

STUDIO RKR ARCHITECTURE

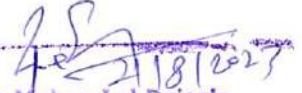
101/1, SIDDHARTH APARTMENT OPP. DANA PANI RESTAURANT
JANPATH, SHYAM NAGAR, JAIPUR-302019
Tel : 0141-4016494 (O) ; +91 9828600550 (M)

Latter No.-SRKRA/CC No.21/Sr.No.-21/date- 21.08.2023

Completion Certificate

I hereby certify that the Group Housing project "KESARIYA HEIGHTS" constructed on Plot nos. 1 to 4, Suzuki Enclave, Chittorgarh Road, Bhilwara, Raj; developed by "Fashion Suiting Pvt. Ltd." Bhilwara, Raj; was personally inspected by me and based on above facts, construction on site is complete in accordance with the approved building plans & Building bye Laws-2017.

Type of building is Residential apartment, is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on dated 21.08.2023.


Ar. Rajesh Mohan Lal Rajoria
101/1, Siddharth Apartment
Opp. Dana Pani Restaurant
Jan Path, Shyam Nagar, Jaipur
CA/2015/68762
CTP Raj./Architect/2021/66

Architect: - Rajesh Mohan Lal Rajoria

Registration No.: - CA/2015/68762

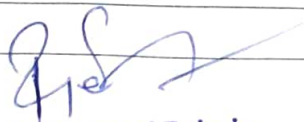
Registration No.: - CTP Raj. /Architect/2021/66

COPY PROVIDED TO

- 1> The Commissioner, Nagar Parishad, Bhilwara.
- 2> Director, Fashion Suiting Pvt. Ltd. Bhilwara

Check List for Partial Completion Certificate

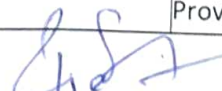
Basic Details of the Project		
Name of Developer/Promoter	Mr.Karun Jain Kachhara	
Address of Developer/Promoter	RCM World, SPL-6, RIICO Growth Center, P.O. Swaroopganj, Via- Hamirgarh, Bhilwara-311025.	
Name of the Project	KESARIYA HEIGHTS	
RERA Registration No.	RAJ/P/2019/948	
Address of the Project (Plot no./Khasra no.)	Plot no. 1 to 4, Suzuki Enclave, Chittor Road, Bhilwara	
Plot Area (Sq.mts.) (As per Approved Building Plan)	4056.93 sq.mts.	
Width of Front Road	18.00 M.	
Land use of Plot as per Lease deed	RESIDENTIAL (Group Housing)	Date of issue of Lease Deed: 29.01.2019
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.)	Group Housing	
Building Plans approving Authority	Nagar Parishad, Bhilwara	
Latest Building Plans Release date	27.09.2018	
Building Plans Validity Date	26.09.2025	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	Unified Building Bye Laws-2017 (Amended)	
Architect of the Project & COA no.	Ar. Rajesh Mohan Lal Rajoria (CoA No. CA/15/68762)	
Structural Engineer of the Project	Sanjay Sharma (Vijaytech Consultants, Jaipur)	
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	NA	
Detail of Completed Block/Tower	NA	


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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	NORTH	15.01 M.	15.13 M.
	Side I	EAST	10.06 M.	10.28 M.
	Side II	WEST	10.06 M.	10.06 M.
	Rear	SOUTH	10.03 M.	10.23 M.
2	Ground Coverage	39.37%	39.03%	
3	Gross Built-up Area (Sq.mts)	22208.49 Sq. Mts.	22016.18 Sq. Mts.	
4	F.A.R/B.A. R (Sq.mts & Ratio)	4.49	4.436	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Basement, Stilt + 12 Floors	Basement, Stilt + 12 Floors	
6	Total Height of Building (In mts.)	43.72 M.	42.80 M.	
i)	Plinth	0.75 M.	0.75 M.	
ii)	Stilt/Podium	4.57 M.	4.55 M.	
iii)	Ground/First to Terrace	38.40 M	37.50 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	7.75 M.	5.00 M.	
7	No. of Blocks/Towers	01 Block	01 Block	
8	Total No. of Units (Flats/Shops/Showrooms etc.)	97 Nos.	97 Nos.	
9	Commercial Area (In case of Group housing/ Flatted Development project)	290.74 sq.mt.	302.94 sq.mt.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	605.37 sq.mt.	546.28 sq.mt.	
11	Refuge area (if any)	NA	NA	
12	Total No. of Staircases	04 Nos.	04 Nos.	
i)	No. of Open Fire stair case	02 Nos.	02 Nos.	
ii)	No. of Pressurized Fire Stair case	Nil	Nil	
13	No. of Lifts Size of Lift	04 Nos. 2.51x1.91	04 Nos. 2.51x1.91	
14	No. of Escalators	NA	NA	
15	Provision for Physically Challenged Persons Ramp Toilet Car Parking Lifts	Not Shown in approved drawings	Provided Provided Provided Provided	


