

Dispatch No.- DSC/2025/Project-05

Date of issue:- 04/11/2025

COMPLETION CERTIFICATE

It is hereby certified that the project **Pulak Tower** having plot area **995.75** Sq.mts. located at plot no./khasra no.- **Ward no.-16, Purani Kotwali Road Village Sikar ,Tehsil Sikar, District Sikar (Rajasthan)** by M/s. **Satyam Infrastructure** was inspected by the Empanelled Architect on **04/11/2025** and found that the construction of the Complete Project area **4450.74** Sq.mts. & building is completed on site in accordance with the Building plans approved by the Authority dated **05/09/2018**

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



Ar. Sunil Nirmal Kumar Jain
Unit No. L.G.1, Plot No. 65,
Visheswaria Nagar, Triveni Nagar,
Gopalpura Byepass, Jaipur
CA/2014/64602
CTP RAJ./Architects/2021/17

(Seal & Signature of Competent Officer/

(Empanelled Architect with date) - **Sunil Nirmal Kumar Jain** Date= **08.04.2025**

Designation/Registration no.- **CTP, Raj./Architect/2021/17**

List of Documents to be Submitted With Completion Certificate/Partial Completion Certificate

S. No.	Documents	Annexure's	Page Nos.
1	Checklist of Completion Certificate	Annexure 1	
2	C.C. 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 C.C. 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 Compliances of Part-VI 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 Units etc.		
14	Receipt of deposition of all PDC's for Betterment Levy		
15	Working/Services Drawings of the project 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.	Annexure 12/Scanned Copies in Pen-drive	
(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	


Ar. Sunil Nirmal Kumar Jain Seal & Sign
 Unit No. L.G.1, Plot No. 65,
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(Name of the Developer/Promoter)

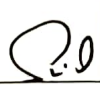
Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/ Promoter	Satyam Infrastructure	
Address of Developer/Promoter	Ward No.-24,Kotwali Road, Sikar	
Name of the Project	Pulak Tower	
RERA Registration No.	RAJ/P/2019/1004	
Address of the Project (Plot No./Khasra No.)	Ward No.-16,Purani Kotwali Road, Sikar	
Plot Area (Sq. mts.) (As per Approved Building Plan)	995.75 Sq.Mt.	
Width of Front Road	13.72 MT.	
Land use of plot as per Lease deed	Commercial(Raja Ka Patta)	Date of Issue of Lease Deed: NA
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.)	Commercial Complex	
Building Plans approving Authority	Municipal Council, Sikar	
Latest Building Plans Release Date	05.09.2018	
Building Plans Validity Date	05.09.2025 (7 YEARS)	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2017	
Architect of the Project & COA No.	Sunil Nirmal Kumar Jain CA/2014/64602	
Structural Engineer of the Project	ASRAR AHMAD	

Completion Certificate issued for Complete approved project Partial area of the Project	Complete Project
In case of Partial Completion Certificate,	
Partially completed plot area	NA
Detail of Completed Block/Tower	NA



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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		2.18 Mt.	2.18 Mt.	
	Side I		0.00 Mt.	0.00 Mt.	
	Side II		0.00 Mt.	0.00 Mt.	
	Rear		3.05 Mt.	3.05 Mt.	
2	Ground Coverage		NA	NA	
3	Gross Built-up Area (Sq. mts.)		4450.74 Sq.Mt.	4450.74 Sq.Mt.	
4	F.A.R/B.A.R (Sq. mts& Ratio)		2563.58 Sq.Mt.	2563.58 Sq.Mt.	
5	Total No. of Floors (Basement, stilt, above floors, service floors,etc.)		5	5	
6	Total Heights of Building (In mts)		14.99Mt.	14.99Mt.	
(i)	Plinth		1.20 Mt.	1.20 Mt.	
(ii)	Stilt/Podium		NA	NA	
(iii)	Ground/First to Terrace		13.79 Mt.	13.79 Mt.	
(iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		4.50Mt.	4.50Mt.	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		92	92	
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		1	1	
(i)	No. of Open Fire stair case		NA	NA	
(ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		2 2.00x2.44 1.68x1.68	2 2.00x2.44 1.68x1.68	
14	No. of Escalators		NO	NO	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts		Lifts, Toilet & Ramp 	Lifts, Toilet & Ramp	

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16	Cut-Out/ Open to Sky/Shafts	No	No	
17	Projections/Balconies etc. (Covered/extended)	Balcony	Balcony	
18	Porch (if any)	No	No	

