

Letter No.-Nov/25/12/1

Completion Certificate

It is hereby certified that the Housing Project '**Dev Krishnam Heights**' RESIDENTIAL FLATS building having Plot area – **1110.57 sq.mt.** Located at **Plot No.- M-4, M-5, M-6, Khasra No- 52,53, OF Mahapura URF Kukarkheda , Jaipur.** (land details as per approved plans) developed by **M/S Dev Krishnam Buildcon Through Partner Mr.Deepak Kumar Jakhar S/O, D/O, W/O Raju Ram Jakhar** was inspected by me and found that the construction of the Complete project is completed on site in accordance with the Building Plans approved by the Empanelled Architect dated 09.08.2024 .& Acknowledgement Letter Vide JDA/Zone-6/2024/D-2018 Dated 03/09/2024 & Letter No-JDA/Zone/-06/2025/14 Dated-03/02/2025

M/S Dev Krishnam Buildcon Through Partner Mr.Deepak Kumar Jakhar S/O, D/O, W/O Raju Ram Jakhar 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 on Dated -13/11/2025

R-1751
26/11/25



V. Sharma
VIJAY SHARMA
CA/2011/52069
CTP RAJ/Architect/2021/37
Architect:- **VIJAY SHARMA**

Reg. No.:- **CA/2011/52069**

Reg. No.:- **CTPRAJ/ARCHITECT/2021/ 37**

Note:-

1>. Client will be responsible for any unauthorized construction done after obtaining the Completion Certificate.



Check List for Completion Certificate		
Basic Details of the Project		
Name of Developer/Promoter	M/S Dev Krishnam Buildcon Buildcon Through Partner Mr. Deepak Kumar Jakhar	
Address of Developer/Promoter	Flat No-201, First Floor, Plot No-117, Jai Shree Elite-5, Shayam Nagar, New Sanganer Road, Jaipur	
Name of the Project	Dev Krishnam Heights	
RERA Registration No.	RAJ/P/2025/3752	
Address of the Project (Plot no./ Khasra no.)	bearing Plot No.- M-4, M-5, M-6, Khasra No-52,53, Mahapura URF Kukarkhera Niji Khatedar, Jaipur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1110.57 sq.mt.	
Width of Front Road	18.0 Mtr. & 9.0 Mtr.	
Land use of Plot as per Lease deed	RESIDENTIAL	Name Transfer – 03.02.2025
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	Empanelled Architect Ar. Vijay Sharma & Coa No. – CA/20011/52069, CTP Raj/Architects/2021/37	
Latest Building Plans Release date	09.08.2024	
Building Plans Validity Date	09.08.2031	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	BYELAWS 2020	
Architect of the Project & COA no.	Ar. Vijay Sharma & Coa No. – CA/20011/52069, CTP Raj/Architects/2021/37	
Structural Engineer of the Project	Lokesh Wadhwa	
Completion Certificate Issued for Complete approved project or Partial area of the Project	Complete Project	
In case of Partial Completion Certificate,		
Partially completed Plot area	NA	
Detail of Completed Block/Tower	NA	

V - 

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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	West	6.10 MT	6.10 MT	
	Side I	North	4.60 MT	4.60 MT	
	Side II	East	4.60 MT	4.60 MT	
	Rear	South	6.10 MT	6.10 MT	
2	Ground Coverage		WITHIN SETBACK	WITHIN SETBACK	
3	Gross Built-up Area (Sq. mts)		4648.96 SQ. MTR.	4698.96 SQ. MTR.	
4	B.A.R (Sq. mts & Ratio)		3937.28 SQ. MTR. (3.54)	3937.28 SQ. MTR. (3.54)	
5	Total No. of Floors (Basement, Stilt, above floors, Service floor, etc.)		B+STILT + 6 FLOORS	B+STILT + 6 FLOORS	
6	Total Height of Building (In mts.)		28.50 MT.	28.50 MT.	
i)	Plinth		0.75 MT	0.75 MT	
ii)	Stilt/Podium		3.50 MT	3.50 MT	
iii)	Ground/First to Terrace		18.00 MT	18.00 MT	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		Lift Machine Room – 7.75 MT	Lift Machine Room – 7.75 MT	
7	No. of Blocks/Towers		1	1	
8	Total No. of Units (Flats/Shops/ Showrooms etc.)		36 Flats	36 Flats	
9	Commercial Area (in case of Group housing/Flatted Development project)		NA	NA	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		Club – 50.05Sq.Mt.	Club – 50.05 Sq.Mt.	
11	Refuge area (if any)		NA	NA	
12	Total No. of Staircases		1	1	
i)	No. of Open Fire staircase				
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		1 2.0mt x2.0 mt	1 2.0mt x2.0mt	
14	No. of Escalators		NA	NA	


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15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	H. RAMP H. TOILET H. CAR PARKING	As Approved	
16	Cut-Out/Open to Sky/Shafts	YES	AS APPROVED	YES
17	Projections/Balconies etc. (Covered/extended)	YES	AS APPROVED	YES
18	Porch (if any)	NA	NA	NA