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16	Cut-Out/Open to Sky/Shafts	Provided	As per approved maps	
17	Projections/Balconies etc. (Covered/extended)	1.80 M.	1.80 M.	
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	200.00	183.00	
2	Total No. of Car parking	150.00	133.00	
i)	Surface Parking	20.00	NA	
ii)	Mechanical Car Parking	Nil	NA	
iii)	Basement	50.00	47.00	
	Stilt	35.00	35.00	
	Open Area	29.00	35.00	
3	Two-Wheeler Parking	165	150	
4	Bus Parking	NA	NA	
5	Visitors Parking	30.00	16.00	
6	EV Charging Facility Car parks	NA	NA	
7	Ramp (for parking floors) Width Slope	3.66 with 1: 8 Slope	3.66 with 1:8 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)	413.15 sq.mt.	419.08 sq.mt.	
ii)	Surface Green Area (Sq.mts)	NA	NA	
iii)	Podium Green Area (Sq.mts)	NA	NA	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)	As/Norms	As/Norms	
2	Approved Services in the Project (STP, Over Head Water Tank, Pump room, Panel Room, etc.)	Proposed	Provided	
3	Driveways for Fire tender Movement/Parking, etc.	3.60 M.	3.66 M.	
4	No. of Entry/Exit & Width	02 (3.60 M.)	02 (3.66 M.)	
5	No. of Security Rooms & Size	02 (2.17x1.67 M.)	02 (1.98x1.91M.)	
6	Height of Compound wall (As per Norms)	NA	2.00 m.	


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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 NA

In case, EWS/LIG unit provided on Split Location NA

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 percentage)	Work done 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	Elevational Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	100%	NA	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment	100%	YES	



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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 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%	YES	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	
12	Any other work	100%	NA	

G- NOC's/Certifications Required (for Completion Certificate)

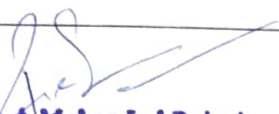
S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	YES	OBTAINED
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	NA
3	Any other (as applicable)	FIRE NOC	OBTAINED


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Completion Fee (To be deposited in Local Authority)

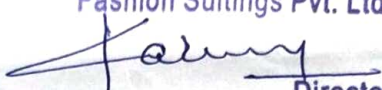
Gross-Built up area of the completed Part 22208.49 Sq.mts X Rs 15/- = Rs. 333127.35 say 333128.00

Total Amount Rs 333128/- (In words: Three Lakh Thirty-Three Thousand One Hundred Twenty-Eight Only)


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CTP Raj./Architect:- 2021/66

(Seal & Signature of Architect with date) Name of
Architect: Rajesh Mohan Lal Rajoria
Reg. No (Issued by COA):-CA/2015/68762
Reg. No (Issued by CTP RAJ.):
CTPRaj./Architect/2021/66
Renewal date of Reg. No. CTP RAJ.: -30.05.2025

Fashion Suitings Pvt. Ltd.


(Seal & Signature of Developer with date) Name
of Developer: **Fashion Suitings Pvt. Ltd.**

Director

Note-

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.

Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.

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 before issuing Completion Certificate.

Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.

If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.

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 and GBUA and FAR/BAR of the project are not changed.

Cross-signatures/Self-attestation is required to be done on every page of the Checklist.

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.

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