B- Parking Parameters:

S. No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	65 E.C.U.		
2	Total No. of Car Parking	20	20	
(i)	Surface Parking	01	01	
(ii)	Mechanical Car Parking	NA	NA	
(iii)	Basement (I,II,III-----)	19	19	
	Stilt	NA	NA	
	Open Area	01	01	
3	Two-Wheeler Parking	33	33	
4	Bus Parking	NA	NA	
5	Visitors Parking	NA	NA	
6	EV Charging Facility Car Parks	NA	NA	
7	Ramp (for Parking floors) - Width - Slope	6.00 MT. 1:8	6.00 MT. 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)	NA	NA	
(ii)	Surface Green Area (Sq. mts)	NA	NA	
(iii)	Podium Green Area (Sq. mts)	NA	NA	
(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.)	Under Ground Water	Under Ground Water	
3	Driveways for Fire tender Movement/Parking, etc.	Yes	Yes	
4	No. of Entry/Exit & Width Ar. Sunil Nirmal Kumar Jain Unit No. L.G.1, Plot No. 65, Visheswaria Nagar, Triveni Nagar, Gopalpura Bypass, Jaipur CA/2014/64602 CTP RAJ./Architects/2021/17	3 ENTRY & EXIT 3MT. & 2.24MT. WIDE	3 ENTRY & EXIT 3MT. & 2.24MT. WIDE	

5	No. of Security Rooms & Size	No	No	
6	Height of Compound wall (As per Norms)	Open	Open	

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		On Main Plot/Split Location		
In case, EWS/LIG unit 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	NA	NA	
2	No. of LIG units	NA	NA	
3	Total Carpet Area Provided (Sq. mts)	NA	NA	
4	Total SBUA Area Provided (Sq. mts)	NA	NA	
5	Parking of EWS/LIG Units	NA	NA	
6	Completion Time of EWS/LIG Units	NA	NA	

E- Development Work of Building Blocks (for Completion Certificate)				
S. No.	Development Works	Work to be Completed at the time of C.C.(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%	NA 30	
9	Development works of common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Ar. Sunil Nigmal Kumar Jain Unit No. L.G.1, Plot No. 65, Visheswaria Nagar, Triveni Nagar, Gopalpura Bypass, Jaipur CA/2014/64602 CTP RAJ./Architects/2021/17	
10	Installation of Lifts/Escalators	100%	Yes	

11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	Yes	
12	Elevational works	100%	Yes	
13	Overhead and Underground Water Tanks	100%	Yes	
14	HVAC works	100%	NA	
15	Provision for Physically Challenged Persons	100%	Yes	
16	Installation of Fire Safety Equipment's	100%	Yes	
17	Status of EWS/LIG Units	100%	NA	

F- Outer Development Works and Services of the Project (for Completion Certificate)				
S. No.	Development Works	Work to be Completed at the time of C.C. (In Percentage)	Work done on in project (Mark "YES")	Comments (if any)
1	Compound Wall	100%	Open	
2	Entry & Exit Gates/Guard Rooms	100%	NA	
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 Rain Water Harvesting/ Waste water Treatment/Recycling Plant	100%	Yes	
11	Laying of Sewerage Line and Construction of Sewerage Treatment Plant (STP)	100%	Sewerage Line 	
12	Any other work	100%	Yes	

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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 2500 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	
6	IBS NOC (For Multistoried buildings, Educational Institution, Hospitals, Office Building and Shopping Mall/Commercial Complexes)	NA	
7	RECEB Compliance report from Empaneled Energy Auditor or any other Authorised Dept./Agency/Official (as applicable)	NA	
8	Any other (as applicable)	NA	

Completion Fee (To be Deposited in Local Authority)

Gross-Built up area of the completed part **4450.74** Sq. MTSxRs.-20/- = **89014.80/-**

Total Amount Rs.- 89015/- (In words- Eighty Nine Thousand & Fifteen Rupees Only)

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S.N.

(Seal & Signature of Architect With date)

Name of Architect **Sunil Nirmal Kumar Jain**

(Seal & Signature of developer with date)

Name of Developer **Satyam Infrastructure**

Reg. No. (Issued by COA) :- **CA/2014/64602**

Reg. No. (Issued by CTP RAJ.) **CTP Raj./Architect/2021/17**

Renewal date of Reg. no. CTP RAJ. :- **08/04/2025**

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 works 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 and GBUA 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 C.C. shall be forfeited and will not be adjusted.



