

Date – 27/02/2025

COMPLETION CERTIFICATE

I hereby, certify that of the Residential building "TANISHQ EMPIRE" Constructed at Plot No- 85, 86, 87, 88 and 89, Shiv Vihar, Kanakpura, Jaipur, belonging to "M/s The Golden Estates" have been inspected by me.

It is further certified that the said project was complete in all respects and was ready for possession as on the date of inspection.

Based on Site inspection and point No. 16.5 of the Building By-laws 2025, I certify that construction of the project is complete in accordance with the approved building plans and guidelines of Building bylaws 2020. Hence the completion certificate is issued under my signature on 27/02/2025.

This completion certificate is issued on the basis of facts presented before the architect, however If any discrepancies or shortcomings are found, same shall be brought to the notice of the architect and authorities.

THE GOLDEN ESTATES

Karan Soni
Proprietor

Mukesh Soni
27/02/2025
Mr. Mukesh Soni
LG-1, Ullam Aashiana, 14 Saraswati
Nagar-A, Malviya Nagar, JAIPUR (Mukesh Soni)
CA/2012/56713 Architect
CTP RAJ./Architects/2021/15 CA/2012/56713
CTP Raj/Architect/2021/15

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

S. No	Documents	Annexure	Page Nos.
1	Completion Certificate	Annexure 1	
2	Check list of Completion Certificate	Annexure 2	
3	CC Fee deposition Receipt	Annexure 3	
4	Copy of Lease deed and Site Plan (issued by the Local Authority)	Annexure 4	
5	As-Built Drawings (Attested by Empanelled Architect)	Annexure 5	
6	Copy of Latest Approved Building Plans with Approval Letter (On the basis of which CC is issued)	Annexure 6	
7	Certified Copy of Google Map (with Latitude & Longitude)	Annexure 7	
8	Site Photographs (from all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure 8	
9	Certificate of Structural Engineer	Annexure 9	
10	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 10	
11	Certificate from Labor Department for Deposition of complete Labor Cess	Annexure 11	
12	List of EWS/LIG units and Status of Completion & Allotment (if applicable)	Annexure 12	
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 folders as mentioned below.	Annexure 13/ Scanned Copies in Pen drive	
i)	All Working Drawings	Sub-Annexure 13.1	
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	

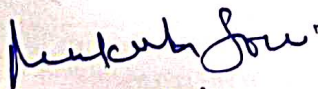
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Seal and Sign
 (Name of the Developer/Promoter)
THE GOLDEN ESTATES
Karmm
Proprietor

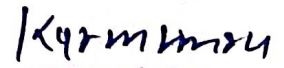
Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	M/s The Golden Estates	
Address of Developer/Promoter	Plot No. 159/160-161, Kalwar Road, Jhotwara, Jaipur	
Name of the Project	"TANISHQ EMPIRE"	
RERA Registration No.	RAJ/P/2025/3814	
Address of the Project	Plot No. 85, 86, 87, 88 and 89, Shiv Vihar, Kanakpura, Jaipur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1190.86 Sq. Mtr	
Width of Front Road	Road 12, & 9 mtr	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 09.12.2024
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	Registered Architect	
Latest Building Plans Release date	11.12.2024	
Building Plans Validity Date	11.12.2031	
Building Plan Approval as per Building Bye laws(2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Ar. Rishabh Sharma	
Structural Engineer of the Project	Er Lokesh Wadhwa	

Completion Certificate issued for Complete approved project or Partial area of the Project	Complete approved project
Incase of Partial Completion Certificate,	
Partially completed Plot area	N.A.
Detail of Completed Block/Tower	N.A.


