

Dispatch no. CC/2025/09/ NR Residency

Date of issue: 27/09/2025

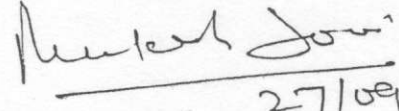
Completion Certificate

It is hereby certified that the Residential Project, "NR Residency" having Plot area 1100.74 Sq. mts., located at Khasra No. 231/6, Vill. Mohanpura, Sanganer, Jaipur, by "M/s Shree Balaji Enterprises" was inspected by me on 23/09/2025 and found that the Development is completed on site in accordance with the Plans approved by the Authority.

Developer/ Promoter has complied with all the provisions of Building byelaws and other applied Norms in the said Project and obtained all necessary NOC's & Certifications.

Therefore, the Completion Certificate is issued.

(Enclosed: Checklist of Completion Certificate)


27/09/2025

AR. MUKESH SONI

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Nagar-A, Malviya Nagar, JAIPUR

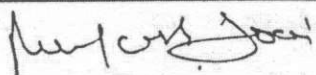
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(Seal & Signature of Empanelled Architect with date)

**List of Documents to be submitted with application / intimation for
Completion Certificate/ Partial Completion Certificate**

S.No	Documents	Annexure's	Page Nos.
1	Checklist of Completion Certificate	Annexure 1	
2	CC Fee deposition Receipt	Annexure 2	
3	Copy of Lease deed and Site Plan (issued by the Local Authority)	Annexure 3	
4	As-Built Drawings (Attested by Empaneled Architect)	Annexure 4	
5	Copy of Latest Approved Building Plans with Approval Letter (On the basis of which CC is issued)	Annexure 5	
6	Certified Copy of Google Map (with Latitude & Longitude)	Annexure 6	
7	Site Photographs (from all the sides) (Building Blocks/Internal/Outer Development Works)	Annexure 7	
8	Certificate of Structural Engineer	Annexure 8	
9	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions (Attested by the Architect, Structural Engineer and Developer of the Project)	Annexure 9	
10	• NOC from Environment Dept. (if applicable) • Consent to Establish from Pollution Control Board	Annexure 11	
11	Certificate from Labour Department for deposition of complete Labour Cess	Annexure 10	
12	List of EWS/LIG units and Status of Completion & Allotment (if applicable)	Annexure 11	
13	Declaration of Promoter regarding internal development works of Residential Units/ Flats/ Commercial Units etc.		
14	Receipt of deposition of all PDC's for Betterment Levy		
15	Working/Services Drawings of the Project <i>The scanned copy of all the drawings can be submitted in Pen-drive having Seal and sign of Concerned Consultant, Project Architect and Developer in separate folders as mentioned below.</i>	Annexure 12/ Scanned Copies in Pendrive	
i)	All Working Drawings	Sub-Annexure 15.1	
ii)	All Structural Drawings	Sub-Annexure 15.2	
iii)	All Electrical Drawings	Sub-Annexure 15.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure 15.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure 15.5	
vi)	Fire Fighting Drawings	Sub-Annexure 15.6	
vii)	HVAC Drawings	Sub-Annexure 15.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 15.8	
ix)	Any Other Drawings	Sub-Annexure 15.9	



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Seal and Sign

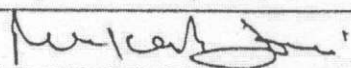
(Name of the Developer/Promoter)

Date :-

Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	M/s Shree Balaji Enterprises	
Address of Developer/Promoter	Plot No. – 144, Kardhani Govinpura, Kalwar Road, Jhotwara, Jaipur	
Name of the Project	"NR Residency"	
RERA Registration No.	RAJ/P/2025/4066	
Address of the Project (Plot no./Khasra no.)	K No. 231/6, Vill. Mohanpura, Sanganer, Jaipur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1100.74 Sq. Mtr	
Width of Front Road	Front Road 40'-0"	
Landuse of Plot as per Lease deed	Residential	Date of issue of Lease Deed: As Documented
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	Empaneled Architect	
Latest Building Plans Release date	08.05.2025	
Building Plans Validity Date	24.05.2026	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Ar. Sunil Kumar Saini	
Structural Engineer of the Project	Er. Lokesh Vadhwa	

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


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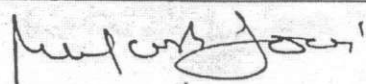
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Site Inspection Report					
A-Technical Parameters of Building Blocks:					
S.No	Details		As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Setbacks	Direction			
	Front	East	9.00 m	9.14 m	
	Side I	South	4.50 m	4.57 m	
	Side II	North	4.50 m	4.57 m	
	Rear	West	4.50 m	4.57 m	
2	Ground Coverage		Within Set Back	Within Set Back	
3	Gross Built-up Area (Sq.mts)		4507.21	4507.21	
4	F.A.R/B.A.R (Sq.mts & Ratio)		3767.38	3767.38	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		S+G+5 FLOOR	S+G+5 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 (in case of Group housing/ Flatted Development project)		N.A.	N.A.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		73.00 Sq. Mt.	73.00 Sq. Mt.	
11	Refuge area (if any)		Not Applicable	Not Applicable	
12	Total No. of Staircases		01	01	
i)	No. of Open Fire stair case		N.A	N.A	
ii)	No. of Pressurized Fire Stair case		N.A	N.A	
13	No. of Lifts Size of Lift		02 no 1.30x2.13 1.52x2.13	02 no 1.91x2.00 2.13x2.00	
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	
16	Cut-Out/Open to Sky/Shafts		As Approval	As Approval	

