

Letter No: - AJA/JPR/2024/D-15

Date: - 25-06-2024

Completion Certificate

I hereby certify that the '**GADWAL RESIDENCY**', on Plot No. 159,160,161, Scheme Sunder Vihar Kalwar Road, Jaipur (Raj). Developed by M/s The Golden Estates proprietor Karm Singh Gadwal S/O Kailash Chand Gadwal personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans and building Byelaws 2020. Type of the building (Residential) is also in accordance with the approved Building plan and building Byelaws 2020. Hence the completion certificate of the building is issued as per my best knowledge and information provided to me under my signature on

Date: **25 - June-2024**


AR. AAYUSH JINDAL
126, Keshav Vihar, Gopalpura
Bypass, Jaipur (Raj.) - 302018
CA/2021/129337
CTP Raj./Architect/2021/105

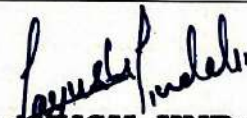
Architect: -Ar. Aayush Jindal
Reg. No.: - CA/2021/129337
Reg. No.: - (Issued by CTP, Raj.)
CTP Raj. /Architect/2021/105

Note: -

1>. Client will be responsible for any unauthorized construction done after obtaining the completion certificate.

List of Documents to be submitted with Completion Certificate/Partial Completion Certificate

S.No	Documents	Annexure	Page Nos.
1	Completion Certificate	Annexure1	
2	Check list of Completion Certificate	Annexure2	
3	CC Feed position Receipt	Annexure3	
4	Copy of Lease deed and Site Plan (issued by the Local Authority)	Annexure4	
5	As-Built Drawings (Attested by Empanelled Architect)	Annexure5	
6	Copy of Latest Approved Building Plans with Approval Letter (On the basis of which CC is issued)	Annexure6	
7	Certified Copy of Google Map (with Latitude &Longitude)	Annexure7	
8	Site Photographs(from all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure8	
9	Certificate of Structural Engineer	Annexure9	
10	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure10	
11	Certificate from Labour Department for Deposition of complete Labour Cess	Annexure11	
12	List of EWS/LIG units and Status of Completion & Allotment(if applicable)	Annexure12	
13	Working/Services Drawings of the Project The scanned copy of all the drawing scan be submitted in Pen-drive having Seal and sign of Concerned Consultant,Project Architect and Developer in Separate folder sasmentioned below.	Annexure 13/Scanned Copies in Pen drive	
i)	All Working Drawings	Sub-Annexure13.1	
ii)	All Structural Drawings	Sub-Annexure13.2	
iii)	All Electrical Drawings	Sub-Annexure13.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure13.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure13.5	
vi)	Fire Fighting Drawings	Sub-Annexure13.6	
Vii)	HVAC Drawings	Sub-Annexure13.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure13.8	
ix)	Any Other Drawings	Sub-Annexure13.9	

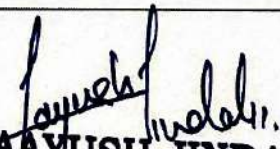

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Seal and Sign
 (Name of the Developer/Promoter)

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	The Golden Estates proprietor Karm Singh Gadwal S/O Kailash Chand Gadwal	
Address of Developer/Promoter	S4 C19 Manglam City Kalwar Road Jaipur Heritage Jaipur 302012	
Name of the Project	Gadwal Residency	
RERA Registration No.	RAJ/P/2024/3088	
Address of the Project	Plot No. 159,160,161, Scheme Sunder Vihar Kalwar Road, Jaipur 302012 Rajasthan	
Plot Area(Sq.mts.) (As per Approved Building Plan)	936.11 Sq.Mtr	
Width of Front Road	12.19Mtr	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 09.10.2023
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	J.D.A Jaipur	
Latest Building Plans Release date	20/10/2023	
Building Plans Validity Date	19/10/2027	
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	Byelaws 2020	
Architect of the Project & COA no.	Ar. Aayush Jindal & COA No. CA/2021/129337	
Structural Engineer of the Project	Er. Lokesh Wadhwa	

