



**Mishra Garg
& Associates**
ARCHITECTS & PLANNERS

C-35, Lajpat Marg, C-Scheme, Jaipur
Ph.: +91-141-237-3274, 5104986
E-mail : mishra.garg@gmail.com

Completion Certificate

I hereby certify that the Building Block/Villa(s) constructed at project “**Kedia’s The Kothi**” Rera Number **RAJ/P/2021/1523** situated at Khasra No. 306/1,307,309,310,311 and 2227/1, Village- Kishorpura Charnan and Sirsi, Hathoj-Sirsi Link Road, Jaipur-302012 (Rajasthan) owned/developed by **M/s Kedia Real Estate LLP**, having its registered address at Shop No. 10-11, Ganesh Nagar, 6-A, Benar Road, Nadi Ka Phatak, Jaipur, Rajasthan was personally inspected by me and based on above facts, the project construction on site is complete in accordance with the approved building plans. Type of the building (**Residential**) is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on **31.12.2023**.

Ar. Ashok Mishra
C-35, Shekhawati Enclave, Lajpath
Marg, C-Scheme, JAIPUR-302001
CA/91/13916
CTP RAJ./Architects/2021/10

Seal and Signature

Name of Architect: Ashok Mishra

Reg. No (Issued by COA):- C.A./91/13916

Reg. No (Issued by CTP RAJ):- CTP/RAJ./Architects/2021/10

Renewal date of Reg. No. CTP RAJ: - 11.08.2023



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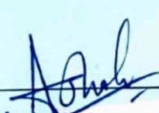
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Date-31/12/2023

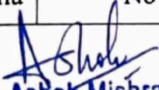
Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Kedia Real Estate LLP	
Address of Developer/Promoter	Shop No. 10-11, Ganesh Nagar, 6-A, Benar Road, NadiKaPhatak, Jaipur	
Name of the Project	Kedia's The Kothi	
RERA Registration No.	RAJ/P/2021/1523	
Address of the Project (Plot no./Khasra no.)	Khasra No. 306/1,307,309,310,311 and 2227/1, Village-KishorpuraCharnan and Sirsi, Hathoj-Sirsi Link Road, Jaipur-302012 (Rajasthan)	
Plot Area(Sq.mts.) (As per Approved Building Plan)	88,479.01Sq. Mt.	
Width of Front Road	24mtr.	
Land use of Plot as per Lease deed	RESIDENTIAL	Date of issue of Lease Deed: Villa No.1 to 289, 617-844, 905-947, 1044-1091, S1-S21- June, 2021
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.)	CMJAY 3C PROJECT	
Building Plans approving Authority	Building plan of individual Villa by Empanelled Architect	
Latest Building Plans Release date	05.04.2021	
Building Plans Validity Date	As per Approved Building Plan	
Building Plan Approval as per Building Bye-laws (2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA No.	ASHOK MISHRA C.A./91/13916	
Structural Engineer of the Project	SUNIL GOYAL	

Completion Certificate issued for Complete approved projector	Complete area of the Project
Partial area of the Project	


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In case of Partial Completion Certificate,			N.A.		
Partially completed Plot area			N.A.		
Detail of Completed Block/Tower			N.A.		
Site Inspection Report					
A-TechnicalParametersofBuildingBlocks:					
S.No	Details		As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Setbacks	Direction			
	Front	NORTH	As approved	According to Approved Building Plans	No
	Sidel	SOUTH	As approved	According to Approved Building Plans	No
	Sidell	EAST	As approved	According to Approved Building Plans	No
	Rear	WEST	As approved	According to Approved Building Plans	No
2	Ground Coverage		Within Setbacks	Within Setbacks	No
3	Gross Built-up Area (Sq.mts)		84,327.61	84,327.61	No
4	F.A.R/B.A.R (Sq.mts &Ratio)		As per By-Laws	As per By-Laws	No
5	Total No. of Floors (Basement,Stilt,abovefloors, servicefloor,etc.)		G+1	G+1	No
6	Total Height of Building (In mts.)		9.83 Mtr	9.83 Mtr	No
i)	Plinth		0.61 Mtr	0.61 Mtr	No
ii)	Stilt/Podium		N.A	N.A	No
iii)	Ground/First to Terrace		6.4	6.4	No
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		2.82	2.82	No
7	No. of Blocks/Towers		Villa No 1 to 150	Villa No 1 to 150	No
8	Total No. of Units (Flats/Shops/Showrooms etc.)		727	727	No
9	Commercial Area (in case of Group housing/Flatted Development project)		Total Shops – 121 Area – 1089 Sq.mtr.	Total Shops – 121 Area – 1089 Sq.mtr.	No
10	Community Facilities area (Club,communityhall,Society office,Swimmingpooletc.)		Club House, Facility, Park As per Approved Scheme Layout	Club House, Facility, Park As per Approved Scheme Layout	No
11	Refuge area(ifany)		N.A	N.A	No
12	Total No. of Staircases		One in Each Villa	One in Each Villa	No


