

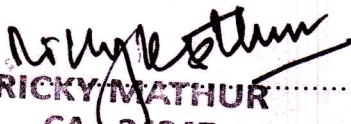


RICKY MATHUR AND ASSOCIATES

Architects | Interior Designers | Planners

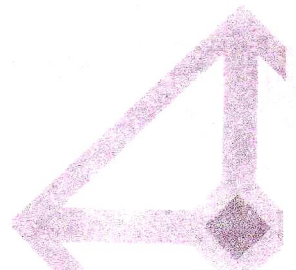
Completion Certificate

I hereby certify that the building constructed on Khasra No.1868/2,1868/3&1868/4, In Village Sirsi Tehsil –Jaipur Rajasthan. owned/developed by Shri Yogesh Dhanuka (Director), Dahnuka Realty Ltd., The Solitaire, 5th. Floor C-212,213, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur was personally inspected by me and based on above facts, 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 under my signature on 11.07.2022 (date)

Architect :  RICKY MATHUR

Reg.No. (Issued by CoA) :- CA/24247

Reg. No. (Issued by CTP,Raj.) :- CTP Raj./Architect/2021/54





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अनुसूची-5

Subject: General Check List for Completion/Occupancy Certificate.

1. Name of Plot Owner/Developer: Shree Yogesh Dhanuka (Director)
Dahnuka Realty Ltd.
2. Ownership details:-
 - Date of issue of Lease Deed: 25/ 02/ 2014
 - Type of Plot : (Auctioned/Allotted/Converted under 90-A Rules/Other):

Converted under 90-A Rules

3. Name of Present Owner: Dahnuka Realty Ltd.
4. Use of Plot (Land Use) (As per Lease Deed) : Residential
5. Plot no. / Address of Building/Site : Khasra No.1868/2,1868/3&1868/4 ,In Village Sirsi Tehsil -Jaipur
6. Plot Area (As per Approved Building Plan) :2348.39 Sq. Mt.
7. Approved of Building Plan vide committee meeting dated: 20/04/2017, 05/09/2017
8. Building Plan Approval as per Building Byclaws- 2010
9. Date of Release of approved building Plans:22/09/2017,
10. Inspection Report:
 - Date of Start of Construction : 04/04/2017
 - Date of Completion : 25/06/2022
 - Date of Site Inspection : 01/07/2022

Following Parameters to be checked during inspection for Completion Certificate:

A- Technical Parameters :						
S.No.	Details		Comments		Essentials	
			As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Size of the Plot (Sq.mt)		2348.39	2348.39	2348.39	2348.39
2.	Width of Road/Roads		24.00 Mtr.	24.00 Mtr.	24.00 Mtr.	24.00 Mtr.
3.	Direction/ Facing of plot (East/West/North/South/ Other)		North	North	North	North
4	Setback	Direction				
	Front	North	12.00 Mtr.	12.00 Mtr.	12.00 Mtr.	12.00 Mtr.
	Side I	East	9.00 Mtr.	9.00 Mtr.	9.00 Mtr.	9.00 Mtr.

RICKY MATHUR
A- 24247

33, Dhuleshwar Garden, Jaipur-302001, INDIA

Tel: +91 141 2362688, 4004700 | Fax: +91 141 4008700 | Email : ricky@rickymathur.com | www.rickymathur.com

	Side II	West	9.00 Mtr.	9.00 Mtr.	9.00 Mtr.	9.00 Mtr.
	Rear	South	9.00 Mtr.	9.00 Mtr.	9.00 Mtr.	9.00 Mtr.
	(i.)	Ground Coverage	20.37%	20.37%	20.37%	20.37%
	(ii.)	Basement Floor/ Floors/Stilt Floor/Podium if any	Proposed	Executed	Executed	Executed
	(iii.)	Ramp (Slope)	1:8	1:8	1:8	1:8
5.		No. of Staircase	2nos.	2nos.	2nos.	2nos.
	(iv.)	- Riser - Tread - Width	0.15 Mtr. 0.30 Mtr. 1.22 Mtr.	0.15 Mtr. 0.30 Mtr. 1.20 Mtr.	0.15 Mtr. 0.30 Mtr. 1.20 Mtr.	0.15 Mtr. 0.30 Mtr. 1.20 Mtr.
	(v.)	Lift/Elevator/ Escalator - No. of Lift - Size of Lift	2 Nos. 1No.(1.87x 1.9) 1 No.(1.87x2. 4)	2 Nos. 1No.(1.87 x1.9) 1 No.(1.87x 2.4)	Installed (YES)	Operational (YES)
6.	(i.)	Height (From Plinth Level)	39.08 Mtr.	39.08 Mtr.	39.08 Mtr.	39.08 Mtr.
	(ii.)	No. of Floor	Stilt +12 Floor	Stilt +12 Floor	Stilt +12 Floor	Stilt +12 Floor
	(iii.)	Excluding parapet/ Mumty/ Lift Machinery Room/any other architectural element	39.68 Mtr.	39.68 Mtr.	39.68 Mtr.	39.68 Mtr.
		Including parapet/ Mumty/Lift Machinery Room/any other architectural element	47.43 Mtr.	47.38 Mtr.	47.38 Mtr.	47.38 Mtr.
7.	F.A.R. (As applicable floor wise F.A.R.		6705.37 Sq. Mtr.	6705.37 Sq. Mtr.	6705.37 Sq. Mtr.	6705.37 Sq. Mtr.
8.	Height of Compound wall		1.80 Mtr.	1.80 Mtr.	1.80 Mtr.	1.80 Mtr.
	No. of Entry/Exit & width		2 nos.(3.6 Mtr.Wide)	2 nos.(3.6 Mtr.Wide)	2 nos.(3.6 Mtr.Wide)	2 nos.(3.6 Mtr.Wide)
	Security Room Size		—	—	—	—
	Other Services in Setbacks		Proposed	Provided	Provided	Provided

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B- Parking Parameters :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Total E.C.U. required	111.75 ECU	111.75 ECU	111.75 ECU	111.75 ECU
2.	Total No. of Car Paking	84	84	84	84
	• Basement (I)	25	27	27	27
	• Stilt	17	18	18	18
	• Open Area	42	39	39	39
	• Visitors	Provided	Provided	Provided	Provided
	• Mechanical Car Parking	Not Provided	Not Provided	Not Provided	Not Provided
	• Provision of Car Lift	Not Provided	Not Provided	Not Provided	Not Provided
3	Two Wheeler Parking	84	84	84	84
	• Stilt	35	35	35	35
	• Open Area	Not Provided	Not provided	Not provided	Not provided
	• Basement	49	49	49	49

C- Safety Parameters (Fire & Structure) :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety	Applied	Applied	Applied	Applied
2.	Certificate from Structural Engineer (Earthquake resistant)	Provided	Provided	Provided	Provided

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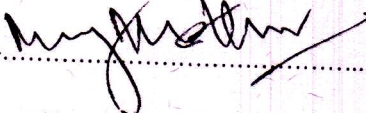
D- Environmental Parameters :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Rain Water Harvesting	Proposed	Proposed	Installed (Yes)	Operational (Yes)
2.	Waste Water Treatment/ Recycling	Proposed	Constructed	Installed (No)	Operational (No)

3.	Provision of Sewarage line and Sewarage Treatment Plan	Proposed	Proposed	Installed (YES)	Operational (No)
4.	Provision of Solid Waste Management	Proposed	Provided	Provided	Provided
5.	Certificate for Environment Clearance (if applicable)	N/A	N/A	N/A	N/A
6.	Provision of Solar Panels/ Solar Water Heater	Proposed	Provided	Installed (Yes)	Operational (No)

E- Green Parameters :					
S.No.	Details	Comments		Essentials	
		As per approved Plan	As per Site	For Completion	For at the time of Utilization Certificate
1.	Cut-Outs/Open to Sky/ Ducts	Proposed	Provided	Provided	Provided
2.	Projections/ Balconies etc. (Covered/ extended)	Proposed	Provided	Provided	Provided
3.	Provision of Water Supply	Proposed	Provided	Provided	Provided

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4.	Provision of Power/ Electrial connectivity including transformer Placement(ifrequired)	Proposed	Provided	Installed (Yes)	Operational (Yes)
5.	Site development including parking sinages, pathway, street lighting	Proposed	Provided	Provided	Provided
6.	Provisions for physically challenged persons	Proposed	Provided	Provided	Provided
7.	Architectural Finishing Paint, False ceiling And Interior finishing etc.	Proposed	Finished	Finished	Finished
8.	InternalChanges/Deviationifany				
9.	Anyotherobservation				

Architect:- 

Reg.No.(Issued by CoA):-CA/24247

Reg.No.(Issued by CTP,Raj.): -CTP/Raj./Architect/2021/54

Structural engineer.....

RegistrationNo.....

06/03/22

ISH GUPTA
B. [civil] M.Tech.[Stru.]

CTP RAJ./Architect/2021/54
CA/1999/24247

C-Scheme, Jaipur
33, Dhuleshwar Garder
RICKY MATHUR

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33, Dhuleshwar Garder
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CTP RAJ./Architect/2021