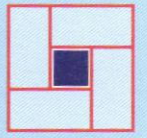


UPENDRA TATER

B. Arch. (Hons.), A.I.I.A., F.I.V., M.B.A.
Sir, J.J. College of Architecture, Bombay
Council of Architecture, India
Registration Number : CA/91/14369
Approved Valuer, IOV : F-21755
Registered Valuer, Income Tax Department
CCIT / Udr / ITO (Admn) / CAT-I / 2002-03 / 02 / 04



aakaar
Architects & Planners

7, NEW BHOPALPURA, ACROSS BHOPALPURA GROUND BRIDGE, UDAIPUR 313001, RAJASTHAN +91 94141 63254 upendratater@gmail.com

COMPLETION CERTIFICATE

I hereby certify that the

Building name '**ARCHI ARCADE**',

Constructed on

Plot No. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad, Girwa, Udaipur, Rajasthan 313001

(Land details as per approved plan)

Owned & Developed by

M/s ARCHI ARCADE, Through Authorized Partners,

Mr. Dinesh Jain S/o Mr. Hari Singh Jain,

Mr. Sanyam S/o Mr. Shyam Singhvi

Mr. Purshottam S/o Mr. Mangi Lal Vairagi

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) is also in accordance with the approved plan.

Hence, the Completion Certificate is issued under my signature on date 20.06.2023.

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

UPENDRA TATER

Architect

Council of Architecture

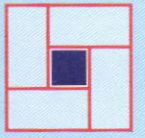
Reg. No. CA/91/14369

7, New Bhopalpura, UDAIPUR

Mobile No.:-9414163254

UPENDRA TATER

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7, NEW BHOPALPURA, ACROSS BHOPALPURA GROUND BRIDGE, UDAIPUR 313001, RAJASTHAN +91 94141 63254 upendratater@gmail.com

Date : 20.06.2023

To,
The Secretary,
U.I.T. Udaipur, Rajasthan

Subject:

Submission of completion Certificate Prepared for the Residential Project named
'ARCHI ARCADE'
(Basement + Stilt 1 & 2 + Ground + 9 Upper Floors) constructed at
PLOT NO. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad,
Girwa, Udaipur, Rajasthan 313001

Building Plan Approval Reference, by UIT, Udaipur :

- (i) F-7()/UIT/B-PLAN/2018/712, Dated: 21.12.2018 by UIT, Udaipur
- (ii) F-7()/UIT/B-PLAN/2021/2135-2139, Dated: 5.10.2021 by UIT, Udaipur

Dear Sir,

This is in the reference to the subject captioned above, I have prepared the Completion Certificate for the Residential Project **'ARCHI ARCADE'** (Basement + Stilt 1 & 2 + Ground + 9 Upper Floors Basement) constructed at
PLOT NO. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad,
Girwa, Udaipur, Rajasthan 313001

I am hereby submitting the Following, along-with Completion Certificate.

- a. Check List of Completion Certificate
- b. Set of All Approval Drawings From U.I.T. Udaipur
- c. Structural engineer's Certificate, of Mr. Er. Mohit Menaria for Earthquake & Structural Stability
- d. Receipt of Fee Deposition of an amount Rs. 1,74,638.00 Dated 03.12.2022, with U.I.T. Udaipur

Thank You,
Yours Truly

Ar. UPENDRA TATER

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

UPENDRA TATER
Architect
Council of Architecture
Reg. No. CA/91/14369
7, New Bhopalpura, UDAIPUR
Mobile No.: -9414163254

Date:- 20.06.2023

To,

The Secretary,
U.I.T. Udaipur, Rajasthan

Subject: For Depositing the copy of completion Certificate Prepared for the project:

'ARCHI ARCADE'

(Basement + Stilt 1 & 2 + Ground + 9 Upper Floors) constructed at
PLOT NO. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad,
Girwa, Udaipur, Rajasthan 313001

Building Plan Approval Reference, by UIT, Udaipur :

- (i) F-7()/UIT/B-PLAN/2018/712, Dated: 21.12.2018 by UIT, Udaipur
- (ii) F-7()/UIT/B-PLAN/2021/2135-2139, Dated: 5.10.2021 by UIT, Udaipur

Dear Sir,

This is in the reference to the subject captioned above, I am submitting the Completion Certificate for Prepared Residential Project '**ARCHI ARCADE**'
(Basement + Stilt 1 & 2 + Ground + 9 Upper Floors) constructed at

PLOT NO. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad,
Girwa, Udaipur, Rajasthan 313001

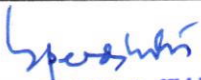
I am Enclosing Check List of Completion Certificate of Undertaking for Earthquake safety, set of all 'As Built Drawings' and Detail of Fees for Completion Certificate, of fees Rs. 1,74,638.00 paid on Date: 03.12.2022 to U.I.T. Udaipur along with this letter.

Thank You,
Yours Truly

Owned & Developed by
M/s ARCHI ARCADE, Through Authorized Partners,
Mr. Dinesh Jain S/o Mr. Hari Singh Jain,
Mr. Sanyam S/o Mr. Shyam Singhvi
Mr. Purshottam S/o Mr. Mangi Lal Vairagi

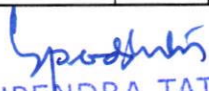
COMPLETION CERTIFICATE : CHECK LIST

Name of Owner/Developer	M/s ARCHI ARCADE, Through Authorized Partners, Mr. Dinesh Jain S/o Mr. Hari Singh Jain, Mr. Sanyam S/o Mr. Shyam Singhvi and Mr. Purshottam S/o Mr. Mangi Lal Valragi				
Project Registration Number, with RERA	RAJ/P/2019/964 Dated : 16.04.2019				
Ownership Details	M/s ARCHI ARCADE, Through Authorized Partners, Mr. Dinesh Jain S/o Mr. Hari Singh Jain, Mr. Sanyam S/o Mr. Shyam Singhvi and Mr. Purshottam S/o Mr. Mangi Lal Valragi				
Date of Issue of Lease Deed	23.04.2018				
Type of Plot (Auctioned/Alloted/Converted under 90-A Rules/Other)	Converted Under 90-A Rule				
Name of Present Owner	M/s ARCHI ARCADE, Through Authorized Partners : Mr. Dinesh Jain S/o Mr. Hari Singh Jain Mr. Sanyam S/o Mr. Shyam Singhvi Mr. Purshottam S/o Mr. Mangi Lal Varagi				
Use of Plot (Land Use) (As per Lease Deed)	Residential, Flats / Group Housing				
Plot No./ Address of Building/ Site	Plot No. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad, Girwa, Udaipur, Rajasthan 313001				
Plot Area (As per Approved Building Plan)	22706.50	SqFt.	2110.26	SqMtr.	
Approval of Building Plan vide committee meeting dated	For 1st Approval : Date 29.11.2018, AND For Revised Approval : Date 9.09.2021 (by State Government, vide Letter No. Pa2(14)Na-Vi-Vi/Udaipur /2019)				
Construction Permission	1st : Issued by UIT, Allotment Letter No. F-7()/UIT/B-PLAN/2018/712, Dated: 21.12.2018 2nd (Revised) : Issued by UIT, Allotment Letter No. F-7()/UIT/B-PLAN/2021/2135-2139, Dated: 5.10.2021				
Building Plan Approval as per Building Byelaws- 2000/2010/2013/2017/2020	Building Byelaws 2017				
Date of Release of Approved building Plan	21.12.2018				
Built-Up Area	DETAILS				
	FLOOR	DESCRIPTION			BUILT UP AREA
	Basement Floor	Parking and Services			1163.00 SqMt.
	Lower Stilt Floor	Parking and Services			400.20 SqMt.
	Upper Stilt Floor	Mechanical Parking and Common Facilities			950.90 SqMt.
	Ground Floor	Residential: Flats 6 Units			933.10 SqMt.
	First Floor	Residential: Flats 6 Units			933.10 SqMt.
	Second Floor	Residential: Flats 6 Units			933.10 SqMt.
	Third Floor	Residential: Flats 6 Units			933.10 SqMt.
	Fourth Floor	Residential: Flats 6 Units			933.10 SqMt.
	Fifth Floor	Residential: Flats 6 Units			933.10 SqMt.
	Sixth Floor	Residential: Flats 6 Units			933.10 SqMt.
	Seventh Floor	Residential: Flats 6 Units			933.10 SqMt.
	Eighth Floor	Residential: Flats 6 Units			933.10 SqMt.
	Ninth Floor	Residential: Flats 2 Units, rest Upper floor of Duplex Flats at 8th Floor			933.10 SqMt.
Total Built-Up Area					11845.10 SqMt.
Inspection Report					
Date of Start of Construction	30.01.2019				
Date of Completion	17.06.2023				
Date of Site Inspection	18.06.2023				
Architect	Ar. Upendra Tater				
Reg.No. (Issued by CoA)	CA/91/14369				
Reg. No. (Issued by CTP,Raj.)	UIT / 2021-22 / 04 , CTP Raj. / Architect / 2021 / 85				
Structural engineer	Er. Mohit Menaria				
Registration No	AM 1938099				


