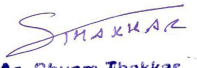

COMPLETION CERTIFICATE Unique-Emporia

I hereby certify that **Unique Emporia** (RAJ/P/2017/097) at **Khasra no. 595,596,620,627 & 628, Gram MahaTeh. Sanganer mahal Road, Jaipur, Rajasthan** developed by **M/s Mantra Lifestyles Pvt. Ltd.** was personally inspected by me and based on the above fact, building construction on site is complete in accordance with the approved building plans with few internal changes within By-Laws. Type of the building (Residential Tower D) is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date 31-Dec-21

Note:- Deposition of any Applicable fees/dues for the above completion certificate in any concerned government department is sole responsibility of the developer, any deviation done after the date of issuing of the certificate is sole responsibility of the developer, The building is complete in terms of the structure & partially in terms of other finishing. Any Court Cases in any concerned government department is sole responsibility of the developer.


Ar. Shyam Thakkar
Plot No.-278, Vishwakarma
Nagar, Maharani Farms
Deropura, Jaipur (Raj.)302018
CA/2005/35803
CTP RAJ./Architect/2021/18

Architect: Shyam Thakkar
Reg.No. (Issued by COA): CA/2005/35803
Reg.No. (Issued by CTP, Rajasthan): CTP RAJ./Architect/2021/18

CHECK LIST FOR JOINT SITE INSPECTION OF THE BUILDING

Applicant/ Promoter Name:	M/S Mantra Lifestyle Pvt. Ltd.
Type of Plot:	(Auctioned/ Allotted/ Converted under 90-A Rules/ Others)
Use of Plot (Land Use, as per Lease Deed):	Residential
Address (Proposed Building):	Khasra No 595, 596, 620, 627 & 628, Gram Maha The. Sanganer Mahal Road, Jaipur, Raj.
Plot Area of Proposed Building (Sq.Mt.):	7534.72 Sq.Mt.
Details of Building Plan Approval:	Approved By Jaipur Development Authority, Dated: 14/05/2014
Date of Start of Construction:	14/05/2014
Date of Inspection:	31-Dec-2021

Inspection for Completion Certificate:

A. Technical Parameters						
S.No.	Details		Comments		Essentials	
			As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Plot area		7354.72 sq.mt.	7354.72 sq.mt.	As per Approval	
2.	Width of the Road		48 Mtrs.	48 Mtrs.	As per Approval	
3.	Direction/ Facing of the Plot		North Facing	North Facing	As per Approval	
4.	Setbacks (Phase)	Direction				
	Front	North	As per Approval	As per Approval	As per Approval	
	Side I	East	As per Approval	As per Approval	As per Approval	
	Side II	West	As per Approval	As per Approval	As per Approval	
	Rear	South	As per Approval	As per Approval	As per Approval	
5.	I	Ground Coverage (Complete Project Approved)	38.74%	38.74%	As per Approval	

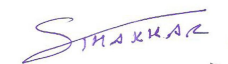
	II	Basement/ Stilt/Floors/ Podium	B + G + 12 Floors	B + G + 12 Floors	As per Approval	Existing
	III	Ramp	2 Nos.	2 Nos.	As per Approval	
	IV	No. of Stairs	4 Nos.	4 Nos.	As per Approval	
		• Riser	.15 Mtrs.	.15 Mtrs.	As per Approval	
		• Tread	.30 Mtrs.	.30 Mtrs.	As per Approval	
		• Width	1.22 Mtrs.	1.22 Mtrs.	As per Approval	
	V	Lift/ Elevator/Escalator				
		• No. of Lifts	8 Nos.	8 Nos.	As per Approval	
		• Size of Lifts	As Per Approval	As Per Approval	As per Approval	
6.	I	Height From Plinth Level	40 Mtrs.	40 Mtrs.	As per Approval	
	II	No. of Floors	B + G + 12 Floors	B + G + 12 Floors	As per Approval	
	III	Total Height				
		• Excluding parapet/ mumty/ Lift Room/ any other architectural Element.	40 Mtrs.	40 Mtrs.	As per Approval	
		• Including parapet/ mumty/ Lift Room/ any other architectural Element.	47.75 Mtrs.	47.75 Mtrs.	As per Approval	
7.	B.A.R.		20850.16 Sq.Mt.	20850.16 Sq.Mt.	As per Approval	

B. Parking Parameters

S.No.	Details		Comments		Essentials	
			As per approval	Provision Available on site	For Completion	For at the time of Utilization Certificate
1.	Total ECU Required		262 Cars/ 293 Scooters/	262 Cars/ 293 Scooters/	262 Cars/ 293 Scooters/	
2.	Total No. of Car Parking					
	I	• Basement	As per Approval	As per Approval	As per Approval	----
	II	• Stilt	As per Approval	As per Approval	As per Approval	----
	III	• Open Area	As per Approval	As per Approval	As per Approval	
	IV	• Visitors	As per Approval	As per Approval	As per Approval	
	V	• Mechanical Car Parking	----	----	----	----
	VI	• Provision of Car Lift	----	----	----	----

C. Safety Parameters (Fire & Structure)					
S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Certificate for Fire Safety & compliance of UDH order dated 21.01.2020 regarding Fire Safety	Required	Available	Available	
2.	Certificate from Structural Engineer (Earthquake Resistant)	Required	Available	Available	----
D. Environmental Parameters					
S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	Required	Provided	Provided	
2.	Waste Water Treatment/ Recycling	Required	Provided	Provided	
3.	Sewerage Treatment Plant/ Sewerage Line	Required	Provided	Provided	
4.	Provision of Solid Waste Management	Required	Provided	Provided	----
5.	Environment Clearance Certificate	Required	Provided	Provided	
6.	Provision of Solar Panels/Solar Water Heater	Required	Provided	Provided	
E. Green Parameters					
S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Plantation on Site	Required	Provided	Provided	
F. General Parameters					
S.No.	Details	Comments		Essentials	
		As per approval	Available on site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/ Open to sky/ Ducts (Per Block)	12 Nos. On Terrace	12 Nos. On Terrace	As per Approval	
2.	Projection/Balconies etc.	As per Approval	As per Approval	As per Approval	
3.	Provision of water supply	Required	Provided	Provided	
4.	Provision of power/Electrical of	Required	Provided	Provided	

	power/ Electrical connectivity including transformer placement (if required)				
5.	Site development including parking sin ages, pathway, street lighting	Required	Provided	Provided	Space Available
6.	Provisions for physically challenged Persons.	Required	Provided	Provided	Provision Existing
7.	Architectural Finishing's such as paint, false ceiling and interior finishing, etc.	----	----	Structure should be Complete.	Structure Complete Architectural Finishes Partially Finish
8.	Internal Changes / Deviation if Any	----	Location of internal doors & windows Changed within laws.	----	----
9.	Any Other Observation	----	Elements for Elevational Treatment available on the facade & Terrace.	----	----


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