

PRAROOP ARCHITECTS

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Date 06.02.2025

Completion Certificate

I do hereby certify that the project **"Unique Vidhyadeep"** having RERA Registration No. **RAJ/P/2017/201** situated at the **Kalwar Scheme, Station Road, Near Kalpana Travels, Jaipur (Rajasthan) – 302001** 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 project under Mixed (Commercial + Residential) category is also in accordance with the approved plans. Hence the Completion Certificate is issued, as per my best knowledge and information provided to me, under my signature on date **06th February 2025.**

Note – It is sole responsibility of the developer to deposit this completion certificate with required drawings and documents alongwith the fee of competent authority 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. Arun Sharma
118, Bhagirath Nagar Jaipur
CA/2016/76175

CTP RAJ./Architect/2021/123

(Seal & Signature of Architect with date)

AR. ARUN SHARMA

COA Registration No. – CA/2016/76175

Empanelment No. – CTP Raj. /Architect/2021/123

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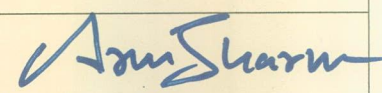
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Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	D C Agarwala and Co Pvt Ltd	
Address of Developer/Promoter	4th Floor, Unique Destination, Laxmi Mandir Crossing, Tonk Road, Jaipur (Rajasthan) – 302015	
Name of the Project	Unique Vidhyadeep	
RERA Registration No.	RAJ/P/2017/201	
Address of the Project (Plot no./Khasra No.	Kalwar Scheme, Station Road, Near Kalpana Travels, Jaipur (Rajasthan) – 302001	
Plot Area (Sq.mts.) (As per Approved Building Plan)	2,227.50 Sq.mt.	
Width of Front Road	As per approved site plan	
Land use of Plot as per Lease deed	Commercial	Date of issue of Lease Deed: 24.08.2015
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 + Residential	
Building Plans approving Authority	Jaipur Development Authority	
Latest Building Plans Release date	20.04.2016	
Building Plans Validity Date	01.06.2022 (As per point no. 1 of approval letter, with an extension of 18 months as per UDH notification 12.05.2020)	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2010	
Architect of the Project & COA no.	Ar. Gyanendra Singh Shekhawat (CA/97/22030)	
Structural Engineer of the Project	Er. Divyajeet Marothiya	
Completion Certificate issued for Complete approved project or Partial area of the Project	Complete Project  Ar. Arun Sharma 118, Bhagirath Nagar Jaipur CA/2016/76175	

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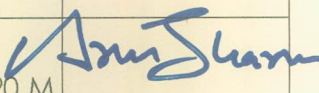
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Site Inspection Report					
A-Technical Parameters of Building Blocks:					
S. No	Details		As per Latest Approved Building Plans	As per Site	Comments (If any)
1	Setbacks	Direction			
	Front	West	12.19 M	12.19 M	
	Side I	North	9.14 M	9.14 M	
	Side II	south	9.14 M	9.14 M	
	Rear	East	9.14 M	9.14 M	
2	Ground Coverage		598.19 Sq.mt.	598.19 Sq.mt.	
3	Gross Built-up Area (Sq.mts)		11,079.22 sq.mt.	11,079.22 sq.mt.	
4	F.A.R/B.A.R (Sq.mts & Ratio)		5976.46 sq.mt.	5976.46 sq.mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		2 Basements + Ground/Stilt + 12 Floors	2 Basements + Ground/Stilt + 12 Floors	
6	Total Height of Building (In mts.)		47.75 M	47.75 M	
i)	Plinth		0.50 M	0.50 M	
ii)	Stilt/Podium		4.70 M	4.70 M	
iii)	Ground/First to Terrace		40.00 M	40.00 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		7.75 M	7.75 M	
7	No. of Blocks/Towers		01	01	
8	Total No. of Units (Flats/Shops/Show rooms etc.)		199	199	
9	Commercial Area (in case of Group housing/Flatted Development project)		07 Shops	07 Shops having carpet area 160.01 sq.mt.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		NA	-	
11	Refuge area (if any)		NA	-	
12	Total No. of Staircases		02	02 Having width 1.20 M each	

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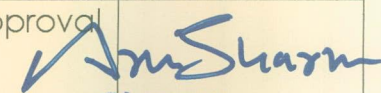
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i)	No. of Open Fire stair case			
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	02	02 (2.51 X 1.91 M)	
14	No. of Escalators	NA	-	
15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	Toilet, Ramp & Car Parking	Provision for Hd. Toilet, Ramp & Car Parking	
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	117.33 ECU	117.33 ECU	
2	Total No. of Car parking	95	95	
i)	Surface Parking	NA	-	
ii)	Mechanical Car Parking	NA	-	
iii)	- Basement (I, II,) - Stilt - Open Area	63 12 20	63 12 20	
3	Two-Wheeler Parking	67	67	
4	Bus Parking	NA	-	
5	Visitors Parking	NA	-	
6	EV Charging Facility Car parks	NA	-	
7	Ramp (for parking floors) - Width - Slope	As per Approval	As per Approval	
8	Provision of Car Lift	NA		


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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)	As per Approval	As per Approval	
ii)	Surface Green Area (Sq.mts)	As per Approval	As per Approval	
iii)	Podium Green Area (Sq.mts)	NA	-	
iv)	Plantation Corridor (If any)	As per Approval	As per Approval	
v)	Tree Plantation (As per Norms)	As per Norms	Provided	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG Water Tank DG Transformer, Pump Room & Electrical Panel Area	All provision exists	
3	Drive ways for Fire tender Movement/Parking, etc.	Within Setbacks	Provided	
4	No. of Entry/Exit & Width	02	02 Provided width is more than the approved maps	
5	No. of Security Rooms & Size	01 (2.77 X 2.21M)	Available in Temporary Structure	
6	Height of Compound wall (As per Norms)	-	As required	

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

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	-		
2	No. of LIG units	-		
3	Total Carpet Area Provided (Sq.mts)	-		


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4	Total SBUA Area Provided (Sq.mts)	-	-	
5	Parking of EWS/LIG Units	-	-	
6	Completion time of EWS/LIG units	-	-	

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	Internal changes within bylaws
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	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	01 Installed out of total 02
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	Functional Indoor and Outdoor Space provided
15	Provision for Physically Challenged Persons	100%	YES	

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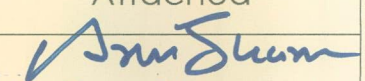
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16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	-	NA

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

S. No	Development Works	Work to be Completed at the time of 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%	-	Plot Area is less than 5000 sq.mt.
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	Sewerage Provision
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)	NA	 Ar. Arun Sharma 118, Bhagirath Nagar Jaipur CA/2016/76175

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3	Any other (as applicable)	NA	
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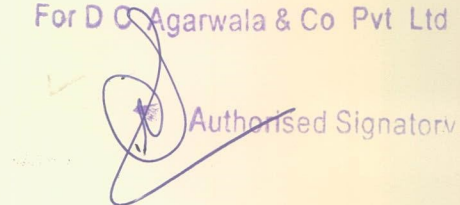
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Name of Architect: AR. ARUN SHARMA

COA Registration No. – CA/2016/76175

Empanelment No. – CTP Raj. /Architect/2021/123

For D C Agarwala & Co Pvt Ltd



Authorised Signatory

(Seal & Signature of Partner/Developer with date)

Name of Developer: D C Agarwala and Co Pvt Ltd