



COMPLETION CERTIFICATE

I hereby certify that the EWS/LIG Project naming “RAM AWAS-IV” (having RERA Registration No. RAJ/P/2023/2338) situated at Plot No. 77 to 80, Western Greens, Village Chack Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur (Rajasthan) developed By **SHUBHASHISH BUILDERS AND DEVELOPERS**, 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen’s Road, Vaishali Nagar, Jaipur was personally inspected by me and based on the above facts, construction of above mentioned buildings/towers 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 **05.03.2025**.

Architect: PANKAJ GUPTA


Ar. PANKAJ GUPTA
Plot No. 35, Shankhala Colony
Kissan Marg, Barkat Nagar, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59

COA REGISTRATION NO -CA/2005/35354

EMPANELMENT REGISTRATION NO -CTP RAJ/ARCHITECT/2021/59



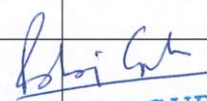
Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Shubhashish Builders and Developers	
Address of Developer/Promoter	12-13, Queens Road, Rathore Nagar, Vaishali Nagar, Jaipur-302021	
Name of the Project	Ram Awas-IV	
RERA Registration No.	RAJ/P/2023/2338	
Address of the Project (Plot no./Khasra no.)	Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	511.00 Sq. Mtrs. (4 Plots each 152.77 Sq. Yds.)	
Width of Front Road	9 Mtr.	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 02.04.2014
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	Jaipur Development Authority, Jaipur	
Latest Building Plans Release date	01.09.2022	
Building Plans Validity Date		
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Ar. Rameez Raza Gesawat (CA/2011/53352)	
Structural Engineer of the Project	Mr. Kapil Sarawagi	

Completion Certificate issued for Complete approved project or Partial area of the Project	Complete Project
In case of Partial Completion Certificate,	 Ar. PANKAJ GUPTA Plot No. 35, Shankhala Colony Kissan Marg, Barkat Nagar, Jaipur CA/2005/35354 CTP Raj./Architect/2021/59
Partially completed Plot area	
Detail of Completed Block/Tower	

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	3.05	3.05	3.05	
	Side I	N.A.	N.A.	N.A.	
	Side II	N.A.	N.A.	N.A.	
	Rear	1.5	1.98	1.98	
2	Ground Coverage		Within Setback	Within Setback	
3	Gross Built-up Area(Sq.mts)		1177.76	1177.76	
4	F.A.R/B.A.R(Sq.mts& Ratio)		1.45	1.45	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Stilt+2 Floors	Stilt+2 Floors	
6	Total Height of Building(In mts.)		9.75 Mtrs. (with Stilt)	9.75 Mtrs. (with Stilt)	
i)	Plinth		0.60 Mtrs.	0.60 Mtrs.	
ii)	Stilt/Podium		Stilt 3.05 Mtrs.	Stilt 3.05 Mtrs.	
iii)	Ground/First to Terrace		6.10 Mtrs. (after Stilt)	6.10 Mtrs. (after Stilt)	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		2.80 Mtrs. (mumty top)	2.80 Mtrs. (mumty top)	
7	No. of Blocks/Towers		02	02	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		16	16	
9	Commercial Area (in case of Group housing/ Flatted Development project)		N.A.	N.A.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		N.A.	N.A.	
11	Refuge area (if any)		N.A.	N.A.	
12	Total No. of Staircases		02	02	
i)	No. of Open Fire stair case		N.A.	N.A.	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		N.A.	N.A.	
14	No. of Escalators		N.A.	N.A.	
15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts		N.A.	N.A.	 Ar. PANKAJ GUPTA Plot No. 35, Shankhala Colony Kissan Marg, Barkat Nagar, Jaipur CA/2005/35354 CTP Raj./Architect/2021/59

16	Cut-Out/Open to Sky/Shafts	As per byelaws	As per byelaws	
17	Projections/Balconies etc. (Covered/extended)	1.0 Mtrs.	1.0 Mtrs.	
18	Porch (if any)	N.A.	N.A.	

B- Parking Parameters:

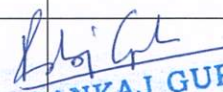
S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	N.A.	N.A.	
2	Total No. of Car parking	N.A.	N.A.	
i)	Surface Parking	N.A.	N.A.	
ii)	Mechanical Car Parking	N.A.	N.A.	
iii)	• Basement (I,II,III,...)	N.A.	N.A.	
	• Stilt	N.A.	N.A.	
	• Open Area	N.A.	N.A.	
3	Two-Wheeler Parking	24 Scooters	24 Scooters	
4	Bus Parking	N.A.	N.A.	
5	Visitors Parking	N.A.	N.A.	
6	EV Charging Facility Car parks	N.A.	N.A.	
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)	N.A.	N.A.	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Under Ground Water Tank and Overhead Water Tank (after mumty)	Under Ground Water Tank and Overhead Water Tank (after mumty)	
3	Driveways for Fire tender Movement/Parking, etc.	N.A.	N.A.	
4	No. of Entry/Exit & Width	02	02	
5	No. of Security Rooms & Size	N.A.	N.A.	
6	Height of Compound wall (As per Norms)	N.A.	N.A.	

