

Date – 25/06/2022

COMPLETION CERTIFICATE

I hereby, certify that the residential jan awas yojna housing project named “ Ghar Angan”, at khsara No. 354, 355, 356, 366, 367, 430, 431, 432, 433, 434, 435 to 436, 430/788, 431/787, 432/786, 433/785, 434/784, 435/783, Jaitpura URF Hajyawala, tehsil- Sanganer, near Terminal Market, Jaipur 302029 (Rajasthan), owned and developed by M/s. Arihant Enterprises was personally inspected by me.

Based on Site inspection and point No. 16.6 of the Building By-laws 2020, I certify that construction of the project is complete in accordance with the approved building plans and guidelines of Building bylaws. Hence the completion certificate is issued under my signature on 25.06.22.

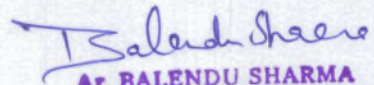
Note:

1. Any dues and fees (extra FAR/BAR, completion fees) for obtaining the completion certificate to be deposited in the concerned urban local authority by the developer as per Building by-laws.
2. Status of the project is as follows:

- RCC slab casting of all floors is complete.
- Brick work is complete.
- Inner and outer plaster work is complete.
- Common area flooring & basement flooring is complete.
- Lifts are under commissioning.
- Common staircase & fire staircase are complete.
- All amenities, Club house and Swimming pool are being finished.

Following affidavits are submitted by the developers in regards to the services/certificates which are due or being procured.

- Fire safety
- Solar panels
- STP functioning
- Labor Cess
- Deviation from submission drawing
- Due charges if any


Ar. BALENDU SHARMA
669, Tonk Road, Behind Central
Academy School
Mahaveer Nagar-Ist, Jaipur
CA/2005/36414
CTP Ref./Architect/2021/72

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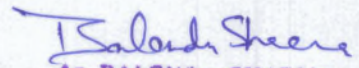
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669, Mahaveer Nagar 1, Jaipur-18

In addition to these, the developer shall be providing us following certificates/NOCs

- Airport NOC
- Fire NOC (temporary)
- Environmental clearance
- Set of approved drawings

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. BALENDU SHARMA
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CA/2005/36414
CTP Raj/Architect/2021/72
Ar. Balendu Sharma

CA/2005/36414

CTP Raj/Architect/2021/72

For and on behalf of "Keystone"

GENERAL CHECK LIST FOR COMPLETION CERTIFICATE

- | | | |
|-----|---|--|
| 1. | Name of plot Owner / Developer | M/s. Arihant Enterprises |
| 2. | Ownership details | |
| | • Date of issue of lease deed | 03/03/2017 |
| | • Type of plot | converted under 90 -A |
| 3. | Name of present owner | M/s. Arihant Enterprises |
| 4. | Use of plot | Residential |
| 5. | Plot no | Khsara No. 354, 355, 356, 366, 367, 430, 431, 432, 433, 434, 435 to 436, 430/788, 431/787, 432/786, 433/785, 434/784, 435/783, |
| 6. | Plot area | 31558.06 Sq Mt |
| 7. | Approval of building plan vide committee meeting date | 31/03/2017 |
| 8. | Building plan approval as per building byelaws | 2010 |
| 9. | Date of release of approved plan | 07/07/2017 |
| 10. | Inspection report | |
| | • Date of start of construction | 02/08/2017 |
| | • Date of completion | 20/06/2022 |
| | • Date of site inspection | 22/06/2022 |

Following parameters to be checked during inspection for completion certificate

A- Technical Parameters						
S No	Details		Comments		Essentials	
			As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Size of the plot (Sq mt)		31558.06	31558.06	✓	
2.	Width of Road/Roads		30 mtr	30 mtr	✓	
3.	Direction/Facing of plot		South	South	✓	
4.	setbacks	Direction				
	Front	South	15.0 mtr	15.0 mtr	✓	
	Side I	East	6.0 mtr	6.0 mtr	✓	
	Side II	West	6.0 mtr	6.0 mtr	✓	
	Rear	North	6.0 mtr	6.0 mtr	✓	
5.	1	Ground coverage	41.65%	35.99%	✓	
	2	Basement floor / stilt floors/ podium if any	approved	proposed		
	3	Ramp (slope)	1:8	1:8	✓	
	4	No of staircases	30	27	✓	
		• Riser	.15	.15	✓	
		• Tread	.3	.3	✓	
		• Width	1.22	1.22	✓	

