

COMPLETION CERTIFICATE

I hereby certify that ASKG PINNACLE PLACE at Plot No.-551,552,553,554 ,PATRAKAR COLONY,J.D.A. SCHEME,VILL-DHLAI, Tehsil- Sanganer, Jaipur, developed by M/S ASKG HOMES, was personally inspected by me and based on the above fact, building 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 as per my best knowledge and information provided to me under my signature on date 10 JAN 2025.

Note: Deposition of any Application fees/dues for the above completion certificate in any concerned government department is sole responsibility of the developer, any deviation done after the date of issuing of the certificate is sole responsibility of the developer. The building is complete in terms of the structure & partially in terms of other finishing. Any court cases in any concerned government departments is sole responsibility of the developer. Department is sole responsibility of the developer, any deviation done after the date of issuing of the certificate is sole responsibility of the developer. The building is complete in terms of the structure & partially in terms of other finishing.

Surya Prakash
T-87, Manglam Tower, Near Riddhi Siddh Chouraha, JAIPUR
2021/13

Architect: **Surya Prakash**

Reg. No. (issued by COA): **CA/2006/37839**

Reg. No. (Issued by CTP, Rajasthan): **CTP RAJ./Architects/ 2021/13**


Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sidhi, Gopalpura, JAIPUR
CA/2006/37839
CTP RAJ./Architects/2021/13

अनसची-5

CheckListforCompletionCertificate

BasicDetailsoftheProject		
Nameof Developer/Promoter	M/S ASKG HOMES	
AddressofDeveloper/Promoter	Plot NO.15,JAI DAI NAGAR,Jaipur (rajasthan)	
NameoftheProject	ASKG PINNACLE PLACE	
RERAREgistrationNo.	RAJ/P/2024/3412	
Address of the Project(Plotno./Khasr ano.	Plot No.-551,552,553,554 ,PATRAKAR COLONY,J.D.A: SCHEME,VILL-DHLAI, Tehsil-Sanganer, Jaipur	
PlotArea(Sq.mts.) (AsperApprovedBuildingPlan)	857.16 Sq.Mtr.	
Widthof FrontRoad	12.00 Mtr.	
Landuseof PlotasperLeasedeed	Residential	FREEHOLD PATTA
UseofApprovedBuildingPlans (Multi-dwellingUnit/Resi.Flats/GroupHousing/Studio/R ow Houses/CMJAY- 1A/3A/3B/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Residential Flats	
BuildingPlansapprovingAuthority	J.D.A.	
LatestBuildingPlans Releasedate	29.09.2023	
BuildingPlansValidityDate	25.09.2027	
BuildingPlanApprovalasperBuildingByel aws(2000/2010/2017/2020/anyother)	2020	
ArchitectoftheProject&COAno.	SURYA PRAKASH /CA/2006/37839	
StructuralEngineeroftheProject	SUNIL GOYAL	

CompletionCertificateissuedforC ompleteapproved projector Partial areaoftheProject	
--	--


Ar. Surya Prakash
T-87, Manglam Tower Near
Riddhi Siddhi, Gopalpura, JAIPUR
CA/2006/37839
CTP RAJ./Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

In case of Partial Completion Certificate,	
Partially completed Plot area	N.A.
Detail of Completed Block/Tower	N.A.


Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sidhi, Gopalpura, JAIPUR
CA/2006/37839
CTP RAJ./Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

1-07, Manglam Tower, Near Kidhi Siddh Chouraha, Gopalpura,

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	EAST	4.60 mt.	4.60 mt.	
	Sidel	SOUTH	4.60 mt.	4.60 mt.	
	Sidell	NORTH	4.60 mt.	4.60 mt.	
	Rear	WEST	4.60 mt.	4.60 mt.	
2	Ground Coverage		Within Setbacks	Within Setbacks	
3	Gross Built-up Area (Sq.mts)		3259.46 Sq. Mt.	3259.46 Sq. Mt.	
4	F.A.R/B.A.R (Sq.mts & Ratio)		3.42	3.42	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		STILT+SIX	STILT+SIX	
6	Total Height of Building (In mts.)		25.95 Mt.	25.95 Mt.	
i)	Plinth		.45 Mt.	.45 Mt.	
ii)	Stilt/Podium		3.0 Mt.	3.0 Mt.	
iii)	Ground/First to Terrace		18.0 Mt.	18.0 Mt.	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		4.50 Mt.	4.50 Mt.	
7	No. of Blocks/Towers		01 BLOCK	01 BLOCK	
8	Total No. of Units (Flats/Shops/Showroom etc.)		30 UNITS	30 UNITS	
9	Commercial Area (in case of Group housing/Flatted Development project)		NO	NO	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Club/Society Office	Club/Society Office	
11	Refuge area (if any)		NO	NO	
12	Total No. of Staircases		1 NOS.	1 NOS.	
i)	No. of Open Fire staircase		N.A.	N.A.	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		1 NOS. 1.82 X 2.0 Mt.	1 NOS. 1.82 X 2.0 Mt.	
14	No. of Escalators		NO	NO	

Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sidhi, Gopalpura, JAIPUR
CA/2008/37839
CTP RAJ/Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	As Per Approval	As Per Approval	
----	---	-----------------	-----------------	--