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PULAK TOWER

WARD No.-16, PURANI KOTWALI ROAD, SIKAR
SATYAM INFRASTRUCTURE
RERA No.-RAJ/P/2019/1004

Legend

📍 LATITUDE : 27°36'48.36"N, LONGITUDE : 75° 8'26.65"E

PULAK TOWER

Google Earth

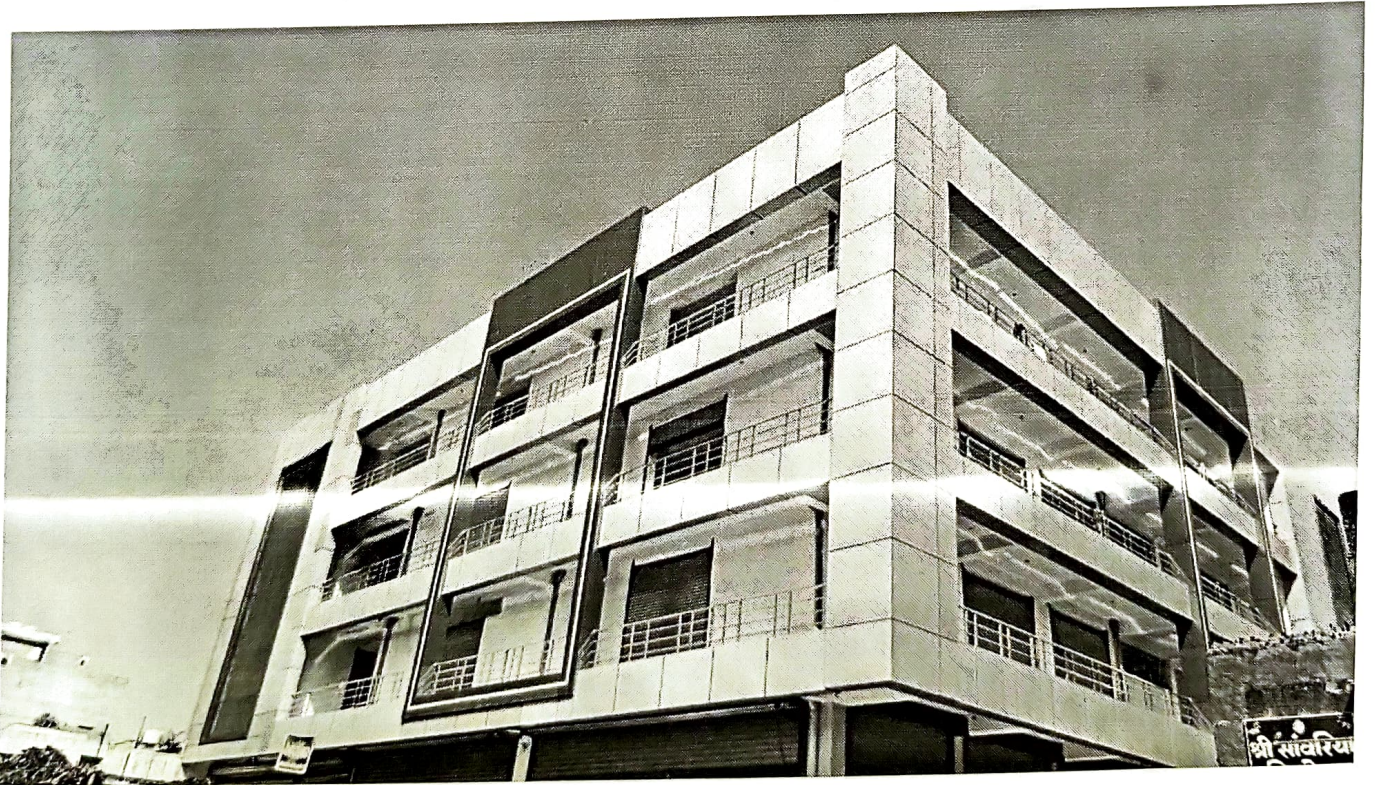
Image © 2025 Airbus

Yehuda Wazman

