

PRAROOP ARCHITECTS

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Date 18.02.2025.

Completion Certificate

I do hereby certify that the project "**Unique Ashray**" situated at the **Khasra No. 2496/04 & 2497/04 2610/04, Village – Mahabar, Sarhad Mauja – Mabaar Patwar Halka, Barmer (Raj.) 344001** 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 3B provision of CMJAY Scheme 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 **18th February 2025.**

Note – It is sole responsibility of the developer to deposit this completion certificate with required drawings and documents as per the notification of UDH dated 10.08.2023. As per point M of clause 11 under CMJAY policy 2015, for issue of Completion Certificate of the project no charges shall be levied on EWS/LIG component. 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.

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118, Bhagirath Nagar Jaipur

CA/2016/76175

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(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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Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Unique Apex Developers LLP	
Address of Developer/Promoter	Plot No. 4 th Floor, Unique Destination, Laxmi Mandir Crossing, Tonk Road, Jaipur	
Name of the Project	Unique Ashray	
RERA Registration No.	RAJ/P/2018/610	
Address of the Project (Plot no./Khasra No.)	Khasra No. 2496/04 & 2497/04 2610/04, Village – Mahabar, Sarhad Mauja – Mabaar Patwar Halka, Barmer (Raj.) 344001	
Plot Area (Sq.mts.) (As per Approved Building Plan)	38,843.67 sq.mt.	
Width of Front Road	25.0 M	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 07.05.2013 Development Agreement
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 (3B Provision under CMJAY)	
Building Plans approving Authority	Layout Plan approved by JDA Unit Plans approved by Empaneled Ar. Kapil Mistry	
Latest Building Plans Release date	06.12.2017	
Building Plans Validity Date	06.06.2024 (5 years under CMJAY provision and 18 months extension as per UDH order dated 12.05.2021, from the first date of approval)	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2017	
Architect of the Project & COA no.	Ar. Kapil Mistry (CA/2007/40652)	
Structural Engineer of the Project	Mahendra Singh Shekhawat	

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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	As per Approval	As per Approved unit plans with different facing	
	Front	West			
	Side I	North			
	Side II	South			
	Rear	East			
2	Ground Coverage		As per Approval	167 constructed units and 146 remaining plots	Attributes mentioned for 167 constructed units
3	Gross Built-up Area (Sq.mts)		7204.85 sq.mt.	7204.85 sq.mt.	
4	F.A.R/B.A.R (Sq.mts & Ratio)		As per approval	As per approved unit plans	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Ground	Ground	
6	Total Height of Building (In mts.)		4.545 M	4.545 M	
i)	Plinth		0.60 M	0.60 M	
ii)	Stilt/Podium		NA	NA	
iii)	Ground/First to Terrace		3.045 M	3.045 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		0.90 M	0.90 M	
7	No. of Blocks/Towers		313 total plots (167 constructed and 146 plots)	130 LIG Units 37 EWS Units 146 Remaining Plots	167 constructed units and remaining are vacant plots
8	Total No. of Units (Flats/Shops/Show rooms etc.)				
9	Commercial Area (in case of Group housing/ Flatted Development project)		NA	-	02 Commercial plots
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Park	Park	
11	Refuge area (if any)		NA		

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12	Total No. of Staircases	167	01 in each constructed unit	
i)	No. of Open Fire stair case			
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	NA	-	
14	No. of Escalators	NA	-	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	As per approval	As per approval	
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	99 ECU	99 ECU	Parking attributes are mentioned for constructed EWS and LIG units on-site.
2	Total No. of Car parking	NA	-	
i)	Surface Parking	NA	-	
ii)	Mechanical Car Parking	NA	-	
iii)	• Basement (I, II, III,....)	NA	-	
	• Stilt	NA	-	
	• Open Area	NA	-	
3	Two-Wheeler Parking	297	297	
4	Bus Parking	NA	-	
5	Visitors Parking	NA	-	
6	EV Charging Facility Car parks	NA	-	
7	Ramp (for parking floors) • Width • Slope	NA	-	 Ar. Arun Sharma 118, Bhagirath Nagar Jaipur - CA/2016/76175 CTP RAJ./Architect/2021/123
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)	1,959.35 sq.mt.	1,959.35 sq.mt.	
ii)	Surface Green Area (Sq.mts)	1,959.35 sq.mt.	1,959.35 sq.mt.	
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	As per Norms	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG Water Tank DG Transformer Electrical Panel Area	All provision exists	
3	Drive ways for Fire tender Movement/Parking, etc.	NA	-	
4	No. of Entry/Exit & Width	01	12.0 M wide road at Scheme entrance	
5	No. of Security Rooms & Size	NA	-	
6	Height of Compound wall (As per Norms)	-		

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	37	37	
2	No. of LIG units	130	130	
3	Total Carpet Area Provided (Sq.mts)	6947.64 sq.mt.	1040.44 sq.mt. (EWS) 5907.20 sq.mt. (LIG)	
4	Total SBUA Area Provided (Sq.mts)	7204.85 sq.mt.	1078.96 sq.mt. (EWS)	

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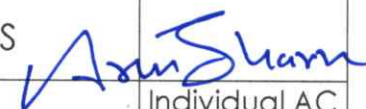
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			6125.89 sq.mt. (LIG)	
5	Parking of EWS/LIG Units	297	37 (EWS) 260 (LIG)	
6	Completion time of EWS/LIG units	06.06.2024	18.02.2025	For Complete Project

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	
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%	-	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	-	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	-	
12	Elevational Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	100%		


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15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	-	
17	Status of EWS/LIG units	100%	YES	

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%	-	NA
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%	-	


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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	Applicable	Yes
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	-
3	Any other (as applicable)	-	-



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Name of Architect: AR. ARUN SHARMA

COA Registration No. – CA/2016/76175

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