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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			EWS/LIG Unit Project	
In case, EWS/LIG unit provided on Split Location			N.A.	
Address of Split Location				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units			
2	No. of LIG units			
3	Total Carpet Area Provided(Sq.mts)			
4	Total SBUA Area Provided(Sq.mts)			
5	Parking of EWS/LIG Units			
6	Completion time of EWS/LIG units			
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%	N.A.	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	
10	Installation of Lifts/Escalators	100%	N.A.	
11	Covered Parking Areas & Mech. Parking(Basement/Stilt/etc.)	100%	Yes	
12	Elevational Work	100%	Yes	
13	Overhead and Underground Water Tanks	100%	Yes	
14	HVAC works	100%	N.A.	
15	Provision for Physically Challenged Persons	100%	N.A.	
16	Installation of Fire Safety	100%	N.A.	


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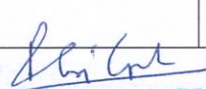
	Equipment's			
17	Status of EWS/LIG units	100%	Yes	

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

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

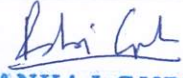
S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Not Applicable	Not Applicable
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Applicable
3	Any other(as applicable)	Not Applicable	Not Applicable


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Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part _____ Sq.mts X Rs _____ /- =

Total Amount – N.A. (As the same is EWS/LIG project under CMJAY)


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(Seal & Signature of Architect with date)

Name of Architect: **PANKAJ GUPTA**

Reg. No (Issued by COA):- **CA/2005/35354**

Reg. No (Issued by CTP RAJ.):

CTP RAJ/ARCHITECT/2021/59

Renewal date of Reg. No. CTP RAJ.: -11.12.2024

For Shubhashish Builders And Developers


Authorized Signatory

(Seal & Signature of Developer with date)

Name of Developer:

SHUBHASHISH BUILDERS AND DEVELOPERS

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 worksof 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 andGBUA 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

Government of Rajasthan
Office of the Chief Town Planner, Jaipur, Rajasthan

File No. TPR: 9354/Proj./E.O.I./ Pankaj Gupta /

Date:

Ar. Pankaj Gupta,
Plot no. 35, Shankhala Colony,
Kissan Marg, Barkat Nagar, Jaipur.
Mo. No.- 9414719352

Subject: - To Renew registration no. issued under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020.

Ref. : - Your application received dated 27.11.2024.

Dear,

In reference to your application received dated 27.11.2024, for renewal of registration, issued vide CTP Raj. /Architect/ 2021/**59** (valid till 28/11/2024) under Rule no. 20 of Model Rajasthan (Urban Area) Building Regulation, 2020, it is to inform that your registration no. CTP, Raj. /Architect/ 2021/**59** is hereby renewed and is valid till dated 28/11/2025 (Annexure-A of renewal chart enclosed).

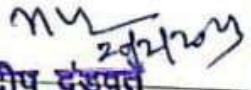
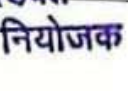
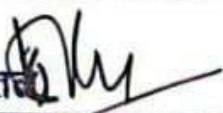
Enclosed: As above.

(Mukesh Chand Mittal)
Chief Town Planner,
Rajasthan, Jaipur.

Signature valid

Digitally signed by Mukesh Chand
Mittal
Designation : Chief Town Planner
Date: 2024.12.11 12:26:43 IST
Reason: Approved



Name of Registered Architect:		Pankaj Gupta
CoA Registration no. :		CA/2005/35354
Registration no. (issued by CTP, Raj.):		CTP Raj. /Architect/ 2021/59
Renewal details as below:		
Signature & seal of authorised person for renewal of registration	Date of Renewal	Renewal Valid upto
 संदीप दंडवते मुख्य नगर नियोजक	29.11.2022	28.11.2023
 संदीप दंडवते मुख्य नगर नियोजक	-	-
 संदीप दंडवते मुख्य नगर नियोजक	29.11.2023	28.11.2024
 (मुकेश चन्द्र मिश्रा) मुख्य नगर नियोजक	29.11.2024	28.11.2025