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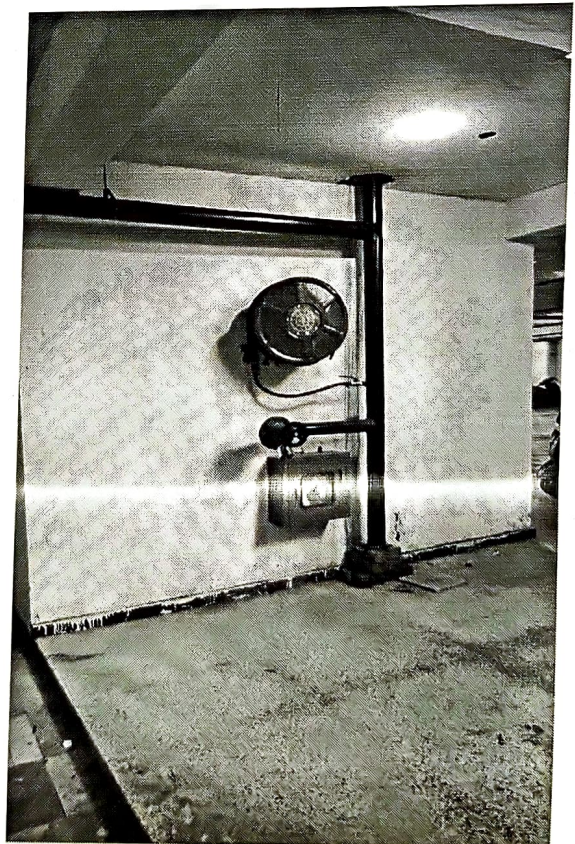
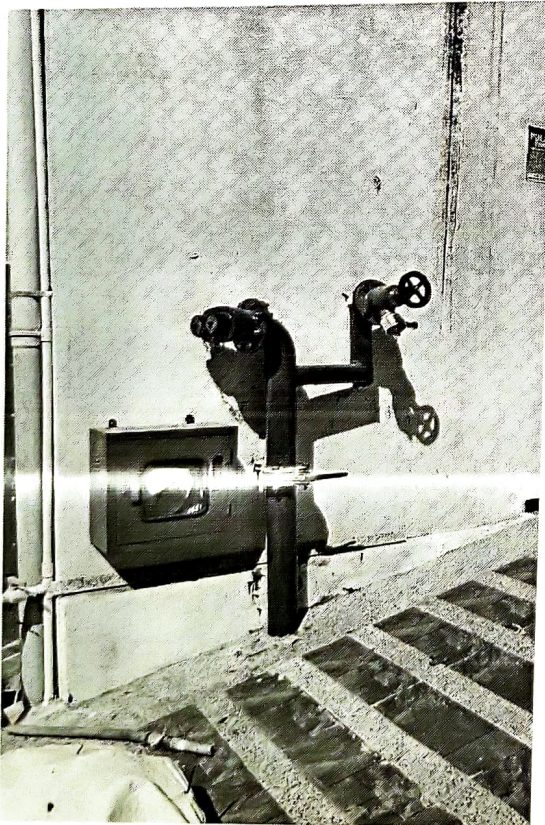
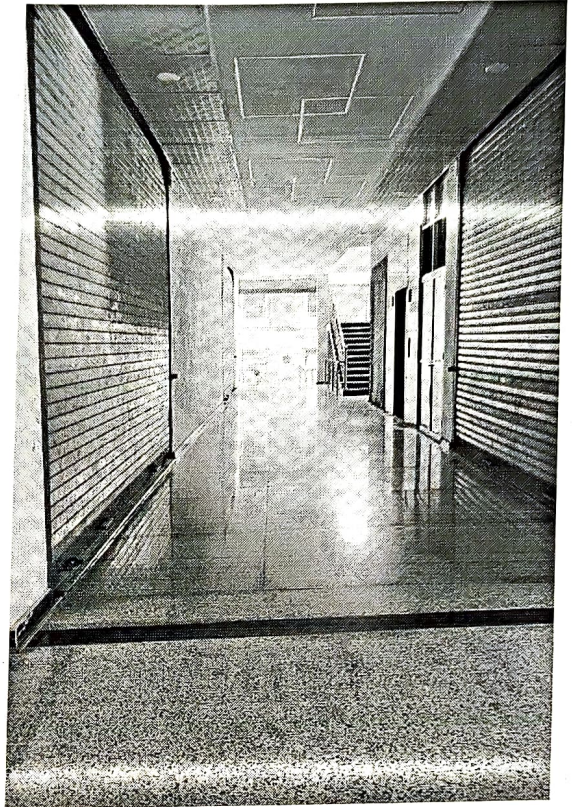
PULAK TOWER



S.2

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S.S.

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PULAK TOWER



Sil

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