

Date – 20/09/2025

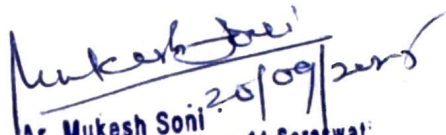
COMPLETION CERTIFICATE

I hereby, certify that Residential building "Shri Balaji Heights VI" at Plot No. B-67, B-68 & B-69, Vill. Narayanpuri – B, Jaipur, Developed by "M/s Shree Balaji Real Estates" have been inspected by me.

It is further certified that the said project was complete in all respects and was ready for possession as on the date of inspection.

Based on Site inspection and point No. 16.5 of the Building By-laws 2025, I certify that construction of the project is complete in accordance with the approved building plans and guidelines of Building bylaws 2020. Hence the completion certificate is issued under my signature on 20/09/2025.

This completion certificate is issued on the basis of facts presented before the architect, however If any discrepancies or shortcomings are found, same shall be brought to the notice of the architect and authorities.


Ar. Mukesh Soni
LG-1, Uttam Aashiana, 14 Saraswati
Nagar-A, Malviya Nagar, JAIPUR
CA/2012/56713
CTP RAJ./Architect/2021/15
Architect
CA/2012/56713
CTP Raj/Architect/2021/15

Check List for Completion Certificate

Basic Details of the Project

Name of Developer/Promoter	M/s Shree Balaji Real Estates	
Address of Developer/Promoter	Plot No. – 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jaipur	
Name of the Project	"Shri Balaji Heights VI"	
RERA Registration No.	RAJ/P/2025/4085	
Address of the Project	Plot No. B-67, B-68 & B-69, Vill. Narayanpuri – B, Jaipur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1208.32 Sq. Mtr	
Width of Front Road	Front Road 40'-0" & Side Road 30'-0" Wide	
Land use 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	22.07.2024	
Building Plans Validity Date	22.07.2031	
Building Plan Approval as per Building Bye laws(2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Ar. Sunil Kumar Saini	
Structural Engineer of the Project	Er. Hemant Kachhwaha	

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

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For Shree Balaji Real Estate
Singopal
 Partner

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	Set backs	Direction			
	Front	West	3.05 m	3.05 m	
	Side I	North	3.05 m	3.05 m	
	Side II	South	4.57 m	4.57 m	
	Rear	East	4.57 m	4.57 m	
2	Ground Coverage		Within Set Back	Within Set Back	
3	Gross Built-up Area(Sq.mts)		6221.18	6221.18	
4	F.A.R./B.A.R(Sq.mts & Ratio)		5061.37	5061.37	
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.)		54 Units	54 Units	
9	Commercial Area (incase of Group housing/Flatted Development project)		N.A.	N.A.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		50.71 Sq. Mt.	50.71 Sq. Mt.	
11	Refuge area (if any)		Not Applicable	Not Applicable	
12	Total No. of Staircases		01	01	
i)	No. of Open Fire staircase		N.A	N.A	Ar. Mukesh Soni LG-1, Uttam Aashiana, 1 Nagar-A, Malviya Naga CA/2012/56713 CTP RAJ Architects/2
ii)	No. of Pressurized Fire Staircase		N.A	N.A	
13	No. of Lifts Size of Lift		02 no 1.91x2.00 2.13x2.00	02 no 1.91x2.00 2.13x2.00	
14	No. of Escalators		None	For Shree Balaji Real Estate	
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	Snyopal Partner

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Partner

16	Cut-Out/Open to Sky/Shafts	As Approval	As Approval	
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	49.00 E.C.U	49.00 E.C.U	
2	Total No. of Car parking	37 Car	37 Car	
i)	Surface Parking	37 Car	37 Car	
ii)	Mechanical Car Parking	N.A	N.A	
iii)	• Basement (I,II,III,...)	-	-	
	• Stilt	3 Car	3 Car	
	• Open Area	34 Car	34 Car	
3	Two-Wheeler Parking	36 T.W	36 T.W	
4	Bus Parking	-	-	
5	Visitors Parking	05	05	
6	EV Charging Facility Car parks	05	05	
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)	121.01	121.01	
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 1.60x1.71	01 no 1.60x1.71	
6	Height of Compound wall (As per Norms)	As Per Rules	As Per Rules	

For Shree Balaji Real Estate
SnyoPat
Partner

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D-Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only incase 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

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	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)
1	Civil construction work of Super Structure	100%	Yes	
2	Internal & External Plaster and Paintwork	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 are as (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	Elevation Work	100%	Yes	
13	Overhead and Underground Water Tanks	100%	Yes	
14	HVAC works	100%	Yes	
15	Provision for Physically Challenged Persons	100%	Yes	
16	Installation of Fire Safety	100%	Yes	

For Shree Balaji Real Estate
 Partner

	Equipment's			
17	Status of EWS/LIG units	100%	Not Applicable	

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	100%	Not Applicable	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Not Applicable	
12	Any other work	100%	Not Applicable	

G-NOC's/Certifications Required (for Completion Certificate)			
S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Yes
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	
3	Any other (as applicable)	Not Applicable	

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For Shree Balaji Real Estate
 Snyolal
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Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 6221.18 Sq. mts X Rs 10/- = Rs 62,211.8/-

Total Amount Rs 62,212/- (In words Rs Sixty Two Thousand Two Hundred Twelve only/-)

Mukesh Sohi
20/09/2025
Ar. Mukesh Sohi
LG-1, Uttam Aashiana, 14 Saraswa
Nagar-A, Malviya Nagar, JAIPUR
CA/2012/56713

(Seal & Signature of Architect with date)

(Seal & Signature of Developer with date)

Name of Architect:.....

Name of Developer:.....

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

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

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

For Shree Balaji Real Estate
Snyopal
Partner

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 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 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 Elevation 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.
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