



Checklist for Partial Completion Certificate

Basic Details of the Project

30 JUN 2024

Name of Developer/Promoter	Pure Awas Builders LLP	
Address of Developer/Promoter	526, 5 th Floor, Tower-A, Park Centra, Sector-30, Gurugram- 122001	
Name of the Project	Shubhashray Uptown Phase-III	
RERA Registration No.	RAJ/P/2021/1530	
Address of the Project (Plot no. /Khasra No.)	Khasra No. 744 to 746, 750 to 760 , Village-DHIRIYAWAS, Alwar (Rajasthan)	
Plot Area (Sq.m.) (As per Approved Building Plans)	Total land area – 25311.73 sq.m	
Width of the Road	18 m	
Landuse of Plot as per Lease deed	Residential	Date of issue of lease deed: 14-12-2016
Use of Approved Building Plans (Multi-Dwelling unit/Resi. Flats/Group Housing/Studio/Row Houses/CMJAY-1A/3A/3B/3C/Hotels/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Group Housing	
Building Plans approving Authority	BIDA, Bhiwadi	
Latest Building Plans Release Date	17-09-2020	
Building Plans Validity Date	5 years	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	Unified Building Bylaws 2017	
Architect of the Project & COA no.	Sandeep Yadav (CA/2010/47213)	
Structural Engineer of the Project	Abha Gupta	

Completion Certificate issued for Complete approved project or Partial area of the Project	PARTIAL AREA OF THE PROJECT
In case of Partial Completion Certificate	
Partially Completed Plot area	1200 sq.m.
Detail of Completed Block/Tower	Tower- H


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S-256, Second Floor, Sukham Tower,
Bhagat Singh Colony, Bhiwadi, Alwar
CA/2009/46101
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Site Inspection Report

A- Techinal Parameters of Building Blocks					
S.No.	Details		As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Setbacks	Direction			
	Front		3.6 m	3.6 m	
	Side I		5 m	5 m	
	Side II		As per drawing	As per drawing	
	Rear		NA	NA	
2	Ground Coverage (sq.m)		613.30	613.30	
3	Gross Built-up Area (Sq.m.)		3238.12	3238.12	
4	B.A.R (Sq.m.)		2590.49	2590.49	
5	Total No. of Floors (Basement, Stilt, above floors, service floor etc)		S+4	S+4	
6	Total Height of Building (in mtrs.)		15.25	15.25	
i)	Plinth		500 mm	500 mm	
ii)	Stilt/Podium		2.95 m	2.95 m	
iii)	Ground to Terrace		11.8 m	11.8 m	
iv)	Parapet/Mumty/Lift Machine Room/any other Architectural element		Mumty – 2.55 m	Mumty – 2.55 m	
7	No. of Blocks/Towers		1	1	
8	Total no. of Units (Flats/Shops/Showrooms etc)		56	56	
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.)		NA	NA	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases		01	01	


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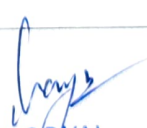
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i)	No. of Open Fire staircase	NA	NA	
ii)	No. of Pressurized Fire Staircase			
13	No. of Lifts Size of Lifts	01	01	
14	No. of Escalators	NA	NA	
15	Provision of Physically Challenged Persons - Ramp - Toilet - Car parking - Lifts	Ramp	Ramp	
16	Cut-outs/Open to Sky/Shafts	As per drawing	As per drawing	
17	Projections/Balconies etc	As per drawing	As per drawing	
18	Porch (if any)	NA	NA	

B- Parking Parameters:

S.No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total ECU Required	29	29	
2	Total No. of Car Parking	22	22	
i)	Surface Parking	As per drawing	As per drawing	
ii)	Mechanical Car Parking	NA	NA	
iii)	- Basement (I, II, III, ...) - Stilt - Open Area	As per drawing	As per drawing	
3	Two- Wheeler Parking	22	22	
4	Bus Parking	NA	NA	
5	Visitors Parking	As per drawing	As per drawing	
6	EV Charging Facility Car Park	NA	NA	
7	Ramp (for parking floors) - Width - Slope	NA	NA	
8	Provision of Car Lift	NA	NA	

C- Outer Development Parameters:


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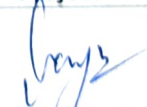
S.No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green and Plantation			
i)	Total Green Area (sq.m.)	As per drawing	As per drawing	
ii)	Surface Green Area (sq.m.)	As per drawing	As per drawing	
iii)	Podium Green Area (sq.m.)	NA	NA	
iv)	Plantation Corridor (if any)	NA	NA	
v)	Tree Plantation (as per norms)	As per drawing	As per drawing	
2	Approved Services in the Project (STP, WTP, UGT, Tank, Pump room, Panel room, etc)	STP	STP	
3	Driveways for Fire Tender Movement/Parking, etc	As per drawing	As per drawing	
4	No. of Entry/Exit & width	As per drawing	As per drawing	
5	No. of Security Rooms & sizes	NA	NA	
6	Height of Compound Wall (as per norms)	NA	NA	

D- Outer Development Parameters:
Applicable only in case of Group Housing Projects having area more than 5000 sq.m.

EWS/LIG units provided in Main plot/Split location		On main plot		
In case, EWS/LIG unit provided on Split Location		NOT APPLICABLE		
Address of Split Location				
S.No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	No. of EWS units	21	21	
2	No. of LIG units	NA	NA	
3	Total Carpet Area provided (sq.m)	22.59	22.59	
4	Total SBUA Area provided (sq.m)	As per approved drawings	As per approved drawings	
5	Parking of EWS/LIG units	21 scooter	21 scooter	
6	Completion Time of EWS/LIG units	Completed (CC obtained)	Completed (CC obtained)	

E- Development Work of Building Blocks (for Completion Certificate)

S.No.	Details	Work to be Completed at	Work done in Project	Comments (if any)
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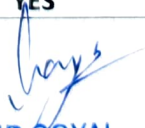


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		the time of CC (in percentage)		
1	Civil construction work of Super Structure	100%	YES	
2	Internal & External Plaster and paint work	100%	YES	
3	Door and Window/structural Glazing work	100%	YES	
4	Flooring Work	100%	YES	
5	Balconies and Railing work	100%	YES	
6	Installation of Sanitary and Plumbing fittings	100%	YES	
7	Installation of Electrical fittings	100%	YES	
8	Community Facilities (Club, community hall, Society office, swimming pool, shops etc)	NA	NA	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramps/etc)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt etc)	As per drawing	YES	
12	Elevation Work	100%	YES	
13	Overhead and Underground tanks	100%	YES	
14	HVAC works	NA	NA	
15	Provision of Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	Completed (CC obtained)	Completed (CC obtained)	

F- Outer Development Works and Services of the Project (for Completion Certificate)

S.No.	Details	Work to be Completed at the time of CC (in percentage)	Work done in Project	Comments (if any)
1	Compound Wall	100%	YES	
2	Entry & Exit Gates/Guard room	100%	YES	


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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 RWH 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	
13	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/ASSOCHAM GEM)	NA	NA
3	Any other (as applicable)		

Completion Fee Deposited in Local Authority

Gross Built-up area of the Completed Part = 3238.12 sq.m. X Rs. 10
= Rs. 32381.20 + 200

Total Amount Rs. 32581.20 SAY 32582 (In words THIRTY TWO THOUSAND FIVE HUNDRED EIGHTY TWO ONLY)

Deposited via Receipt No. 802/34 dated 03/07/2023.

PURE AWAS BUILDERS LLP

Authorized Signatory

(Seal & Signature of Architect with date)
Reg. no. (CTP RAJ) Valid up to 31-10-2024

(Seal & Signature of Developer with date)
Name of the Developer:.....

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COMPLETION CERTIFICATE

I hereby certify that the **S+4 Building on Khasra No. 744 to 746, 750 to 760, Village-DHIRIYAWAS, Alwar (Rajasthan)** owned/developed by **M/s Pure Awas Builders LLP** was personally inspected by me and based on the above fact, building construction on site is complete in accordance with the approved building plans. Type of the building (Residential) 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 30-06-2024.

Note: -

1. Deposition of any Pending amount/fees in any Government Department is the sole responsibility of Developer.
2. It is mandatory to obtain OCCUPANCY CERTIFICATE after completion of all external works and required NOC's as per Government rules.
3. After commencement of this completion certificate if any deviation found against the approved building maps then Empanelled Architect will not be responsible for such changes.
4. This Completion Certificate is only for completion of building as per approved maps and is not stands for any type of STRUCTURE SAFETY.

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