Completion Certificate issued for Complete approved project or 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 In spection Report					
A-Technical Para meters of Building Blocks:					
S.No	Details		As per Latest Approved Building Plans	Asper Site	Comme nts (if any)
1	Setbacks	Direction			
	Front	North	4.57 Mtr	4.57 Mtr	
	Side-I	East	4.57 Mtr	4.57 Mtr	
	Side-II	West	4.57 Mtr	4.57 Mtr	
	Rear	South	4.57 Mtr	4.57 Mtr	
2	Ground Coverage		WITH IN SETBACK	WITH IN SETBACK	
3	Gross Built-up Area (Sq.mts)		4260.44 Sq. Mtr	4260.44 Sq. Mtr	
4	F.A.R/B.A.R(Sq.mts& Ratio)		3608.17 Sq. Mtr (3.85)	3608.17 Sq. Mtr (3.85)	
5	Total No. of Floors (Basement, Stilt,above floors, Service floor, etc.)		STILT + 6 FLOOR	STILT + 6 FLOOR	
6	Total Height of Building (Inmts.)		STILT + 18Mtr	STILT + 18Mtr	
i)	Plinth		0.5Mtr	0.5Mtr	
ii)	Stilt/Podium		3.40 Mtr	3.40 Mtr	
iii)	Ground/First to Terrace		18 Mtr	18 Mtr	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural Element		PARAPET-1 Mtr MUMTY- 2.50 Mtr	PARAPET-1 Mtr MUMTY- 2.50 Mtr	
7	No. of Blocks/Towers		01	01	
8	Total No. of Units (Flats/Shops/Show rooms etc.)		48 Flats	48 Flats	
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.)		As Approval	As Approval	
11	Refuge area(if any)		NA	NA	
12	Total No. of Staircases		01	01	
i)	No. of Open Fire staircase		01	01	
ii)	No. of Pressurized Fire Staircase		NA	NA	
13	No. of Lifts Size of Lift (Sq/Mt.)		1 1.83 X 1.83	1 1.83 X 1.83	
14	No. of Escalators		NA	NA	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts		Ramp and Lifts Provided	Ramp and Lifts Provided	


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16	Cut-Out/Open to Sky/Shafts	YES	As Approved	YES
17	Projections/Balconies etc.(Covered/extended)	YES	As Approved	YES
18	Porch(if any)	NA	NA	

B-Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	31.37 E.C.U	31.37 E.C.U	
2	Total No. of Car parking	26 Car 26 Scooter	23 Car 24 Scooter	
i)	Surface Parking	26 Car 26 Scooter	26 Car 26 Scooter	
ii)	Mechanical Car Parking	NA	NA	
iii)	- Basement(I,II,III,...) - Stilt - Open Area	NA 01 25	NA 01 25	
3	Two-Wheeler Parking	26 Scooter	26 Scooter	
4	Bus Parking	NA	NA	
5	Visitors Parking	NA	NA	
6	EV Charging Facility Car parks	04	04	
7	Ramp(for parking floors) - Width - Slope	-	-	
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)	93.61 Sq.Mtr	125.29 Sq.Mtr	
ii)	Surface Green Area(Sq.mts)	93.61 Sq.Mtr	125.29 Sq.Mtr	
iii)	Podium Green Area(Sq.mts)	NA	NA	
iv)	Plantation Corridor(if any)	NA	NA	
v)	Tree Plantation(As per Norms)	-	-	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room ,etc.)	UG Tank	UG Tank	
3	Driveways for Fire tender Movement / Parking ,etc.	N.A	N.A	
4	No. of Entry/Exit & Width	1	1	Sliding Gate
5	No. of Security Rooms& Size	NA	NA	
6	Height of Compound wall (As per Norms)	3 SIDE 1.20Mtr	3 SIDE 1.20Mtr	Road Side Sliding Gate

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D-Provisions of Affordable Housing Policy/CMIAY 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	

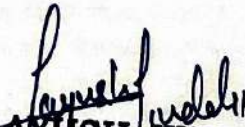
E-Development Work of Building Blocks (for Completion Certificate)

S.No	Development Works	Work to be Completed at the time of CC (in per centage)	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/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	Elevation Work	100%	Yes	
13	Overhead and Under ground Water Tanks	100%	Yes	
14	HVAC works	100%	Yes	
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	

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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 per centage)	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%	Yes	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant(STP)	100%	Yes	
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	Yes
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)	NA	
3	Any other (as applicable)		


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Completion Fee (To be deposited in Local Authority)

Gross-Built-up area of the completed Part 4260.44 Sq.mts X Rs10/- = Rs42,604.40/-

Total Amount Rs. 42,605/- (In words Rs. Forty-Two Thousand Six Hundred Five only)

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(Seal & Signature of Architect with date)

(Seal & Signature of Developer with date)

Name of Architect: Aayush Jindal

Reg. No (Issued by COA): CA/2021/129337

Reg. No(Issued by CTPRAJ.): CTP Raj./Architect/2021/105

Renewal date of Reg.No. CTPRAJ.: 09-05-2025

Name of Developer : The Golden Estates
proprietor Karm Singh Gadwal S/O Kailash
Chand Gadwal

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 of 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 be for eissuing Completion Certificate.
 4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained be for eissuing 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 Elevation 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 one very page of the Check list.
 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.
- If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted