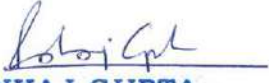




COMPLETION CERTIFICATE

I hereby certify that the Tower-4 and 5 (Stilt + 12 Floor) constructed in the project "GEETA Phase-III" (having RERA Registration No. RAJ/P/2022/1819) situated at Part B of Khasra Nos. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota, Tehsil Sanganer, Jaipur and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan, Owned and developed By **SHUBHASHISH BUILDERS AND DEVELOPERS**, 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar was personally inspected by me and based on the above facts, construction of above mentioned tower 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 under my signature on **27-11-2024**.

Architect: PANKAJ GUPTA


Ar. PANKAJ GUPTA
Plot No. 35, Shankhala Colony
Kissan Marg, Barkat Nagar, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59

COA REGISTRATION NO -CA/2005/35354

EMPANELMENT REGISTRATION NO -CTP RAJ/ARCHITECT/2021/59



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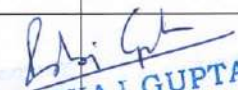
Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Shubhashish Builders and Developers	
Address of Developer/Promoter	12-13, Queens Road, Rathore Nagar, Vaishali Nagar, Jaipur-302021	
Name of the Project	Geeta Phase-III (Tower-4 and 5)	
RERA Registration No.	RAJ/P/2022/1819	
Address of the Project (Plot no./Khasra no.)	'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota, Tehsil Sanganer and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	38,116.51 Sq. Mtrs.	
Width of Front Road	18 Mtr.	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 11.10.2006 Sub-division Date: 06.06.2018
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, Jaipur	
Latest Building Plans Release date	04.01.2022	
Building Plans Validity Date	March, 2026	
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Ar. Rameez Raza Gesawat (CA/2011/53352)	
Structural Engineer of the Project	Mr. R.K. Bhola (Civtech) and Mr. Kapil Sarawagi	

Completion Certificate issued for Complete approved project or Partial area of the Project	Complete approved Project – Geeta Phase-III (partial completion certificate of Tower 3 is already issued)
In case of Partial Completion Certificate,	
Partially completed Plot area	3382.71 Sq. Mtrs.
Detail of Completed Block/Tower	Tower-4 and Tower-5 (Stilt+12 floor)

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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	18	18	
	Side I	9	9.15	9.15	
	Side II	9	9.15	9.15	
	Rear	9	9.15	9.15	
2	Ground Coverage		0.056	0.056	
3	Gross Built-up Area(Sq.mts)		19092.59	19092.59	
4	F.A.R/B.A.R(Sq.mts& Ratio)		16546.26 Sq. Mtrs. (0.43)	16546.26 Sq. Mtrs. (0.43)	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Stilt+12 Floors	Stilt+12 Floors	
6	Total Height of Building(In mts.)		40.55 Mtrs. (with Stilt)	40.55 Mtrs. (with Stilt)	
i)	Plinth		0.45 Mtrs.	0.45 Mtrs.	
ii)	Stilt/Podium		Stilt 3.50 Mtrs.	Stilt 3.50 Mtrs.	
iii)	Ground/First to Terrace		36.60 Mtrs. (after Stilt)	36.60 Mtrs. (after Stilt)	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural Element		7.75 Mtrs. (machine room top)	7.75 Mtrs. (machine room top)	
7	No. of Blocks/Towers		02	02	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		88	88	
9	Commercial Area (in case of Group housing/ Flatted Development project)		N.A.	N.A.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		1183.44 Sq. Mtrs.	1183.44 Sq. Mtrs.	
11	Refuge area (if any)		N.A.	N.A.	
12	Total No. of Staircases		05	05	
i)	No. of Open Fire staircase		02	02	
ii)	No. of Pressurized Fire Staircase		N.A.	N.A.	
13	No. of Lifts Size of Lift		05 2 x 2.5 mtr. (2 Nos.) 2 x 2 mtr. (3 Nos.)	05 2 x 2.5 mtr. (2 Nos.) 2 x 2 mtr. (3 Nos.)	
14	No. of Escalators		N.A.	N.A.	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts		Yes	Yes	


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16	Cut-Out/Open to Sky/Shafts	As per byelaws	As per byelaws	
17	Projections/Balconies etc. (Covered/extended)	1.2 Mtrs.	1.2 Mtrs.	
18	Porch (if any)	Yes	Yes	