UPENDRA TATER
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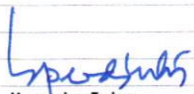
Following Parameters to be checked during inspection for Completion Certificate

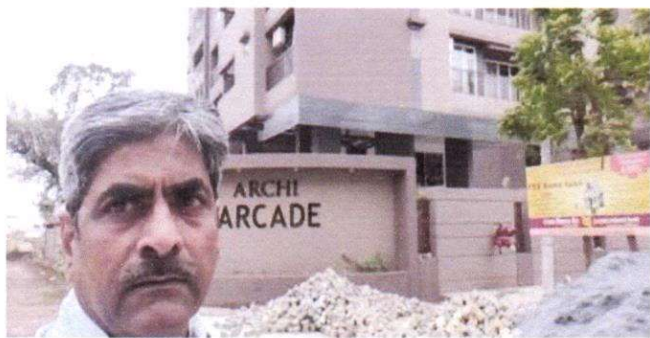
(A) TECHNICAL PARAMETERS													
Sr. No.	DETAILS			COMMENTS								ESSENTIAL	
				As per Approved Plan				As per Site				For Completion	For at the time of Utilization
1	Size of the Plot			22706.50	SqFt.	2110.26	Sqm.	22706.50	SqFt.	2110.26	Sqm.	Yes	Yes
2	Width of Road/ Roads											Yes	Yes
	i	North	60	Ft.	18.29	Mt.	60	Ft.	18.29	Mt.			
	ii	West	40	Ft.	12.20	Mt.	40	Ft.	12.20	Mt.			
	ii	East	40	Ft.	12.20	Mt.	40	Ft.	12.20	Mt.			
3	Direction/ Facing of Plot (East/ West/ North/ South/ Other)			Corner Plot with roads on 3 sides				Corner Plot with roads on 3 sides				Yes	Yes
4		Set backs	Direction									Yes	Yes
	i	Front	North	25.25	Ft.	7.70	Mt.	25.25	Ft.	7.70	Mt.		
	ii	Side I	East	24.65	Ft.	7.52	Mt.	24.65	Ft.	7.52	Mt.		
	iii	Side II	West	27.00	Ft.	8.23	Mt.	27.00	Ft.	8.23	Mt.		
	iv	Rear	South	24.00	Ft.	7.32	Mt.	24.00	Ft.	7.32	Mt.		
5	i	Ground Coverage	44.21%				44.21%				Yes	Yes	
			10040.15	SqFt.	933.10	Sqm.	10040.15	SqFt.	933.10	Sqm.			
	ii	Basement Floor/ Floors/ Stilt Floor/ Podium if any	12513.88	SqFt.	1163.00	Sqm.	12513.88	SqFt.	1163.00	Sqm.	Yes	Yes	
		Basement Floor/ Floors/ Lower Stilt Floor/ Podium if any	10231.68	SqFt.	950.90	Sqm.	10231.68	SqFt.	950.90	Sqm.			
		Basement Floor/ Floors/ Upper Stilt Floor/ Podium if any	4306.15	SqFt.	400.20	Sqm.	4306.15	SqFt.	400.20	Sqm.			
	iii	Ramp (Width)	20	Ft.	6.10	Mt.	20	Ft.	6.10	Mt.	Yes	Yes	
	iv	No. of Staircase	2 Nos.				2 Nos.				Yes	Yes	
		a	Riser	0.50	Ft.	0.15	Mt.	0.50	Ft.	0.15			Mt.
		b	Tread	0.875	Ft.	0.27	Mt.	0.875	Ft.	0.27			Mt.
		c	Width	4	Ft.	1.22	Mt.	4	Ft.	1.22			Mt.
	v	Lift/Elevator/ Escalator									Yes	Yes	
		a	No. of Lifts	2 Nos., each 2.31 m x 2.08 m				2 Nos., each 2.31 m x 2.08 m					
		b	Size of Lifts	103.40	SqFt.	9.61	Sqm.	103.40	SqFt.	9.61			Sqm.
		c	No. of Escalator	NA				NA					
	d	Size of Escalator	NA				NA				No	No	
6	i	Height (From Plinth Level)		102.34	Ft.	31.20	Mt.	102.34	Ft.	31.20	Mt.	Yes	Yes
	ii	No. of Floor		11 Floors: Basement + Lower Stilt + Upper Stilt + Ground + 9 Floors				11 Floors: Basement + Lower Stilt + Upper Stilt + Ground + 9 Floors				Yes	Yes
	iii	Height										Yes	Yes
		a	Excluding parapet/ Mumty/ Lift Machine Room/ any other Architectural Element	113.16	Ft.	34.50	Mt.	113.16	Ft.	34.50	Mt.	Yes	Yes
		b	Including parapet/ Mumty/ Lift Machine Room/any other Architectural Element	129.89	Ft.	39.60	Mt.	129.89	Ft.	39.60	Mt.		
7	F.A.R/B.A.R (As applicable floor wise F.A.R/ B.A.R)			4.189				4.189				Yes	Yes
8	i	Height of Compound wall		7	Ft.	2.13	Mt.	7	Ft.	2.13	Mt.	Yes	Yes
	ii	No. of Entry/ Exit & Width		2 Entries & 2 Nos. Exits				2 Entries & 2 Nos. Exits				Yes	Yes
		a	North	15	Ft.	4.57	Mt.	15	Ft.	4.57	Mt.		
		b	West	15	Ft.	4.57	Mt.	15	Ft.	4.57	Mt.		
	iii	Security Room Size		2 Nos.				2 Nos.				Yes	Yes
		a	North	120.00	SqFt.	11.15	Sqm.	120.00	SqFt.	11.15	Sqm.		
		b	West	100.00	SqFt.	9.29	Sqm.	100.00	SqFt.	9.29	Sqm.		
	iv	Other Services in Setbacks		Rain water harvesting System, Transformer & D.G 450 K.W,				Rain water harvesting System, Transformer & D.G 450 K.W,				Yes	Yes


