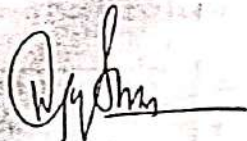


Completion certificate

I hereby certify that building sunrise Westway Heights situated at Plot-32-E & 32-F, Westway Heights (Truck Terminal) Village-Keshopura, Asarpura, Bhankrota,, Jaipur (Rajasthan) Plot Area-1351.54 sq.mt. owned by Mr.Rameshwar Lal Khaddha & Mr.Bhawani Shanker Jayani Through Partner MY DREAM HOUSE having its Regd. Office My Dream House at Plot No-123, Hari Nagar, Goalpura, Jaipur (Rajasthan) was personally inspected by me, and based on above facts and as per my best knowledge documents provided to me, construction on site is complete for possession as on the date of inspection. Type of the building is Residential, is also in accordance with plans and Rajasthan building by-laws 2020. Hence the Completion Certificate is issued under my signature on 07/01/2025.



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CA/2011/52069
CTP RAJ/Architect/2021/37

Vijay Sharma

REG.NO- CA/11/52069

CTP RAJ./ Architects / 2021/ 37

or My Dream House



Partner

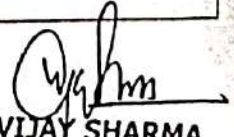
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Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	My Dream House	
	Plot No-123, Hari Nagar, Gopalpura, Jaipur (Raj)	
Name of the Project	SUNRISE WESTWAY HEIGHTS	
RERA Registration No.	APPLY FOR	
Address of the Project (Plot no./Khasra no.)	Plot-32-E & 32-F, Westwat Height (Truck Terminal) Village- Kesopura, Asarpura, Bhankrota, Jaipur (Raj)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1351.54 Sq.Mt.	
Width of Front Road	18 Mt.	
Landuse of Plot as per Lease deed	Residential	Date of Issue of Lease Deed: 12/07/2024
Use of Approved Building Plans (Multi-dwelling Unit/Resi. Flats/Group Housing/Studio/Row Houses/CMJAY- 1A/3A/3B/3C/Hotel/Resort/Mall/Commerci al Complex/Offices/School/College/Hospital/et c.)	RESIDENTIAL FLATS	
Building Plans approving Authority	Jaipur Development Authority	
Latest Building Plans Release date	17 July 2024	
Building Plans Validity Date	17 July 2027	
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Ar. Vijay Sharma, CA/2011/52069	
Structural Engineer of the Project	Er. Lokesh Wadhwa	

Completion Certificate issued for Complete approved project or Partial area of the Project	Complete approved project
In case of Partial Completion Certificate,	
Partially completed Plot area	NO
Detail of Completed Block/Tower	NO

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CA/2011/52069
CTP RAJ/Architect/2021/37

For My Dream House


Partner

VIJAY SHARMA

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	Mt.	Mt.	
	Front	WEST	7.50	7.50	
	Side I	North	4.50	4.60	
	Side II	South	4.50	4.60	
	Rear	East	4.50	4.60	
2	Ground Coverage		637.78 Sq. Mt.	637.78 Sq.Mt.	
3	Gross Built-up Area(Sq.mts)		5801.31 Sq. Mt.	5801.31Sq. Mt.	
4	F.A.R/B.A.R(Sq.mts& Ratio)		3.78 (4784.2 SQ.MT.)	3.78(4784.2 SQ.MT.)	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Stilt +6	Stilt +6	
6	Total Height of Building(In mts.)		25.25 Mt.	25.25 Mt.	
i)	Plinth		0.60 Mt.	0.60 Mt.	
ii)	Stilt/Podium		.75Mt.	.75 Mt.	
iii)	Ground/First to Terrace		18 Mt.	18 Mt.	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		3 Mt.	3 Mt.	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		36	36	
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.)		Community hall 50 Sq.Mt.	Community hall 51.92 Sq.Mt.	
11	Refuge area (if any)		No	No	
12	Total No. of Staircases		1	1	
i)	No. of Open Fire stair case		No	No	
ii)	No. of Pressurized Fire Stair case		1	1	
13	No. of Lifts Size of Lift		2 1.93X 1.93 1.93X1.93	2 1.93x1.93 1.93x1.93	
14	No. of Escalators		No	No	

