

Completion Certificate

I hereby certify that the building constructed "HEAVENS TERRACES"
on PLOT NO.-02, Green Villas, Nand kishorpura, Manyawas, Teh.-Sanganer,
Jaipur, Rajasthan, owned/developed by M/s Heaven & Homes developers LLP"
personally inspected by me and based on following facts, 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 Dated:- 18.07.2024



Ar. Sunil Nirmal Kumar Jain
Unit No. L.G.1, Plot No. 65,
Visheswaria Nagar, Triveni Nagar,
Gopalpura Bypass, Jaipur
CA/2014/64602
CTP RAJ./Architect/2021/17

Architect: - SUNIL NIRMAL
KUMAR JAIN

Registration No.: - CA/2014/64602

Empanelment No.:

CTPRaj/Architect/2021/17

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/ Promoter	M/s Heaven & Homes developers LLP	
Address of Developer/Promoter	Plot no.-592-A, Kings Road, Nirman Nagar, Jaipur, Rajasthan.	
Name of the Project	HEAVENS TERRACES	
RERA Registration No.	RAJ/P/2023/2548	
Address of the Project (Plot No./Khasra No.)	Plot No.-02, Green Villas, Nandkishorpura, Manyawas, Teh.-Sanganer, Jaipur, Rajasthan.	
Plot Area (Sq. mts.) (As per Approved Building Plan)	761.02 SQ.MT.	
Width of Front Road	40'-0"	
Landuse of plot as per Lease deed	Residential	Date of Issue of Lease Deed: 30.01.2023
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	PRN (South First) JDA, Jaipur	
Latest Building Plans Release Date	14.02.2023	
Building Plans Validity Date	13.02.2028	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA No.	SUNIL NIRMAL KUMAR JAIN COA NO.- CA/2014/64602	
Structural Engineer of the Project	Lokesh Wadhwa	

Completion Certificate issued for Complete approved projector Partial area of the Project	COMPLETE PROJECT
In case of Partial Completion Certificate,	
Partially completed plot area	N.A.
Detail of Completed Block/Tower	N.A.

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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			
	Front		4.57 mt.	4.57 mt.	
	Side I		4.57 mt.	4.57 mt.	
	Side II		4.57 mt.	4.57 mt.	
	Rear		4.57 mt.	4.57 mt.	
2	Ground Coverage		44.61%	44.61%	
3	Gross Built-up Area (Sq. mts.)		3090.29	3090.29	
4	F.A.R./B.A.R (Sq. mts& Ratio)		2714.94	2714.94	
5	Total No. of Floors (Basement, stilt, above floors, service floors, etc.)		Stilt+6	Stilt+6	
6	Total Heights of Building (In mts)		18.00 mt.	18.00 mt.	
(i)	Plinth		0.60 mt.	0.60 mt.	
(ii)	Stilt/Podium		4.50 mt.	4.50 mt.	
(iii)	Ground/First to Terrace		3.00 mt.	3.00 mt.	
(iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		4.60 mt.	4.60 mt.	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		24	24	
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.)		48.18	40.41	
11	Refuge area (If any)		N.A.	N.A.	
12	Total No. of Staircases				
(i)	No. of Open Fire stair case		01	01	
(ii)	No. of Pressurized Fire Stair case		No	No	
13	No. of Lifts Size of Lift		01 2.29X2.00	01 2.29X2.00	
14	No. of Escalators		N.A.	N.A.	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts		Yes	Yes	

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16	Cut-Out/ Open to Sky/Shafts	AS PER APPROVED PLAN	AS PER APPROVED PLAN	
17	Projections/Balconies etc. (Covered/extended)	1.50 mt.	1.50 mt.	
18	Porch (if any)	N.A.	N.A.	

B- Parking Parameters:

S. No.	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	26 E.C.U.	27 E.C.U.	
2	Total No. of Car Parking	20 CARS	24 CARS	
(i)	Surface Parking	ALL	ALL	
(ii)	Mechanical Car Parking	No	No	
(iii)	- Basement (I,II,III-----) - Stilt	No	No	
	Open Area	13 CARS & 16 T.W.	13 CARS & 09 T.W.	
		07 CARS & 2T.W.	11CARS	
3	Two-Wheeler Parking	18	09	
4	Bus Parking	N.A.	N.A.	
5	Visitors Parking	Yes	Yes	
6	EV Charging Facility Car Parks	Yes (1point)	Yes (3Point)	
7	Ramp (for Parking floors) - Width - Slope	N.A.	N.A.	
8	Provision of Car Lift	N.A.	N.A.	

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)	N.A.	N.A.	
(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)	20	20	
2	Approved services in the project (STP,WTP,Under Ground Water Tank, Pump Room, Panel Room, etc.)	Under Ground Water Tank	Under Ground Water Tank	
3	Driveways for Fire tender Movement/Parking, etc.	Yes	Yes	
4	No. of Entry/Exit & Width	2	2	
5	No. of Security Rooms & Size	No	No	
6	Height of Compound wall (As per Norms)	2.00	2.00	

Dr. Sunil Nirmal Kumar Jain
 Unit No. 3.1, Plot No. 65,
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 Gopelpura Syed
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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		On Main Plot/Split Location		
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	N.A.	N.A.	
2	No. of LIG units	N.A.	N.A.	
3	Total Carpet Area Provided (Sq. mts)	N.A.	N.A.	
4	Total SBUA Area Provided (Sq. mts)	N.A.	N.A.	
5	Parking of EWS/LIG Units	N.A.	N.A.	
6	Completion Time of EWS/LIG Units	N.A.	N.A.	

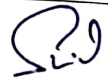
E- Development Work of Building Blocks (for Completion Certificate)				
S. No.	Development Works	Work to be Completed at the time of C.C.(in Percentage)	Work Done on Project (Mark "YES")	Comments(if any)
1	Civil construction work of super structure	100%	YES	
2	Internal & External Plaster and Paint work	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%	YES	
9	Development works 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 works	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	100%	YES	
15	Provision for Physically Challenged Persons	100%	YES	

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16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG Units	N.A.	N.A.	

F- Outer Development Works and Services of the Project (for Completion Certificate)

S. No.	Development Works	Work to be Completed at the time of C.C. (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	N.A.	N.A.	
11	Laying of Sewerage Line and Construction of Sewerage Treatment Plant (STP)	100%	Through Muncipal Sewerage Line	
12	Any other work	100%	N.A.	


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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	
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	N.A.	
3	Any other (as applicable)	N.A.	

Completion Fee (To be Deposited in Local Authority)

Gross-Built up area of the completed part 3090.29 Sq.mts.xRs 10/- = 30903/-

Total Amount Rs=30903/- (In words = Thirty Thousand Nine Hundred & Three Only)

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(Seal & Signature of Architect with date)

For Heaven And Homes Developers LLP

Partner's

(Seal & Signature of developer with date)

Name of Architect **SUNIL NIRMAL KUMAR JAIN**

Name of Developer :- **M/s Heaven & Homes developers LLP**

Reg. No. (Issued by COA):-CA/2014/64602

Reg. No. (Issued by CTP RAJ.) – CTPRaj/Architect/2021/17

Renewal date of Reg. no. CTP RAJ. :-08/04/2024

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 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.
3. 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 C.C. shall be forfeited and will not be adjusted.


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