UPENDRA TATER
 Architect
 Council of Architecture
 Reg. No. CA/91/14369
 7, New Bhopalpur, UDAIPUR
 Mobile No.: 9414163254

(B) PARKING PARAMETERS						
S.No.	DETAILS		COMMENTS		ESSENTIAL	
			As per Approved Plan	As per Site	For Completion	For at the time
1	Total E.C.U Required		96 E.C.U	96 E.C.U	Yes	Yes
2	Total No. of Car Parking		73 Units	73 Units	Yes	Yes
	i	Basement (I,II,III,...)	24	24		
	ii	Stilt	12 + 13 + 12 (Mechanical Parking, Upper)	12 + 13 + 12 (Mechanical Parking, Upper)		
	iii	Open Area	12	12		
	iv	Visitors	19 ECU	19 ECU		
	v	Mechanical Car Parking	12	12		
	vi	Provision of Car Lift	0	0		
3	Two Wheeler Parking		74 Units	74 Units	Yes	Yes
	i	Basement (I,II,III,...)	47	47		
	ii	Stilt	23	23		
	iii	Open Area	4	4		
	iv	Visitors	12	12		
(C) SAFETY PARAMETERS (Fire & Structure)						
S.No.	DETAILS		COMMENTS		ESSENTIAL	
					For Completion, Installed (Yes/No)	For at the time of Utilization Certificate, Operational
1	Certification for Fire Safety and compliance of UDH order dated 21.01.2020 regarding Fire Safety		Yes, Obtained, from Fire Officer, Nagar Nigam Udaipur vide NOC No. LSG/Udaipur/FireNOC/2022-23/14650 dated 24.02.2023		Yes	Yes
2	Certificate from Structural Engineer (Earthquake Resistant)		Yes, attached from Er. Mohit Menaria (AM 1938099), Sanrachna Design Studio, 233, Connaught Place, Royal Rajvilas, Shobhagpura, Udaipur (Raj.), dated: 15.11.2022		Yes	Yes
(D) ENVIRONMENTAL PARAMETERS						
S.No.	DETAILS		COMMENTS		ESSENTIAL	
					For Completion	For at the time of Utilization Certificate
1	Rain Water Harvesting		Required provisions are provided, done as per type design		Yes	Yes
2	Waste Water Treatment/ Recycling		Required provisions are provided, Tanks constructed as per type design		No	
3	Provision of Sewerage line and Sewerage Treatment Plant		Required Lines are laid, per drawings & design, STP is not mandatory, not installed		No	
4	Provision of Solid Waste Management		Suitable provisions are done at appropriate places, within the said premise		Yes	Yes
5	Certificate for Environment Clearance (if applicable)		Not mandatorily required, not done.		No	No
6	Provision of Solar Panels/ Solar Water Heater		Suitable provisions are done at appropriate places, at Terrace, as per requirement		No	No