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Partner

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ARCHITECTURE PLANNING & INTERIOR

15	Provision for Physically Challenged Persons	Yes, 3.60 Mt.	Yes, 3.60 Mt.	
	• Ramp	Yes	Yes	
	• Toilet	Yes, 2	Yes, 2	
	• Car Parking	Yes	Yes	
	• Lifts			

16	Cut-Out/Open to Sky/Shafts	Yes, 8.69 Sq.Mt.	Yes, 8.69Sq.Mt..	
17	Projections/Balconies etc. (Covered/extended)	Yes, 1.50 Mt.	Yes, 1.50 Mt.	
18	Porch (if any)	No	No	

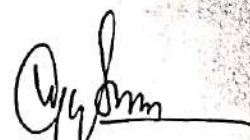
B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	46	46	
2	Total No. of Car parking	34	34	
i)	Surface Parking	34	34	
ii)	Mechanical Car Parking	0	0	
iii)	• Basement (I,II,III,...)	No	No	
	• Stilt	34	34	
	• Open Area	15	15	
3	Two-Wheeler Parking	34	34	
4	Bus Parking	No	No	
5	Visitors Parking	04	04	
6	EV Charging Facility Car parks	04	04	
7	Ramp (for parking floors)	Stilt floor	Stilt floor	
	• Width	3.60 Mt.	3.60 Mt.	
	• Slope	1:18	1:18	
8	Provision of Car Lift	No	No	

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ARCHITECTURE PLANNING & INTERIOR

C- Outer Development Parameters:				
S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation	Yes		
i)	Total Green Area (Sq.mts)	1351.54 Sq. Mt.	1351.54 Sq. Mt.	
ii)	Surface Green Area (Sq.mts)	1351.54 Sq. Mt..	1351.54 Sq. Mt.	
iii)	Podium Green Area (Sq.mts)	No	No	
iv)	Plantation Corridor (If any)	No	No	
v)	Tree Plantation (As per Norms)	Yes	Yes	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	NO	NO	
3	Driveways for Fire tender Movement/Parking, etc.	NO	NO	
4	No. of Entry/Exit & Width	2 / 4 Mt.	2 / 4 Mt.	
5	No. of Security Rooms & Size	1 / 9.86 Sq. Mt.	1 / 9.86 Sq. Mt.	
6	Height of Compound wall (As per Norms)	1.8 Mt.	1.8 Mt.	



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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

On main plot/ Split Location

In case, EWS/LIG unit provided on Split Location
Address of Split Location

NA

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 CC (in percentage)	Work done on InProject (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	

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14	HVAC works	N/A	N/A	
15	Provision for Physically Challenged Persons	100%	Yes	
16	Installation of Fire Safety equipments	100%	Yes	
17	Status of EWS/LIG units	NA	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	NA	NA	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	NA	NA	
12	Any other work	NA	NA	

VIJAY SHARMA

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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	N/A	N/A
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	NA
3	Any other(as applicable)	NA	NA

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part: 5801.315sq.mts X Rs. 10/- = 58013.1/-

Say Total Amount Rs. 58014/- (In words Fifty Eight thousand Forteen rupee only)

VIJAY SHARMA

CA/2011/52069

(Seal & Signature of Architect with date) Name of

Architect: Ar. Vijay Sharma

Reg. No (Issued by COA):- CA/2011/52069

Reg. No (Issued by CTP RAJ):-CTPRAJ/Architect/2021/37

Renewal date of Reg. No. CTP RAJ:-19-8-2024

For My Dream House

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(Seal & Signature of Developer with date)

Name of Developer: Mr. Rameshwar Lal

Mr. Bhawani Shanker

Partner. My Dream House

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.

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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 adjust.