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	158.4	158.4	
2	Total No. of Car parking	119	119	
i)	Surface Parking	-	-	
ii)	Mechanical Car Parking	N.A.	N.A.	
iii)	• Basement (I,II,III,....)	N.A.	N.A.	
	• Stilt	18	18	
	• Open Area	101	101	
3	Two-Wheeler Parking	119 Scooters	119 Scooters	
4	Bus Parking	N.A.	N.A.	
5	Visitors Parking	15	15	
6	EV Charging Facility Car parks	88	88	
7	Ramp (for parking floors) • Width • Slope	Yes 1.8 mtr. 1.12	Yes 1.8 mtr. 1.12	
8	Provision of Car Lift	N.A.	N.A.	

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)	2087 sq. mtrs.	2087 sq. mtrs.	
ii)	Surface Green Area (Sq.mts)	2087 sq. mtrs.	2087 sq. mtrs.	
iii)	Podium Green Area (Sq.mts)	N.A.	N.A.	
iv)	Plantation Corridor(If any)	N.A.	N.A.	
v)	Tree Plantation(As per Norms)	As per norms	As per norms	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	STP, WTP, Under Ground Water Tank, Pump room, Panel Room	STP, WTP, Under Ground Water Tank, Pump room, Panel Room	
3	Driveways for Fire tender Movement/Parking, etc.	Yes	Yes	
4	No. of Entry/Exit & Width	01	01	
5	No. of Security Rooms & Size	01 (5.42 x 3.35)	01 (5.42 x 3.35)	
6	Height of Compound wall (As per Norms)	As per Byelaws	As per Byelaws	


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D- Provisions of Affordable Housing Policy/CMJAY Policy:				
Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.				
EWS/LIG units provided on Main plot/Split Location			Spilt Location	
In case, EWS/LIG unit provided on Split Location			Plot No. 83 to 88, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur	
Address of Split Location				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	12	12	
2	No. of LIG units	12	12	
3	Total Carpet Area Provided(Sq.mts)	847.32 sq. mtrs.	847.32 sq. mtrs.	
4	Total SBUA Area Provided(Sq.mts)	1152.60 sq. mtrs.	1152.60 sq. mtrs.	
5	Parking of EWS/LIG Units	36 scooters	36 scooters	
6	Completion time of EWS/LIG units	30 months	24 months	
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)
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.)	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	Covered Parking Areas & Mech. Parking(Basement/Stilt/etc.)	100%	Yes	
12	Elevational Work	100%	Yes	
13	Overhead and Underground Water Tanks	100%	Yes	
14	HVAC works	100%	Yes	
15	Provision for Physically Challenged Persons	100%	Yes	
16	Installation of Fire Safety	100%	Yes	

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	Equipment's			
17	Status of EWS/LIG units	100%	Yes	

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%	-	

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)	Not Applicable	Not Applicable
3	Any other(as applicable)	Not Applicable	Not Applicable


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Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 19092.59 Sq.mts X Rs. 10/- = **1,90,926/-**

Total Amount Rs. 1,90,526/- (In words Rupees One Lakh Ninety Thousand Five Hundred Twenty Six only)


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(Seal & Signature of Architect with date)

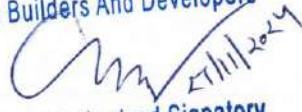
Name of Architect: **PANKAJ GUPTA**

Reg. No (Issued by COA):- **CA/2005/35354**

Reg. No (Issued by CTP RAJ.):

CTP RAJ/ARCHITECT/2021/59

Renewal date of Reg. No. CTP RAJ:- 11.01.2024


for Shubhashish Builders And Developers
Authorized Signatory

(Seal & Signature of Developer with date)

Name of Developer:

SHUBHASHISH BUILDERS AND DEVELOPERS

Note-

1. Completion certificate must be issued after confirmation of Construction of Building as per Latest approved Building Plans of the Project. Parameters approved in Building plans and available on site must be filled in the concerning columns.
2. Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
3. Empaneled Architect must ensure that all the Development worksof the Building blocks as mentioned in Table "E" and Outer Development Works as mentioned in Table "F" must be completed 100% and accordingly Status of development work shall be filled as "YES" in the concerning columns before issuing Completion Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before issuing of Completion Certificate. Building plans need not to be revised if there are Deviations like Elevational treatment, Minor changes in structural elements which do not disturb the parking placements, Common areas, allotted units and by such internal changes andGBUA and FAR/BAR of the project are not changed.
7. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
8. If the Technical parameters of the project (as per Table A, B, C & D) are not as per Latest approved Building Plans, any of the Development works (as per Table E & F) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then, Completion Certificate shall not be issued, otherwise such Completion Certificate will be treated as Invalid.
9. If Completion/Partial Completion Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/empanelment and take necessary action against the Architect and Completion Certificate will be considered as invalid.
10. If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted

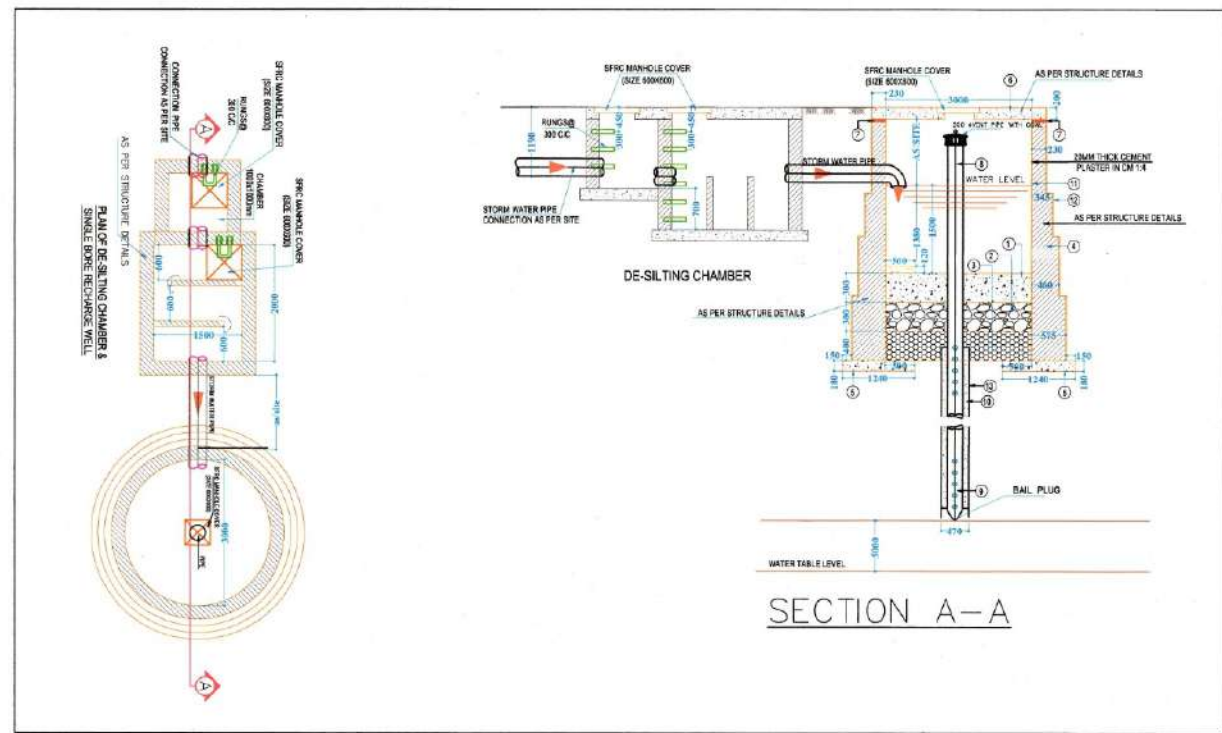
ROAD 60 MTR WIDE

60 MTR WIDE

ROAD 18.00 M. WIDE

EXISTING B.T. ROAD

Road 18m wide



SECTION A-A

SPORTS COURT

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

GREEN

Phase III land area = 7,739.38 sq.mt.
Area for C.C. applied = 3,382.71 sq.mt.
Already completed & CC obtained area = 4,356.67 sq.mt.

PHASE - 3, TOWER 04 AND 05 - CALCULATIONS

REQUIRED TOWER 04 AND 05 PARKING = 1654.26 / 111-109 EXTRA VISITOR PARKING
+ 140.81 + 1.36 = 1654.26 EXTRA VISITOR PARKING = 1654.26 E.C.C.
+ REQUIRED CARS = 75% OF 1654.26 SAY 1241 CARS
+ REQUIRED SCOOTERS = 25% OF 1654.26 SAY 410 SCOOTERS SAY 1111 SCOOTERS
+ PROVIDED CARS = IN STILL FLOOR = 14 CARS AND 14 SCOOTERS
+ PROVIDED PARKING IN OPEN FLOOR = 103 CARS AND 183 SCOOTERS

PHASE - 3, TOWER 04 AND 05 - CALCULATIONS													
S.NO.	FLOOR	BLOCK AREA	CUT-OUT	G.S.A.	COVERED ELEVATION PARKING / PORCH	ELEVATION CHAIRS	FIRE STAIRCASE	LIFT WELL AREA	SERVICES AREA	B.A.R.	BALCONY AREA	S.I.A. for ground coverage	CLUB
		(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)	(Sq.Mt.)
1	STILT	1884.43	21.53	1886.80	928.87	26.35	36.08	18.00	0.00	964.85	57.00	1747.47	872.14
2	1st Floor	1881.11	352.27	1228.84	0.00	35.08	36.08	18.00	0.00	1140.68	57.00	1100.78	311.7
3	2nd Floor	1559.90	623.90	913.00	0.00	23.44	36.08	18.00	0.00	836.53	57.00	796.83	
4	3rd Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
5	4th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
6	5th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
7	6th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
8	7th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
9	8th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
10	9th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
11	10th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
12	11th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
13	12th Floor	1517.00	48.67	1468.33	0.00	48.68	36.08	18.00	0.00	1368.42	115.80	1270.62	
14	TERRACE	400.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL		20077.09	1484.00	19092.09	928.87	583.77	486.04	234.00	0.00	16546.26			1163.84

TOTAL PLOT AREA = 38116.51 (Sq.Mt.)									
APPROVED TOWER 04 AND 05		APPROVED TOWER 06 AND 07		APPROVED TOWER 08 AND 09		APPROVED TOWER 10 AND 11		TOTAL AREA	
1	2	3	4	5	6	7	8	9	10
APPROVED TOWER 04 AND 05	25.71	54.54			25.71			APPROVED TOWER 06 AND 07	106.96 (50.00%)
APPROVED TOWER 06 AND 07	49.07							APPROVED TOWER 08 AND 09	106.96 (50.00%)
APPROVED TOWER 08 AND 09	111.18							APPROVED TOWER 10 AND 11	106.96 (50.00%)
APPROVED TOWER 10 AND 11	426.5							APPROVED TOWER 12 AND 13	635.75
TOTAL	687.24	54.54						APPROVED TOWER 14 AND 15	106.96 (50.00%)
TOTAL PLOT AREA = 38116.51 (Sq.Mt.)									
TOTAL PLOT AREA = 38116.51 (Sq.Mt.)									
APPROVED TOWER 04 AND 05		APPROVED TOWER 06 AND 07		APPROVED TOWER 08 AND 09		APPROVED TOWER 10 AND 11		TOTAL AREA	
1	2	3	4	5	6	7	8	9	10
APPROVED TOWER 04 AND 05	25.71	54.54			25.71			APPROVED TOWER 06 AND 07	106.96 (50.00%)
APPROVED TOWER 06 AND 07	49.07							APPROVED TOWER 08 AND 09	106.96 (50.00%)
APPROVED TOWER 08 AND 09	111.18							APPROVED TOWER 10 AND 11	106.96 (50.00%)
APPROVED TOWER 10 AND 11	426.5							APPROVED TOWER 12 AND 13	635.75
TOTAL	687.24	54.54						APPROVED TOWER 14 AND 15	106.96 (50.00%)

Pankaj Gupta & Associates

FLAT NO 603B, GOLDEN LEAF APARTMENT, TONK ROAD, NEAR GANDHI NAGAR
STATION, Jaipur -302 015 Ph: - 9414719352 email - archpanks02@gmail.com

Completion Certificate

I hereby certify that the Tower-3 (Stilt + 5 Floor) constructed in the project "**GEETA PHASE-III**" situated at Part B of Khasra Nos. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota, Tehsil Sanganer, Jaipur and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan, Owned and developed By **SHUBHASHISH BUILDERS AND DEVELOPERS**, 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar was personally inspected by me and based on the above facts, construction of above mentioned tower 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 under my signature on **3-06-2023**.

Architect: PANKAJ GUPTA


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