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 Mobile No.: -9414163254

(E) GREEN PARAMETERS											
S.No.	DETAILS	COMMENTS								ESSENTIAL	
		As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate
1	Plantation & Green area and Park/Landscaping	2281.12	SqFt.	212.00	SqMt.	2281.12	SqFt.	212.00	SqMt.	Yes	Yes
		21 Nos. of trees to be planted				21 Nos. of trees have been planted				Yes	Yes
(F) GENERAL PARAMETERS											
S.No.	DETAILS	COMMENTS								ESSENTIAL	
		As per Approved Plan				As per Site				For Completion	For at the time of Utilization Certificate
1	Cut-Outs/ Open to Sky/ Ducts	NA				NA				No	No
2	Projections/ Balconies etc. (Covered/ extended)	Included in the B.A.R				Included in the B.A.R				No	No
3	Provision of Water Supply										
4	Provision of Power/ Electrical connectivity including transformer placement (if required)	Yes, Done, Transformer with High Tension Line 132 K.V has been provided, & D.G is provided of capacity 100 K.W				Yes, Done, Transformer with High Tension Line 132 K.V has been provided, & D.G is provided of capacity 100 K.W				Yes	Yes
5	Site development including parking signages, pathway, street lighting.	Yes, Done								Yes	Yes
6	Provisions for physically challenged persons.	Suitable ramps are provided, Lift can accommodate Wheel Chair movement.								Yes	Yes
7	Architectural finishing i.e. paint, false ceiling and interior finishing etc.	No False Ceilings or Interiors were proposed, as not done. Paintwork at all places complete.								Yes	Yes
8	Internal Changes/ Deviation if any	None								Yes	Yes
9	Any other observation	The Building is complete in all respects. A temple has been constructed next to the Premises of the Building, on Land area, not owned by the subject owner, but it looks as if it is built in the subject land									
10	Fees to be paid for Completion Certificate, with UIT, Udaipur	Fees of an amount of Rs. 1,74,638, for Completion Certificate Deposited with UIT, Udaipur vide RTGS, dated 3.12.2022, copy of the receipt is attached herewith									
 Ar. Upendra Tater COA Registration No. CA/91/14369, UIT / 2021-22 / 04, CTP Raj. / Architect / 2021 / 85 Empanelled Architect for Issuance of Completion Certificate Date : 20.06.2023											



REMITTER DETAIL	
Beneficiary's Name	Secretary
RTGS/NEFT Amount	1,74,638
Commission	15
Total Amount	1,74,653
A/C No.	004501024519
UTR No.	RMGRN2283701627
Date	3/12/2022

Building of
Mr. Dinesh Jain S/o Mr. Hari Singh Jain, Mr. Sanyam S/o Mr. Shyam Singhvi & Mr. Purshottam
S/o Mr. Mangi Lal Varagi
Named **ARCHI ARCADE**
at
Plot No. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad,
Girwa, Udaipur, Rajasthan 313001

Ar. Upendra Tater
Empelled Architect

UPENDRA TATER
Architect
Council of Architecture
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Stilt Parking