16	Cut-Out/Open to Sky/Shfts	As Per Approval	As Per Approval	
17	Projections/Balconies etc. (Covered/extended)	As Per Approval	As Per Approval	
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	28.33 E.C.U.	28.33 E.C.U.	
2	Total No. of Car parking	21 CAR	21 CAR	
i)	Surface Parking	As Per Approval	As Per Approval	
ii)	Mechanical Car Parking	NO	NO	
iii)	• Basement (I, II, III, ...)	NO	NO	
	• Stilt	03 CAR	03 CAR	
	• Open Area	18 CAR	18 CAR	
3	Two-Wheeler Parking	22 Scooters	22 Scooters	
4	Bus Parking	no	no	
5	Visitors Parking	3 Car, 2 Scooters	3 Car, 2 Scooters	
6	EV Charging Facility Car parks	3 Car	3 Car	
7	Ramp (for parking floors) • Width • Slope	As Per Approval	As Per Approval	
8	Provision of Car Lift	NO	NO	

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)	As Per Approval	As Per Approval	
ii)	Surface Green Area (Sq.mts)	As Per Approval	As Per Approval	
iii)	Podium Green Area (Sq.mts)	As Per Approval	As Per Approval	

91
Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sidhi, Gopalpura, JAIPUR
CA/2006/37839
CTP RAJ/Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

iv)	PlantationCorridor(Ifany)	NO	NO	
v)	TreePlantation(AsperNorms)	As Per Approval	As Per Approval	
2	ApprovedServicesintheProject (STP, WTP, Under Ground Water Tank, Pumphoom, Panel Room, etc.)	As Per Approval	As Per Approval	
3	DrivewaysforFiretender Movement/Parking, etc.	As Per Approval	As Per Approval	
4	No.ofEntry/Exit&Width	1/1 and 3.6	1/1 and 3.6	
5	No.ofSecurityRooms&Size	As Per Approval	As Per Approval	
6	HeightofCompoundwall (AsperNorms)	1.5 Mt.	1.5 Mt.	



Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sidhi, Gopalpura, JAIPUR
CA/2006/37839
CTP RAJ./Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

D- Provision 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	<i>On main plot/Split Location</i>
---	------------------------------------

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 percentage)	Work done in Project (Mark "YES")	Comments (if any)
1	Civil construction work of Super structure	100%	YES	
2	Internal & External Plaster and Paintwork	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, shop etc.)	100%	YES	
9	Development work 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	


 Ar. Surya Prakash
 T-87, Manglam Tower Near
 Riddhi Sidhi, Gopalpura, JAIPUR
 CA/2006/37839
 CTP RAJ./Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

13	OverheadandUnderground Water Tanks	100%	YES	
14	HVAC works	100%	NO	
15	Provision for PhysicallyChallengedP ersons	100%	YES	
16	InstallationofFireSafety Equipment's	100%	YES	
17	StatusofEWS/LIGunits	100%	NO	

F: OuterDevelopmentWorksandServicesoftheProject(forCompletionCertificate)

S.No	DevelopmentWorks	Work to beCompleted atthe time of CC(inpercentag e)	Work done onin Project(Mark" YES")	Comments (ifany)
1	Compoundwall	100%	YES	
2	Entry&ExitGates/GuardRooms	100%	YES	
3	Driveways&Pathways	100%	YES	
4	OpenParkingAreas	100%	YES	
5	MeterRoom/PumpRoometc	100%	YES	
6	ElectricalWork/Lightpolesetc.	100%	YES	
7	WaterSupplylines/UGTank	100%	YES	
8	StormWaterDrains	100%	YES	
9	ConstructionofRainWaterH arvestingStructure.	100%	YES	
10	Structure of Waste waterTreatment/Recyclin gPlant		NA	
11	Layingof SeweragelineandConstructi on of SewerageTreatment Plant (STP)		NA	
12	Anyotherwork		NO	


 Ar. Surya Prakash
 T-87, Manglam Tower Near
 Riddhi Sidhi, Gopalpura, JAIPUR
 CA/2006/37839
 CTP RAJ./Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

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)	Not Applicable	
3	Any other (as applicable)	NO	


Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sidhi, Gopalpura, JAIPUR
CA/2006/37839
CTP RAJ./Architects/2021/13

AKRITI AYOJAN
ARCHITECTURE, INTERIOR, DESIGN

T-87, Manglam Tower, Near RiddhiSiddhChouraha, Gopalpura, Jaipur

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 3259.46 Sq.mts X Rs 10/- = **32594.6 SAY 32595/-**

Total Amount Rs 32595.00 /- (In words thirty two thousand five hundred ninty five only)


Ar. Surya Prakash
T-87, Manglam Tower Near
Ridhi Sichi, Gopalpura, JAIPUR
CA/2006/37839

(Seal & Signature of Architect with

date) Name of Architect: ...SURYA PRAKASH

Reg. No (Issued by COA):- CA/2006/37839.

Reg. No (Issued by CTPRAJ):- CTP

RAJ./Architects/2021/13

Renewal date of Reg. No. CTPRAJ:-

For ASKG HOMES


PARTNER

(Seal & Signature of Developer with

date) Name of Developer... M/S ASKG

HOMES

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 work of the Building blocks as mentioned in Table "C" 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 need 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.