B-Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	37	37	
2	Total No. of Car parking	29 CAR	29 CAR	
	Surface Parking	29 CAR 29 SCOOTER	29 CAR 29 SCOOTER	
ii)	Mechanical Car Parking	NA	NA	
iii)	- Basement (I, II, III, ...) - Stilt - Open Area	0 29	0 29	
3	Two-Wheeler Parking	29 SCOOTER	29 SCOOTER	
4	Bus Parking	NA	NA	
5	Visitors Parking	4	4	
6	EV Charging Facility Car parks	4	4	
7	Ramp (for parking floors) - Width - Slope	-	-	
8	Provision of Car Lift	NA	NA	

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)	111.05 sq.mt (10%)	On going	
ii)	Surface Green Area (Sq.mts)	111.05 sq.mt (10%)	On going	
iii)	Podium Green Area (Sq.mts)	NA	NA	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)	-	-	

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2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Not Mentioned	Not Mentioned	
3	Driveways for Fire tender Movement/Parking, etc.	NA	NA	
4	No. of Entry/Exit & Width	4.25 Mt. & 5.42 mt.	4.25 Mt. & 5.42 mt.	
5	No. of Security Rooms & Size	Not Mentioned	Not Mentioned	
6	Height of Compound wall (As per Norms)	Not mentioned	Not mentioned	

D-Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Projects having area more than 5000Sq.mts.

EWS/LIG units provided on Main plot/Split Location On main plot/Split Location

Incase, 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	NA	NA	
2	No. of LIG units	NA	NA	
3	Total Carpet Area Provided (Sq. mts)	NA	NA	
4	Total SBUA Area Provided (Sq. mts)	NA	NA	
5	Parking of EWS/LIG Units	NA	NA	
6	Completion time of EWS/LIG units	NA	NA	

E-Development Work of Building Blocks (for Completion Certificate)

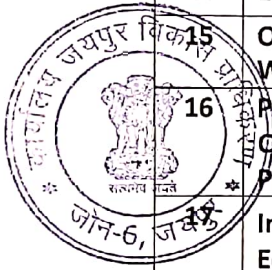
S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
A	Development Works of Façade & Common areas of Building Blocks	100%	YES	
1	Civil construction work of Super structure	100%	YES	
2	Plaster & Paint work of External Façade	100%	YES	
	Plaster & Paint work of Common areas	100%	YES	
3	Door and window/ Structural Glazing work on External façade	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	

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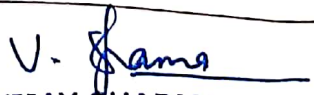
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8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	YES	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	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	Elevationa lWork	100%	YES	
15	Over head and Underground Water Tanks	100%	YES	
16	Provision for Physically Challenged Persons	100%	YES	
17	Installation of Fire Safety Equipments.	100%	YES	



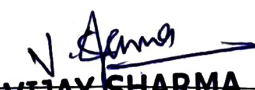
18	Status of EWS/LIG units	-	-	
A	Other Internal Development Works of Residential Units/Flats/Commercial units etc:-			
i	Plaster & Paint work			
ii	Door / Window			
iii	Tiling work of kitchen & Toilets			
iv	Fittings and fixtures like sink, washbasin, taps etc.			
v	Electrical fittings like socket, switches etc.			
vi	Flooring work			
	In case above work are not completed / partially completed then Development has to submit a Declaration in prescribed format.			


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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	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	NA	NA	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	NA	NA	
12	Any other work	-	-	

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.)	Applicable	Yes
2	Envoirement NOC (GBUA more than 20000 sq. Mts.)	NA	NA
3	Consent to Establish (GBUA more than 2500 sq. Mts.)	Applicable	yes
4	Green Building Certificate (LEED/IGBC/GRIHA/ASSOCHAM GEM)	NA	NA
5	Labour Cess No Dues Certificate	Applicable	Yes
6	IBS NOC (For Multistoried buildings, Educational, Institutions, Hospitals, Office Buildings and Shopping mall/Commercial Complexes)	NA	NA


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6	RECB Compliance report from Empaneled energy auditor or any other Authorised Dept./Agency/Official (as applicable)	NA	
7	Any other (as applicable)	NA	
All Post Dated Cheques for betterment levy is to be deposited before issuing of completion certificate			Yes

Completion Fee (To be deposited in Local Authority) Gross – Built up Area of the completed Part – 4648.96 sq.mts. X Rs. 10/- = Total Amount Rs. 46490/- (In words – Fourty Six thousand Four hundred Ninty only.)

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(Seal & Signature of Architect with date) Name of

Architect : Vijay Sharma

Reg. No (Issued by COA):-CA/11/52069

Reg. No (Issued by CTPRAJ.) :-CTP
RAJ/Architect/2021/37

Renewal date of Reg. No. CTPRAJ.:- 18/08/2025

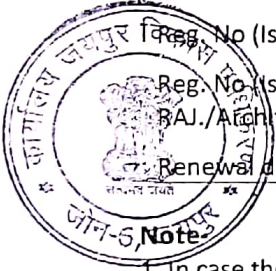
Deepak
For DEV KISHNAM BUILDCON
PARTNER

(Seal & Signature of Developer with date)

Name of Developer: M/S Dev Krishnam

Builcon

Partner Mr.Deepak Kumar Jakhar

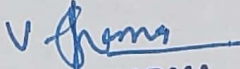


Note

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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