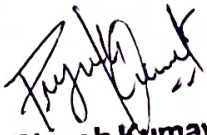


Date – 18.04.2024

Completion Certificate

I do hereby certify that the project known as “ARYA MANSION” bearing RERA Registration No. RAJ/P/2023/2421 situated on the Khasra No. 983/779 & 987/781, Village – Shrikishanpura, Jaipur (Raj.) 303905 was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and building bye laws. Further, the (Residential Flats) project 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 **18th April 2024.**

Note – Promoter has already deposited the fee to the Competent Authority for the issuance of this completion certificate, therefore, it is sole responsibility of the developer to deposit this completion certificate with required drawings and documents as per the notification of UDH dated 10.08.2023. Further, if any deviation done after the date of issue of this certificate is sole responsibility of the developer and it is also responsibility for the developer to get the occupancy certificate.


Ar. Piyush Kumawat
CTP Raj./Architect/2021/96
CA/2013/59085

(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj./Architect/2021/96

Date – 18.04.2024

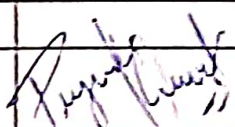
अनुसूची-5

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Opulent Constructions	
Address of Developer/Promoter	B-66 Model Town, Jagatpura Road, Jaipur (Raj.) 302017	
Name of the Project	ARYA MANSION	
RERA Registration No.	RAJ/P/2023/2421	
Address of the Project (Plot no./Khasra no.)	Khasra No. 983/779 & 987/781, Village – Shrikishanpura, Jaipur (Raj.) 303905	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1,100.00 sq.mt.	
Width of Front Road	18 M Wide	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 31.10.2022
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.)	Residential Flats	
Building Plans approving Authority	Jaipur Development Authority	
Latest Building Plans Release date	17.11.2022	
Building Plans Validity Date	17.11.2029	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Shri Kishan (COA No. – CA/99/25451)	
Structural Engineer of the Project	Er. Divyajeet Marothiya	

Completion Certificate Issued for Complete approved project or Partial area of the Project	Complete Project
--	------------------

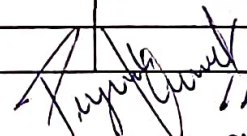
Date – 12.04.2024

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	East	4.50 M	4.50 M	
	Side I	South	4.50 M	4.50 M	
	Side II	West	4.50 M	4.50 M	
	Rear	North	4.50 M	4.50 M	
2	Ground Coverage		Within setback	Within setback	
3	Gross Built-up Area (Sq.mts)		5113.39 Sq.mt.	5113.39 Sq.mt.	
4	F.A.R./B.A.R (Sq.mts & Ratio)		4324.39 Sq.mt.	4324.39 Sq.mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Stilt + 6 Floors	Stilt + 6 Floors	
6	Total Height of Building (In mts.)		28.35 M	28.35 M	
i)	Plinth		0.75 M	0.75 M	
ii)	Stilt/Podium		3.60 M	3.60 M	
iii)	Ground/First to Terrace		18 M	18 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		6.00 M	6.00 M	
7	No. of Blocks/Towers		01	01	
8	Total No. of Units (Flats/Shops/Show rooms etc.)		42	42	
9	Commercial Area (in case of Group housing/Flatted Development project)		-	-	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Club House	Club House 50.17 sq.mt. @ stilt floor	
11	Refuge area (if any)		NA	-	
12	Total No. of Staircases		01	01	
i)	No. of Open Fire stair case		-	-	
ii)	No. of Pressurized Fire Stair case		-	-	

Date – 18.04.2024

13	No. of Lifts Size of Lift	01 2.00 M X 2.00 M	01 2.00 M X 2.00 M	
14	No. of Escalators	-	-	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	Ramp & Toilet	Ramp & Toilet Exist and functional	
16	Cut-Out/Open to Sky/Shafts	As per approval	As per approval	
17	Projections/Balconies etc. (Covered/extended)	As per approval	As per approval	
18	Porch (if any)	As per approval	As per approval	

B-Parking Parameters:				
S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	41.66	41.66	
2	Total No. of Car parking	31	31	
i)	Surface Parking	-	-	
ii)	Mechanical Car Parking	-	-	
iii)	• Basement (I, II, III,...)	-	-	
	• Stilt	13	13	
	• Open Area	18	18	
3	Two-Wheeler Parking	32	32	
4	Bus Parking	-	-	
5	Visitors Parking	3 Cars 3 Two-Wheelers	3 Cars 3 Two-Wheelers	
6	EV Charging Facility Car parks	-	-	
7	Ramp (for parking floors) • Width • Slope	Stilt floor as per approval	Provision as per approval	
8	Provision of Car Lift	-	-	


Ar. Piyush Kumawat
CTP Raj/Architect/2021/96
CA/2013/59085

Date – 18.04.2024

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)	111.19 Sq.mt.	111.19 Sq.mt.	
ii)	Surface Green Area (Sq.mts)	NA	-	
iii)	Podium Green Area (Sq.mts)	NA	-	
iv)	Plantation Corridor (If any)	-	-	
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.)	UG Water Tank DG Transformer	All provision exists	
3	Drive ways for Fire tender Movement/Parking, etc.	As per setbacks	As per setbacks	
4	No. of Entry/Exit & Width	02 with 5.50 M & 3.60 M width	02 with 5.50 M & 3.60 M width	
5	No. of Security Rooms & Size	01 1.71 M X 1.83 M	01 1.71 M X 1.83 M	
6	Height of Compound wall (As per Norms)	1.80 M	1.80 M	

D-Provisions of Affordable Housing Policy/CMJAY Policy:				
Applicable only in case of Group Housing Project shaving 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
2	No. of LIG units	-	-	NA
3	Total Carpet Area Provided (Sq.mts)	-	-	NA
4	Total SBUA Area Provided (Sq.mts)	-	-	NA
5	Parking of EWS/LIG Units	-	-	NA
6	Completion time of EWS/LIG units	-	-	NA

Date – 18.04.2024

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/Liftwell/ 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%	-	Individual AC provision for all units
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	

Date – 18.04.2024

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%	-	NA in residential flats
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	-	Sewerage connection exists
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	Attached
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	-
3	Any other (as applicable)	-	

DESIGN SHELVES

INTERIOR | ARCHITECTURE | LANDSCAPE

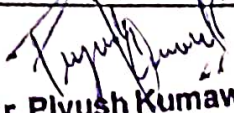
Date – 18.04.2024

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 5113.39 Sq.mt. X ₹ 10/- = ₹ 51134/-

Total Amount ₹ 51200/- (In words: Fifty One Thousand Two Hundred Ninety)

Promoter deposited the said amount to the competent authority on 12.04.2024 vide challan no. 918088


Ar. Piyush Kumawat
CTP Raj./Architect/2021/96
CA/2013/59085

(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj./Architect/2021/96

(Seal & Signature of Developer with date)

Name of Developer: Opulent Constructions