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	5	Lift/Elevator/Escalator	23	20	Installed Yes	Operational (Yes/No)
		• No of lift	(1.83x1.83)	(1.83x1.83)		
		• Size of lift	(3.05x1.95)	(3.05x1.95)		
		•	(1.98x2.82)	(1.98x2.82)		
	1	Height (from plinth level)	27.0 m	27.0 m	✓	
	2	No of floor	B+G+8	B+G+8	✓	
		Total height				
		Excluding parapet/ Mumty/ Lift machine room/ any other architectural element	27.50 M	27.50 M	✓	
6	3	Including parapet/ Mumty/ Lift machine room/ any other architectural element	33.50 M	33.50 M	✓	
7		FAR/BAR (as applicable floor wise FAR/BAR)	3.23%	2.83%	✓	
		Height of compound wall	2.4 M	2.4 M	✓	
8		No. of entry/exit & width	2 Nos. 4.50m	2 nos. 4.50m	✓	
		Security room size	1.68x1.87	1.68x1.87	✓	
		Other services in setbacks	DG set, guard room,STP, HT meter room, Transformer	DG set, guard room, HT room, Transformer	✓	

B- Parking Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Total ECU required	1291.33	1145.33	✓	
	Total No. of car parking	155.0	118.0	✓	
	• Basement (I,II,III,...)			✓	
	• Stilt	61	28		
	• Open area	94	90		
2.	• Visitors				
	• Mechanical car parking	NA	NA		
	• Provision for car lift	NA	NA		
3.	Two wheeler parking	3409.0	3082.0		

C- Safety Parameters (Fire & Structure)					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Certification for fire safety & compliance of UDH order dated 21.01.2020 regarding fire safety	Yes	In progress	In progress	Operational (Yes/No)
2.	Certificate from Structural Engineer (Earthquake resistant)	Yes	Yes	Yes	

D- Environmental Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Rain water harvesting	Yes	In progress	In progress	Operational (Yes/No)
2.	Waste water Treatment/ Recycling	Yes	In progress	In progress	Operational (Yes/No)
3.	Provision for Sewerage line & Sewerage treatment plant	Yes	In progress	In progress	Operational (Yes/No)
4.	Provision for Solid waste Management	Yes	In progress	In progress	
5.	Certificate for Environment clearance (If applicable)	Yes	Yes	Yes	
6.	Provision of Solar Panels/ Solar water Heater	Yes	In progress	In progress	Operational (Yes/No)

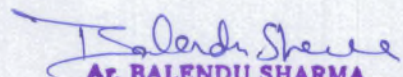
E- Green Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Plantation & green area and park/landscape	10.56%		In progress	

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F- General Parameters					
S No	Details	Comments		Essentials	
		As per approved plans	As per site	For completion	For at the time of utilization certificate
1.	Cut outs/ open to sky/ ducts	NA	NA	-	
2.	Projections/ balcony etc (covered/extended)	As per rules	As per rules	Yes	
3.	Provision of water supply	Yes	In progress	Yes	
4.	Site development including parking, signage, pathway, street lighting	Yes	In progress	In progress	
5.	Provision of power/ electrical connectivity including transformer placement (if any)	Yes	In progress	Yes	Operational (Yes/No)
6.	Provisions for physically challenges persons	required	Yes	Yes	
7.	Architectural finishing i.e. paint, false ceiling and interior finishing etc	Yes	In progress	In progress	
8.	Internal changes/ deviation if any	Yes	Yes	As plan submitted	
9.	Any other observations				

Architect
Reg No. (Issued by COA)
Reg No. (Issued by CTP Raj)

Structural Engineer-


Ar. BALENDU SHARMA
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SUNIL GOYAL



BG 217103

CERTIFICATE OF UNDERTAKING

FOR COMPLIANCE OF THE PROVISION OF N.B.C. PRAT-VI

FOR EARTHQUAKE SAFETY

(To be submitted at the time of application for Complication certificate of building)

Plot No. Kh. No. - 354, 355, 356, 366, 367, 430, 431, 432, 433, 434, 430/788, 435, 436, 431/787, 432/786, 433/785, 434/784, 435/783
Scheme Pihar Angan, Village-Jaitpura, URF-Hajjawaala, Tehsil-Sanganer, Jaipur

Area of the plot 31558.06 sqm.

