

COMPLETION CERTIFICATE

I hereby certify that the
Building name '**Sapphire**' constructed on
At Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Rev. Village
Bhuwana, Tehsil Badgaon, Udaipur, Rajasthan, 313001

(Land details as per approved plan) owned and Developed by

Sapphire

At Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Rev. Village
Bhuwana, Tehsil Badgaon, Udaipur, Rajasthan, 313001

has been personally inspected by me and based on the above facts,
Construction at Site is complete in accordance with the approved building plans.

Type of Building : Residential Flats is also in accordance with the approved plan.
Hence the Completion Certificate is issued under my signature on date 9.02.2026

Please Note:

Deposition of any Applicable 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 & terms of other finishing . any court cases in any concerned government department is sole responsibility of the developer.



ARCHITECT

Ar. UPENDRA TATER

7 New Bhopalpura, Across Bhopalpura, Ground Bridge, Udaipur
Registration No.: COA. Reg. No. CA/91/14369,
Registration No.: (Issued by C.T.P.Rajasthan)
CTP Raj. /Architect /2021 /85 Date:- 21/06/2022, renewed till date 20.06.2026

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Check List for Completion Certificate

Basic Details of the Project

Name of Developer/Promoter	Sapphire		
Address of Developer/Promoter	at Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Revenue Village Bhuwana, Tehsil Badgaon District & City, Udaipur, Rajasthan, 313001		
Name of the Project	Sapphire		
RERA Registration No.	RAJ/P/2025/4324		
Address of the Project (Plot no./Khasra no.	at Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Revenue Village Bhuwana, Tehsil Badgaon District & City, Udaipur, Rajasthan, 313001		
Plot Area (Sq.mts.) (As per Approved Building Plan)	1059.36 Sq.Mt.	11398.71 Sqft.	
Width of Front Road	60'-0" and 30'-0" Wide Tar Road in North and West Respectavily		
Land use of Plot as per Lease deed	Residential Flats	Date of issue of Lease Deed :	28.09.2002
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	Udaipur Development Authority, UDA, Udaipur		
Latest Building Plans Release date	F-7()/UDA/B-PLAN/2024-25/515-519, Date : 25.07.2024		
Building Plans Validity Date	31.03.2026		
Building Plan Approval as per Building Bye laws (2000/2010/2017/2020/any other)	Building Bye Laws 2020		
Architect of the Project & COA no.	Ar. Upendra Tater	CoA Registration No. :	CA/91/14369
Structural Engineer of the Project	Er. Mohit menaria		
	Email Address : Menariamohit.0177@gmail.com, Mobile Number : 8302220177		
Completion Certificate issued for Complete approved project or Partial area of the Project	Complete Approved project		
In case of Partial Completion Certificate	NA, Not Applicable		
Partially completed Plot area	-do-		
Detail of Completed Block/Tower	1 only, 100% complete		

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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)
	Setbacks / Direction	In feet	In Meters	In feet	In Meters	
1	Front : North	30.00 Ft.	9.14 Mt.	30.00 Ft.	9.14 Mt.	Same
	Side I : East	16.00 Ft.	4.88 Mt.	16.00 Ft.	4.88 Mt.	Same
	Side II : West	16.75 Ft.	5.11 Mt.	16.75 Ft.	5.11 Mt.	Same
	Rear : South	16.00 Ft.	4.88 Mt.	16.00 Ft.	4.88 Mt.	Same
2	Ground Coverage	39.96%		39.96%		Same
3	Gross Built-up Area (Sq. Mt.)	38161.00 Sqft.	3546.56 Sqmt.	38161.00 Sqft.	3546.56 Sqmt.	Same
4	F.A.R / B.A.R (Sq.Mt. & Ratio)	2948.33 SqMt.	B.A.R. : 2.78	2948.33 SqMt.	B.A.R. : 2.78	Same
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Stilt Floor + Ground + 5 Upper Floors + Terrace Floor		Stilt Floor + Ground + 5 Upper Floors + Terrace Floor		Same
6	Total Height of Building	59.00 Ft.	17.98 Mt.	59.00 Ft.	17.98 Mt.	Same
i)	Plinth	4.0 Ft.	1.20 Mt.	4.0 Ft.	1.20 Mt.	Same
ii)	Stilt/Podium : None	14.75 Ft.	4.50 Mt.	14.75 Ft.	4.50 Mt.	Same
iii)	Ground/First to Terrace	59.00 Ft.	17.98 Mt.	59.00 Ft.	17.98 Mt.	Same
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	59.00 Ft.	17.98 Mt.	59.00 Ft.	17.98 Mt.	Excluding Mumty
		73.50 Ft.	22.40 Mt.	73.50 Ft.	22.40 Mt.	Including Mumty & Machine Room
7	No. of Blocks/Towers / Row Houses	1	Nos.	1	Nos.	Same
8	Total No. of Units (Flats/Shops /Showrooms etc.)	23	Nos.	23	Nos.	Same
9	Commercial Area (in case of Group housing/ Flatted Development project)	NA	NA	NA	NA	NA
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.) :	Common Amenities Constructed on Ground Floor, General Toilets at Stilt Floor		Common Amenities Constructed on Ground Floor, General Toilets at Stilt Floor		Same