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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	38.66 E.C.U	38.66 E.C.U	
2	Total No. of Car parking	29 Car	29 Car	
i)	Surface Parking	29 Car	29 Car	
ii)	Mechanical Car Parking	N.A	N.A	
iii)	• Basement (I,II,III,....)	-	-	
	• Stilt	-	-	
	• Open Area	29 Car	29 Car	
3	Two-Wheeler Parking	29 T.W	29 T.W	
4	Bus Parking	-	-	
5	Visitors Parking	04	04	
6	EV Charging Facility Car parks	04	04	
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)	148.54	148.54	
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	1Entry 3.60m wide 1Exit 3.60m wide	1Entry 3.60m wide 1Exit 3.60m wide	
5	No. of Security Rooms & Size	01 no 1.52x1.64	01 no 1.52x1.64	



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6	Height of Compound wall (As per Norms)	As Per Rules	As Per Rules	
D- Provisions of Affordable Housing Policy/CMJAY Policy:				
<i>Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.</i>				
EWS/LIG units provided on Main plot/Split Location			<i>On main plot/ Split Location</i>	
<i>In case, EWS/LIG unit provided on Split Location</i>				
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.	

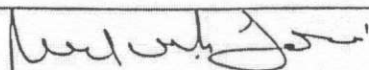
E- Development Work of Building Blocks (for Completion Certificate)				
S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
A	Development Works of Façade & Common areas of Building Blocks			
1	Civil construction work of Super structure	100%	Yes	
2	Plaster & Paint work of External Facade	100%	Yes	
	Plaster & Paint work of Common areas	100%	Yes	
3	Door and window/ Structural Glazing work on External Facade	100%	Yes	
4	Flooring Work of Common areas	100%	Yes	
5	Railing work of Balconies, Terrace, Staircase etc.	100%	Yes	
6	Installation of Sanitary and Plumbing Fittings of Common areas	100%	Yes	
7	Installation of Electrical Fittings of Common areas	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	


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11	Internal plumbing work in Residential units / Flats / Commercial units etc.	100%	Yes	
12	Internal electric wiring in Residential units / Flats / Commercial units etc.	100%	Yes	
13	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	Yes	
14	Elevational Work	100%	Yes	
15	Overhead and Underground Water Tanks	100%		
16	Provision for Physically Challenged Persons	100%	Yes	
17	Installation of Fire Safety Equipment's	100%	Yes	
18	Status of EWS/LIG units	N.A.	No	
A	Other Internal Development Works of Residential Units/ Flats/ Commercial Units etc:-			
	(i) Plaster & Paint work	100%	Yes	
	(ii) Door / windows	100%	Yes	
	(iii) Tiling work of Kitchen & Toilets	100%	Yes	
	(iv) Fittings and fixtures like sink, washbasin, taps etc.	100%	Yes	
	(v) Electrical fittings like socket, switches etc.	100%	Yes	
	(vi) Flooring Work	100%	Yes	
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	
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	



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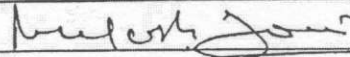
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9	Construction of Rain Water Harvesting Structure	100%	Yes	
10	Structure of Waste water Treatment/Recycling Plant	100%	Yes	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	Not Applicable	No	
12	Any other work	100%	Yes	

G- NOC's/Certifications Required (for Completion Certificate)			
S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate (Building Height more than 15 Mts.)	Yes	Yes
2	Envoirement NOC (GBUA more than 20,000 Sq.Mts.)	Not Applicable	Not Applicable
3	Consent to Establish (GBUA more than 2500 Sq.Mts.)	Yes	Yes
4	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Applicable
5	Labour Cess No Dues Certificate	Yes	Yes
6	IBS NOC (For Multistoried buildings, Educational Institutions, Hospitals, Office Building and Shopping mall/ Commercial Complexes.)	Not Applicable	Not Applicable
7	RECBC Compliance report from Empaneled Energy Auditor or any other Authorised Dept./Agency/ Official (as applicable)	Not Applicable	Not Applicable
8	Any other (as applicable)	Not Applicable	Not Applicable

All Post Dated Cheques for betterment levy is to be deposited before issuing of completion certificate	Yes
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Completion Fee (To be deposited in Local Authority) Gross-Built up area of the completed Part 4507.21 Sq. mts X Rs 10/- = Rs 45,072.1/- Total Amount Rs 45,072/- (In words Rs Forty Five Thousand Seventy Two only/-)


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(Seal & Signature of Architect with date)

(Seal & Signature of Developer with date)

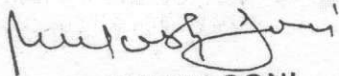
Name of Architect:

Name of Developer:

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

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.



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