Waste Bins & Plants



Rear Side Setback Space



Ramp to Basement



Entry from Stilt Parking, to Lift Lobby



Parking at Stilt Floor



Parking at Basement



Building of
Mr. Dinesh Jain S/o Mr. Hari Singh Jain, **Mr. Sanyam** S/o Mr. Shyam Singhvi & **Mr. Purshottam** S/o Mr. Mangi Lal Varagi
 Named ARCHI ARCADE
 at
 Plot No. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad, Girwa, Udaipur, Rajasthan 313001

Upendra Tater
 Upendra Tater
 Empowered Architect

UPENDRA TATER
 Architect
 Council of Architecture
 Reg. No. CA/91/14369
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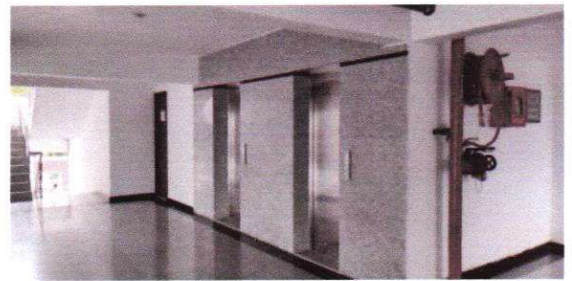
Transformer & Electrical Sub Station



Electrical Panels of Flat Units



FIRE Pump, Hose Reel, Fire Hydrant, Control Switch and Water Softener



Lift & Staircase Lift Lobby at each Floor



Solar Panels



Terrace Floor

Building of

Mr. Dinesh Jain S/o Mr. Hari Singh Jain, **Mr. Sanyam** S/o Mr. Shyam Singhvi & **Mr. Purshottam** S/o Mr. Mangi Lal Varagi

Named ARCHI ARCADE

at

Plot No. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad, Girwa, Udaipur, Rajasthan 313001

Upendra Tater
Upendra Tater

Empanelled Architect

UPENDRA TATER

Architect

Council of Architecture

Reg. No. CA/91/14369

7, New Bhopalpura, UDAIPUR

Mobile No.:-9414163254



View of the Terrace



Parking at Basement



Pressure Pump



Rain Water Collection Sump



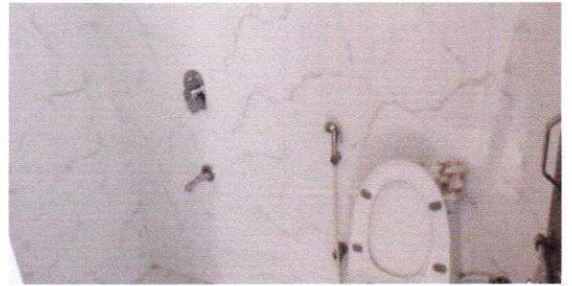
Common Hall at Upper Stilt Floor



Gymnasium & Indoor Play Area at Upper Stilt Floor

Building of
Mr. Dinesh Jain S/o Mr. Hari Singh Jain, **Mr. Sanyam** S/o Mr. Shyam Singhvi & **Mr. Purshottam** S/o Mr. Mangi Lal Varagi
 Named ARCHI ARCADE
 at
 Plot No. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad, Girwa, Udaipur, Rajasthan 313001
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INTERIOR OF TYPICAL FLAT

Building of

Mr. Dinesh Jain S/o Mr. Hari Singh Jain, **Mr. Sanyam** S/o Mr. Shyam Singhvi & **Mr. Purshottam** S/o Mr. Mangi Lal Varagi