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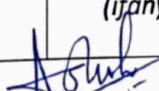
i)	No. of Open Fire staircase	N.A	N.A	No
ii)	No. of Pressurized Fire Stair case	N.A	N.A	No
13	No. of Lifts Size of Lift	N.A	N.A	No
14	No. of Escalators	N.A	N.A	No
15	Provision for Physically Challenged Persons <ul style="list-style-type: none"> • Ramp • Toilet • Car Parking • Lifts 	As approved	As approved	No
16	Cut-Out/Open to Sky/Shafts	As per Approved Building Plan	As per Approved Building Plan	No
17	Projections/Balconies etc. (Covered/extended)	As per Approved Building Plan	As per Approved Building Plan	No
18	Porch (if any)	As per Approved Building Plan	As per Approved Building Plan	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	As per Building Bye Laws in Each Villa	As per Building Bye Laws in Each Villa	No
2	Total No. of Car parking	As per Building Bye Laws in Each Villa	As per Building Bye Laws in Each Villa	No
i)	Surface Parking	N.A	N.A	No
ii)	Mechanical Car Parking	N.A	N.A	No
iii)	• Basement (I, II, III,)	N.A	N.A	No
	• Stilt	N.A	N.A	No
	• Open Area	N.A	N.A	No
3	Two-Wheeler Parking	As per Building Bye Laws in Each Villa	As per Building Bye Laws in Each Villa	No
4	Bus Parking	N.A	N.A	No
5	Visitors Parking	N.A	N.A	No
6	EV Charging Facility Car parks	N.A	N.A	No
7	Ramp (for parking floors) <ul style="list-style-type: none"> • Width • Slope 	N.A	N.A	No
8	Provision of Car Lift	N.A	N.A	No

C-Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
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1 Green & Plantation		As per Approved Layout Plan		
i)	Total Green Area(Sq.mts)	As per Approved Layout Plan	As per Approved Layout Plan	No
ii)	Surface Green Area(Sq.mts)	As per Approved Layout Plan	As per Approved Layout Plan	No
iii)	Podium Green Area(Sq.mts)	N.A.	N.A.	No
iv)	PlantationCorridor(Ifany)	N.A.	N.A.	No
v)	TreePlantation(AsperNorms)	As per Approved Layout Plan	As per Approved Layout Plan	No
2	ApprovedServicesintheProject (STP,WTP,Under GroundWater Tank,Pumproom,PanelRoom, etc.)	As per Approved Layout Plan	As per Approved Layout Plan	No
3	DrivewaysforFiretender Movement/Parking,etc.	As per Building Bye Laws	As per Building Bye Laws	No
4	No.ofEntry/Exit&Width	2 NOS	2 NOS	No
5	No.ofSecurityRooms&Size	2 NOS	2 NOS	No
6	HeightofCompoundwall (AsperNorms)	As per Approved Layout Plan	As per Approved Layout Plan	No

D-ProvisionsofAffordableHousingPolicy/CMJAYPolicy:

Applicable only in case of GroupHousingProjectshavingareamorethan5000Sq.mts.

EWS/LIGunits providedonMainplot/SplitLocation			Onmainplot/SplitLocation	
Incase,EWS/LIGunitprovidedonSplitLocation			N.A.	
AddressofSplitLocation			AsperSite	Comments (ifany)
S.No	Details	As per LatestAppr oval		
1	No.of EWSunits	126	126	No
2	No.of LIGunits	386	386	No
3	Total Carpet Area Provided(Sq.mts)	As per Approved Building Plan	As per Approved Building Plan	No
4	Total SBUA Area Provided(Sq.mts)	As per Approved Building Plan	As per Approved Building Plan	No
5	ParkingofEWS/LIGUnits	As per Approved Building Plan	As per Approved Building Plan	No
6	CompletiontimeofEWS/LIGunits	COMPLETED	COMPLETED	No

E-DevelopmentWorkofBuildingBlocks(forCompletionCertificate)