For My Dream House

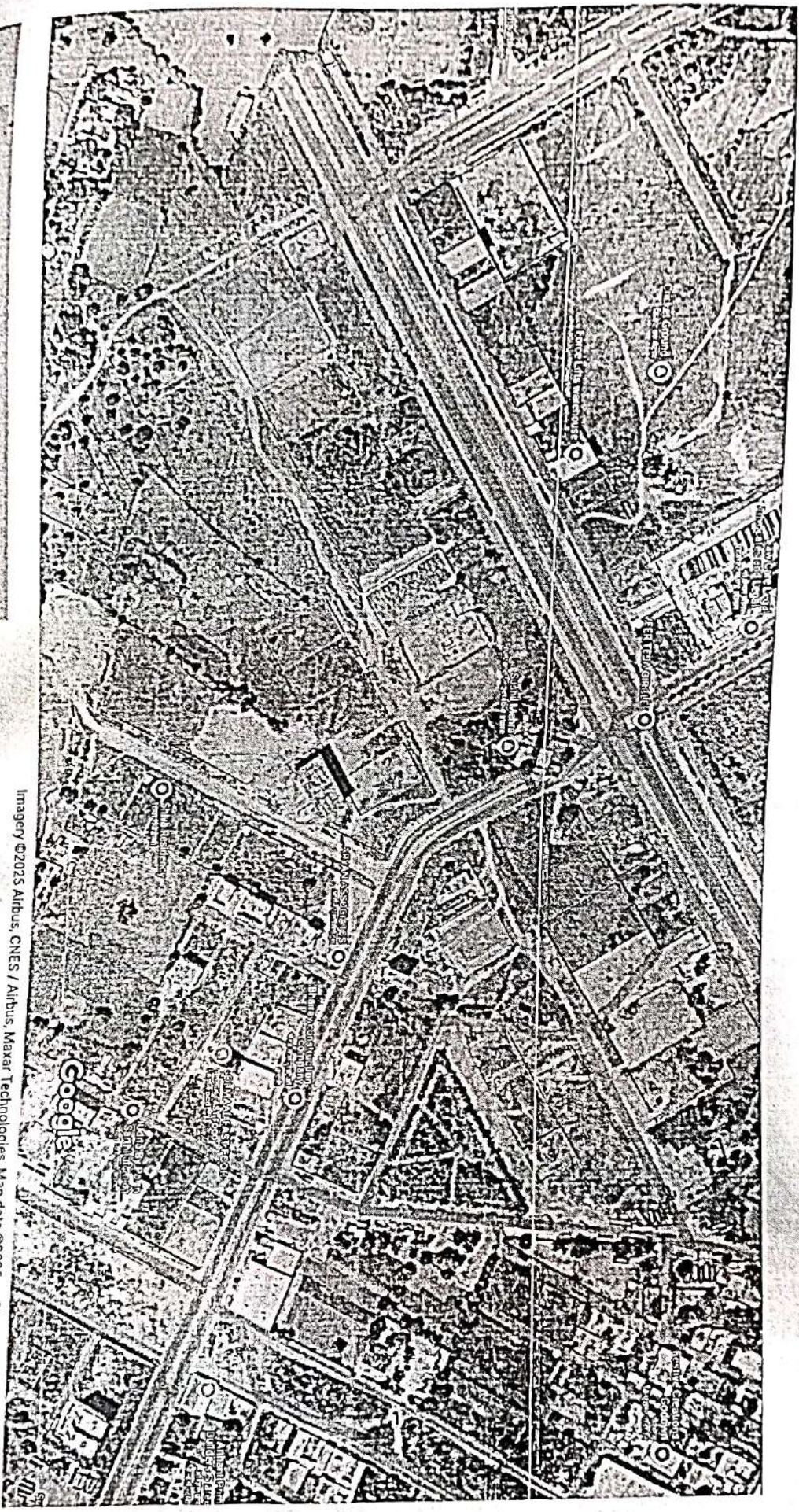


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Google Maps

WESTWAY HEIGHTS

<https://www.google.com/maps/place/WESTWAY+HEIGHTS,+Narayan+Vihar,+Jaipur,+Rajasth...>



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