Named ARCHI ARCADE

at

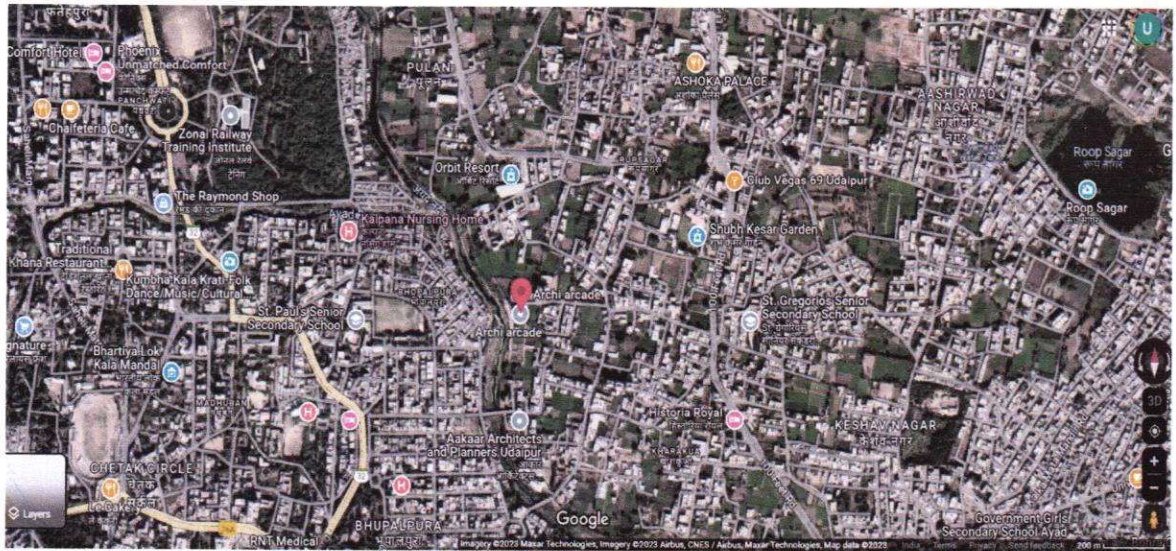
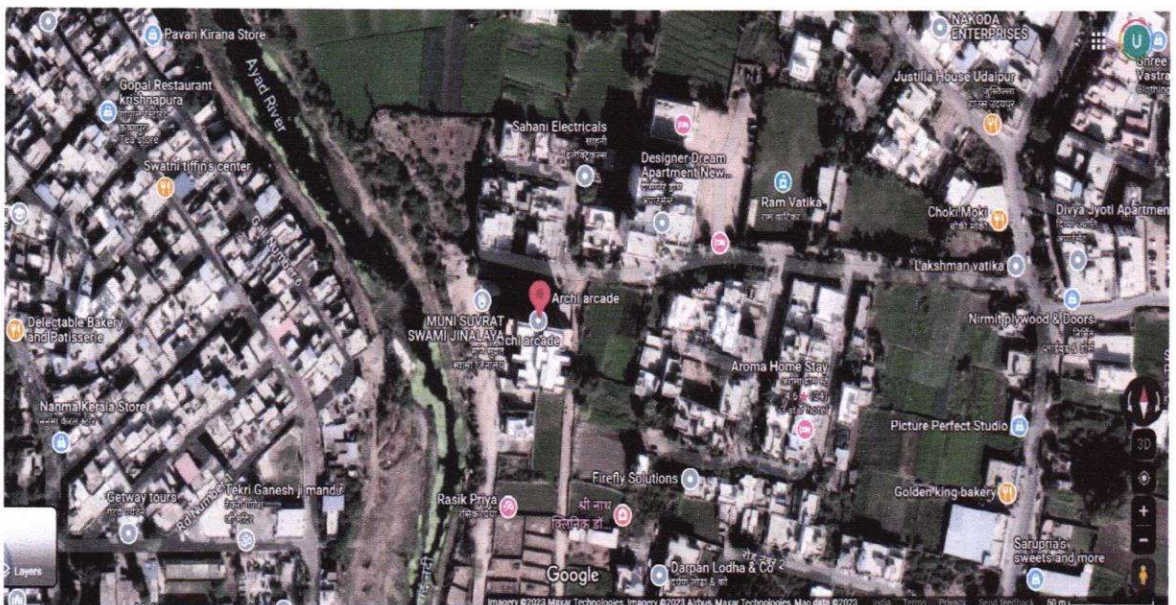
Plot No. 1, Land bearing Khasra Nos. 1366, 2977/1367 and 2978/1369, Rev. Village Ayad, Girwa, Udaipur, Rajasthan 313001

Upendra Tater

Upendra Tater
Empanelled Architect

UPENDRA TATER

Architect
Council of Architecture
Reg. No. CA/91/14369
7, New Bhopalpura, UDAIPUR
Mobile No.: -9414163254



Building of

Mr. Dinesh Jain S/o Mr. Hari Singh Jain, **Mr. Sanyam** S/o Mr. Shyam Singhvi & **Mr. Purshottam** S/o Mr. Mangi Lal Varagi

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