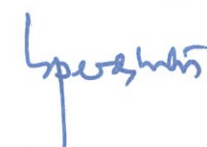
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11	Refuge area (if any)	NA		NA		NA
12	Total No. of Staircases	Total 1 Nos.		Total 1 Nos.		Same
i) ii)	No. of Open Fire stair case No. of Pressurized Fire Stair case	NA	NA	NA	NA	NA
13	No. of Lifts	2 Nos.		2 Nos.		Installed & Operational
	Size of Lift 1 & 2 :	6'-0" x 8'-6"		6'-0" x 8'-6"		
14	No. of Escalators	0		0		NA
15	Provision for Physically Challenged Persons ☐ Ramp ☐ Toilet ☐ Car Parking ☐ Lifts	Suitable ramps are provided, from Ground to Plinth Level, Lift can accommodate Wheel Chair & Stretcher movement, Toilet at Stilt Floor.				Same
16	Cut-Out/Open to Sky/Shafts	0.00 Sqft.	0.00 Sqmt.	0.00 Sqft.	0.00 Sqmt.	Same
17	Projections/Balconies etc.	As per prevailing Building Bye Laws		As per prevailing Building Bye Laws		Same
	(Covered/extended)	Both, Open & Covered		Both, Open & Covered		Same
18	Porch (if any)	NA		NA		Same

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	
1	Total E.C.U Required	29	32	Same
2	Total No. of Car parking	21	23	Same
i)	Surface Parking	21	23	Same
ii)	Mechanical Car Parking	NA	NA	NA
iii)	☐ Basement (I,II,III,...)	NA	NA	Same
	☐ Stilt	17	17	
	☐ Open Area	6	6	
3	Two-Wheeler Parking	27 Nos. 2 Wheelers	27 Nos. 2 Wheelers	Same
4	Bus Parking	Not Applicable	Not Applicable	Not Available
5	Visitors Parking	3 ECU	3 ECU	Same
6	EV Charging Facility Car parks	23 Nos.	23 Nos.	Same
7	Ramp (for parking floors) ☐ Width ☐ Slope	NA	NA	Same
8	Provision of Car Lift	Not Applicable, Not required	Not required, Not done	Not done


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C- Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans		As per Site			
1	Green & Plantation						
i)	Total Green Area (Sq.mts)	1189.00 Sq.Ft.	110.50 Sq.Mt.	1189.00 Sq.Ft.	110.50 Sq.Mt.	Same	
ii)	Surface Green Area (Sq.mts)	0.00 Sq.Ft.	0.00 Sq.Mt.	0.00 Sq.Ft.	0.00 Sq.Mt.	NA	
iii)	Podium Green Area (Sq.mts)	Not Applicable, Not required		Not Applicable, Not required		NA	
iv)	Plantation Corridor(If any)	Not Applicable, Not required		Not Applicable, Not required		NA	
v)	Tree Plantation(As per Norms)	27 Nos. Trees		27 Nos. Trees		Same	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Underground Water Tank, WTP, Pump Room, Panel Room, Septic Tank provided				Same	
3	Driveways for Fire tender Movements/Parking etc.	3.6 m wide		3.6 m wide		Same	
4	No. of Entry/Exit & Width	Total 3 Nos., 1 Nos., 4.5 m wide and 2 Nos., 3.60 m wide		Total 3 Nos., 1 Nos., 4.5 m wide and 2 Nos., 3.60 m wide		Same	
5	No. of Security Rooms & Size	Not Shown in Map		Not Constructed at site		Same	
6	Height of Compound wall (As per Norms)	6 Ft.	1.8 Mt.	6 Ft.	1.8 Mt.		

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 Not Applicable, for this Project

In case, EWS/LIG unit provided on Split Location
Address of Split Location Not Applicable, for this Project

S.No	Details	As per Latest Approval	As per Site (at Split Location)	Comments (if any)
1	No. of EWS units	-	-	Not Applicable
2	No. of LIG units	-	-	-do-
3	Total Carpet Area Provided (Sq.mts)	-	-	-do-
4	Total SBUA Area Provided (Sq.mts)	-	-	-do-
5	Parking of EWS/LIG Units	-	-	-do-
6	Completion time of EWS/LIG units	-	-	-do-