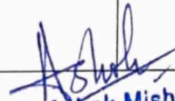
S.No	DevelopmentWorks	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark"YES")	Comments (ifany)
1	Civilconstructionworkof Super structure	100%	YES	No
2	Internal & External Plaster andPaintwork	100%	YES	No
3	Doorandwindow/ StructuralGlazingwork	100%	YES	No
4	FlooringWork	100%	YES	No
5	Balconiesandrailingwork	100%	YES	No

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6	Installation of Sanitary and Plumbing Fittings	100%	YES	No
7	Installation of Electrical Fittings	100%	YES	No
8	Community Facilities (Club, community hall, Society office, Swimming pool, shop etc.)	100%	YES	No
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	YES	No
10	Installation of Lifts/Escalators	100%	N.A	No
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	N.A	No
12	Elevational Work	100%	YES	No
13	Overhead and Underground Water Tanks	100%	YES	No
14	HVAC works	100%	YES	No
15	Provision for Physically Challenged Persons	100%	YES IN COMMON AREAS	No
16	Installation of Fire Safety Equipment's	100%	N.A	No
17	Status of EWS/LIG units	100%	N.A	No

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	No
2	Entry & Exit Gates/Guard Rooms	100%	YES	No
3	Driveways & Pathways	100%	YES	No
4	Open Parking Areas	100%	YES	No
5	Meter Room/Pump Room etc.	100%	YES	No
6	Electrical Work/Light poles etc.	100%	YES	No
7	Water Supply lines/UG Tank	100%	YES	No
8	Storm Water Drains	100%	YES	No
9	Construction of Rain Water Harvesting Structure	100%	YES	No
10	Structure of Waste water Treatment/ Recycling Plant	100%	YES	No


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11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	No
12	Any other work	100%	N.A.	No

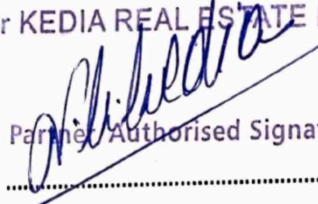
G-NOC's/Certifications Required (for Completion Certificate)			
S.No	Type of NOC/Certification	Applicable/Not Applicable	Obtained
1	Structural Certificate	Not Applicable	No
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)	Not Applicable	No
3	Any other (as applicable)	Not Applicable	No

Completion Fee (To be deposited in Local Authority)
Gross-Built up area of the completed Part _____ Sq.mts X Rs _____ /- = (Not Applicable as the Project falls under provision 3C of CMJAY)
Total Amount Rs _____ /-(In words _____)


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(Seal & Signature of Architect with date)
Name of Architect: Ashok Mishra
Reg. No (Issued by COA):- C.A./91/13916
Reg. No (Issued by CTP RAJ) :- CTP/RAJ./Architects/2021/10
Renewal date of Reg. No. CTP RAJ: - 11.08.2023

for KEDIA REAL ESTATE LLP


Partner Authorised Signatory

(Seal & Signature of Developer with date)
Name of Developer

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 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 and GBUA 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.
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 adjusted


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Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354/Proj./E.O.I./Ashok Mishra/ 4818

Date: 11 AUG 2023

Ashok Mishra,
C-35, Shekhawati Enclave,
Lajpat Marg, C-Scheme, Jaipur.

Subject: - To Renew registration no. issued under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

Reference: - Your application received date 20/06/2023.

Dear,

In reference to your application received date 20/06/2023, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/10 (valid till 22/06/2023) under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020, it is to inform that your registration no. CTP, Raj. /Architect/ 2021/10 is hereby renewed and is valid till dated 22/06/2024 (Annexure-A of renewal chart enclosed).

Enclosed: As above.

(Sandeep Dandwate)
Chief Town Planner,
Rajasthan, Jaipur.

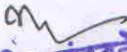
Signature valid

Digitally signed by Sandeep
Dandwate
Designation: Chief Town Planner
Date: 2023.08.11 10:57:22 IST
Reason: Approved

TPR: 9354/Proj./E.O.I./4818



Annexure-A

Name of Registered Architect:	Ashok Mishra	
CoA Registration no. :	CA/91/13916	
Registration no. (issued by CTP, Raj.):	CTP Raj. /Architect/ 2021/10	
Renewal details as below:		
Signature & seal of authorised person for renewal of registration	Date of Renewal	Renewal Valid upto
 आर.के. विजयवर्गीय मुख्य नगर नियोजक	23.06.2022	22.06.2023
 संदीप बंधवते मुख्य नगर नियोजक	23.06.2023	22.06.2024