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THE GOLDEN ESTATES


Proprietor

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	Set backs	Direction			
	Front	West	3.05 m	3.05 m	
	Side I	South	3.05 m	3.05 m	
	Side II	North	4.57 m	4.57 m	
	Rear	East	4.57 m	4.57 m	
2	Ground Coverage		Within Set Back	Within Set Back	
3	Gross Built-up Area(Sq.mts)		5911.66	5911.66	
4	F.A.R/B.A.R(Sq.mts & Ratio)		4816.84	4816.84	
5	Total No. of Floors (Basement, Stilt, above floors, Service floor, etc.)		S+6 FLOOR	S+6 FLOOR	
6	Total Height of Building (In mts.)		27.90 m	27.90 m	
i)	Plinth		0.90 m	0.90 m	
ii)	Stilt/Podium		3.00 m	3.00 m	
iii)	Ground/First to Terrace		18.0 m	18.0 m	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural Element		6.0 m	6.0 m	
7	No. of Blocks/Towers		01	01	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		48 Units	48 Units	
9	Commercial Area (incase of Group housing/Flatted Development project)		N.A.	N.A.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		51.13 Sq.Mt.	51.13 Sq.Mt.	
11	Refuge area (if any)		Not Applicable	Not Applicable	
12	Total No. of Staircases		01	01	
i)	No. of Open Fire staircase		N.A	N.A	
ii)	No. of Pressurized Fire Staircase		N.A	N.A	
13	No. of Lifts Size of Lift		02 no 2.00x2.10 2.00x2.13	02 no 2.00x2.10 2.00x2.13	
14	No. of Escalators		None	None	
15	Provision for Physically Challenged Persons				
	- Ramp - Toilet - Car Parking - Lifts		As Approval As Approval As Approval As Approval	As Approval As Approval As Approval As Approval	

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THE GOLDEN ESTATES

Karminder
 Proprietor

16	Cut-Out/Open to Sky/Shafts	As Approval	As Approval	
17	Projections/Balconies etc. (Covered/extended)	As Approval	As Approval	
18	Porch (if any)	Not Applicable	Not Applicable	

B-Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	46.33 E.C.U	46.33 E.C.U	
2	Total No. of Car parking	35 Car	35 Car	
i)	Surface Parking	35 Car	35 Car	
ii)	Mechanical Car Parking	N.A	N.A	
iii)	- Basement (I,II,III,...) - Stilt - Open Area	-	-	
3	Two-Wheeler Parking	34 T.W	34 T.W	
4	Bus Parking	-	-	
5	Visitors Parking	05	05	
6	EV Charging Facility Car parks	05	05	
7	Ramp (for parking floors) - Width - Slope	Not Applicable	Not Applicable	
8	Provision of Car Lift	Not Applicable	Not Applicable	

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)	120.01	120.01	
ii)	Surface Green Area (Sq.mts)	N.A.	N.A.	
iii)	Podium Green Area (Sq.mts)	N.A.	N.A.	
iv)	Plantation Corridor (If any)	N.A.	N.A.	
v)	Tree Plantation (As per Norms)	N.A.	N.A.	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	N.A.	N.A.	
3	Driveways for Fire tender Movement/Parking, etc.	N.A	N.A	
4	No. of Entry/Exit & Width	Entry/Exit	Entry/Exit	
5	No. of Security Rooms & Size	-	-	
6	Height of Compound wall (As per Norms)	As Per Rules	As Per Rules	

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THE GOLDEN ESTATES
/Kamlesh
Proprietor

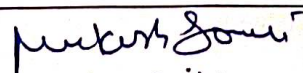
	Equipment's			
17	Status of EWS/LIG units	100%	Not Applicable	

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%	Not Applicable	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Not Applicable	
12	Any other work	100%	Not Applicable	

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)	Not Applicable	
3	Any other (as applicable)	Not Applicable	


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THE GOLDEN ESTATES

14/2/2021/24
 Proprietor

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 5911.66 Sq. mts X Rs 10/- = Rs 59,116.6/-

Total Amount Rs 59,117/- (In words Rs Fifty nine Thousand One Hundred seventeen only/-)

Mukesh Soni 27/02/2025

r. Mukesh Soni
LG-1, Ullam Aashiana, 14 Saraswati
Nagar-A, Malviya Nagar, JAIPUR
CA/2012/56713

CTP RAJ./Architect/2021/15

(Seal & Signature of Architect with date)

THE GOLDEN ESTATES

12/2/2025
Proprietor

(Seal & Signature of Developer with date)

Name of Architect:.....

Name of Developer:.....

Reg. No (Issued by COA):-.....

Reg. No (Issued by CTPRAJ):-.....

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

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 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 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