Installation of Electrical Fittings of Common areas	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	100%	Yes	
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%	Yes	
14	Elevational Work	100%	Yes	
15	Overhead and Underground Water Tanks	100%	Yes	

AMIT
SACHDEVA

Digitally signed by
AMIT SACHDEVA
Date: 2026.06.19
15:53:03 +05'30'

For ARG DEVELOPERS PVT. LTD

(Signature)

Director

16	Provision for Physically Challenged Persons	100%	Yes	
17	Installation of Fire Safety Equipment's	100%	Yes	
18	Status of EWS/LIG units	100%	100%	
A	Other Internal Development Works of Residential Units/ Flats/ Commercial Unit 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%	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	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	
12	Any other work	100%	Yes	
G-NOC's/Certifications Required (for Completion Certificate)				

AMIT
SACHDEVA

Digitally signed by
AMIT SACHDEVA
Date: 2026.06.19
15:52:43 +05'30'

For ARG DEVELOPERS PVT. LTD

(Signature)

Director

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate (Building Height more than 15 Mts.)	Applicable	Obtained
2	Environment NOC (GBUA more than 20,000 Sq. Mts.)	Applicable	Applicable
3	Consent to Establish (GBUA more than 2500 Sq. Mts.)	Applicable	Obtained
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Applicable
5	Labour Cess No Dues Certificate	Applicable	Obtained
6	IBS NOC (For Multi storied buildings, Educational Institutions, Hospitals, Office Building and Shopping mall/Commercial Complexes.)	Not Applicable	Not Applicable
7	RECBC Compliance report from Empaneled Energy Auditor or any other Authorised Dept./Agency/ Official (as applicable)	Not Applicable	Not Applicable
8	Any other (as applicable)	Not Applicable	Not Applicable
All Post Dated Cheques for betterment levy is to be deposited before Issuing of completion certificate			Yes

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 45638.48 Sq. mts X Rs 10/- = Rs 456385/-

Total Amount = Rs 456385/- (In words Rs four lac fifty six thousand three hundred eighty five only)

Digitally signed by
AMIT SACHDEVA
Date: 2026.06.19
15:52:07 +05'30'

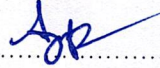
.....

(Seal & Signature of Architect with date)

Name of Architect:- AMIT SACHDEVA

Reg.No (Issued by COA):- CA-2012/57067

For ARG DEVELOPERS PVT. LTD


..... **Director**

(Seal & Signature of Developer with date)

Name of Developer:-