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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)
A	Development Works of Façade & Common areas of Building Blocks			
1	Civil construction work of Super structure	100%	Yes	All complete
2	Plaster & Paint work of External Façade	100%	Yes	All complete
	Plaster & Paint work of Common areas	100%	Yes	All complete
3	Door and window/ Door and window/ Structural Glazing work on External Façade	100%	Yes	All complete
4	Flooring Work of Common areas	100%	Yes	All complete
5	Railing work of Balconies, Terrace, Staircase etc.	100%	Yes	All complete
6	Installation of Sanitary and Plumbing Fittings of Common areas	100%	Yes	All complete
7	Installation of Electrical Fittings of Common areas	100%	Yes	All complete
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	Yes	All complete
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	All complete
10	Installation of Lifts / Escalators	100%	Yes	All complete
11	Internal plumbing work in Residential units / Flats / Commercial units etc	100%	Yes	All complete
12	Internal electric wiring in Residential units / Flats / Commercial units etc.	100%	Yes	All complete
13	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	Yes	All complete
14	Elevational Work	100%	Yes	All complete
15	Overhead and Underground Water Tanks	100%	Yes	All complete
16	Provision for Physically Challenged Persons	100%	Yes	All complete
17	Installation of Fire Safety Equipment's	100%	Yes	All complete
18	Status of EWS/LIG units	Not required	Not Done	Not applicable, Not done
B	Other Internal Development Works of Residential Units/ Flats/ Commercial Units etc:-			
	(i) Plaster & Paint work	100%	Yes	All complete
	(ii) Door / windows	100%	Yes	All complete
	(iii) Tiling work of Kitchen & Toilets	100%	Yes	All complete
	(iv) Fittings and fixtures like sink, washbasin, taps etc.	100%	Yes	All complete
	(v) Electrical fittings like socket, switches etc.	100%	Yes	All complete
	(vi) Flooring Work	100%	Yes	All complete
In case above work are not completed / partially completed then Developer has to submit a Declaration in prescribed format.				

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	All Complete
2	Entry & Exit Gates/Guard Rooms	100%	Yes	-do-
3	Driveways & Pathways	100%	Yes	-do-
4	Open Parking Areas	100%	Yes	-do-
5	Meter Room/Pump Room etc.	100%	Yes	-do-
6	Electrical Work/Light poles etc.	100%	Yes	-do-
7	Water Supply lines/UG Tank	100%	Yes	-do-
8	Storm Water Drains	100%	Yes	-do-
9	Construction of Rain Water Harvesting Structure	100%	Yes	-do-
10	Structure of Waste water Treatment/Recycling Plant	100%	Yes	-do-
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	-do-
12	Any other work			

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

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Applicable/ Not Applicable	Comments (if any)
1	Structural Certificate	Applicable	Applicable	Copy attached
2	Environment NOC (GBUA more than 20,000 Sqm.)	Not Applicable	Not Applicable	Not done
3	Consent to Establish (GBUA more than 2500 Sqm.)	Applicable	Applicable, and has been taken from the concerned department	Copy attached
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Mandatory	Not Taken	NA
5	Labour Cess No Dues Certificate	Applicable	Applicable	Copy of the Letter from Department is attached
6	IBS NOC (For Multistoried buildings, Educational Institutions, Hospitals, Office Building and Shopping mall/ Commercial Complexes.)	Not Applicable	Not Applicable	NA
7	RECBC Compliance report from Empaneled Energy Auditor or any other Authorised Dept./Agency/ Official (as applicable)	Not Applicable	Not Applicable	NA
8	Any other (as applicable)	Not Applicable	Not Applicable	NA

All Post Dated Cheques for betterment levy is to be deposited before issuing of completion certificate

Yes

Upendra Tater

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Fee for Issuance of Completion certificate : (To be deposited in Local Authority)		Deposited in the Bank account of 'The Secretary, U.D.A., Udaipur', Transaction with NEFT, dated 23.01.2026, for an amount of Rs. 35466, from State Bank of India, Udaipur. Receipt by UDA, dated 04.02.2026 is attached herewith.		
Gross-Built up area of the completed Part	3546.56	Sq.mt.		Complete
Total Amount Payable	@ Rs. 10 per Sq.m., for Residential Built Up Area 19920.54 Sqm.			Rs. 35466
In words	Rupees Thirty Five Thousand Four Hundred Sixty Six			
Amount Paid	Rs.	35466	vide details as above	
a.	Name of Architect :	Ar. Upendra Tater		Name of Developer :
b.	Reg. No (Issued by COA) :	CA/91/14369		Sapphire
c.	Reg. No (Issued by CTP RAJ) :	CTP/Raj./ Architect/2021/85		
d.	Renewal date of Reg. No. :	21.06.2025		
	Seal & Signature of Architect with date  9.02.2026	UPENDRA TATER Architect CoA Reg. No. CA/91/14369 CTP-Raj/Architect/2021/85 7-New Bhopalpura, Udaipur Mobile No. 9414143254		 19.02.2026 Seal & Signature with date
	Date	09.02.2026		
Please Note :-				
1	In case the Completion Certificate / Partial Completion Certificate is issued by the Empanelled Architect then above duly signed Checklist with his seal and signature shall be submitted along with the copy of Certificate			
2	Checklist must be submitted in the Authority only 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			
3	Project Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.			
4	Project 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 submitting Checklist.			
5	Project Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before submitting Checklist in the Authority			
6	If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns			
7	If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before submitting Checklist. 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			
8	Cross-signatures/Self-attestation are 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, Checklist shall not be submitted in the Authority			