Proposed height of the building 33.50m.

- 1- The building/s has/ have been constructed according to the sanctioned plan.
- 2- The building/s has/have been constructed as per approved plan and structural desing (one set of structural drawing as executed and certificated by the Structural Engineer is enclosed) which incorporates the provision of structural safety as specified in the regulations.
- 3- Construction had been done under our supervision/guidance and is adheres to the drawing submitted.

Signature of Owner Hing Chaudhary
Name & address C-61 Sanganer Colony, Jaipur-302001
Signature of Structural Engineer Sunil Goyal (Design Only)
Registration No. U.Tech. Earthquake, B.E. CIVIL, L.M.I.S.E.T.
Signature of Architect B-1, Ashok Vihar, Mehra Nagar, Jaipur - 302 017
Name & address Bapu Nagar, JPH
Registration No. CA/991/9800

ATTESTED

NOTARY GOVT OF INDIA
JAIPUR (RAJ)

25 JUN 2022

11 JUN 2022

क्र. स. 4610 दिनांक

क्रेता का नाम विनय चौहडीयर

पिता का नाम लाभ चन्द चौहडीयर

निवासी 61 रजवाड़ा को लो 448

मुद्रांक 100 बास्ते 22

मकसूल खान

स्टाम्प विनया ला. नं. 07/2017

एन के एन एन स्टेशनरी

डी-10 विनया ला. नं. 07/2017

संजीवनी हॉस्पिटल के सामने

न्यू सागानेर रोड, सोडाला जयपुर

11 JUN 2022

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत

स्टाम्प राशि का प्रमाणित अधिधारा

1. आधारभूत आवश्यकता पूर्णताओं हेतु (धारा 3-क)
- 10 प्रतिशत रुपये 100

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख) / प्राकृतिक आवश्यकताओं एवं मानव निर्मित
आवस्थाओं के निर्माण हेतु - 20 प्रतिशत रुपये 200

कुल योग 300

हस्ताक्षर स्टाम्प वेण्डर



AFFIDAVIT CUM UNDERTAKING

I, VINAY CHORDIA S/O SH. LABH CHAND CHORDIA R/O SAHIBRAM COLONY C-SCH
- E.M.E., JAIPUR, being authorized signatory of M/s. Arihant Enterprises

do hereby affirm, undertake and declare as under:

This is regarding the Project "GharAngan" situated at khsara No. 354, 355, 356, 366, 367, 430, 431, 432, 433, 434, 435 to 436, 430/788, 431/787, 432/786, 433/785, 434/784, 435/784, Jaitpura URF Hajyawala, tehsil- Sanganer, near Terminal Market, Jaipur 302029 (Rajasthan), and the contents are addressed to "Ar. Balendu Sharma" for obtaining Completion Certificate of the Project "GharAngan"; whereas the following points are true and correct regarding the Project:

1. That Solar Panel shall be installed at the Project soon and the intimation of which shall be given as soon as it is installed.
2. That Fire NOC shall also be applied for the Project soon and the intimation of which shall be given as soon as it is applied.
3. That this is also to certify that construction of STP is done at site and commissioning of same is under process and the intimation shall be given as soon as it is commissioned.

ATTESTED

For Arihant Enterprises
[Signature]
Partner

क. स. ५९६०

दिनांक

17 JUN 2022

क्रेता का नाम अनूप चौराहापिता का नाम लाल चौराहानिवासी ५५४मुद्रांक 12 वास्तो 2

मकबूल ज्ञान

स्टाम्प विज्ञप्ति ला. नं. ०७/२०१७

एम के फोटो स्टेट वेंडर स्टेशनर्स

बी-१० सिटि विमान अड्डा जयपुर

संजीवनी हॉस्पिटल के सामने

न्यू सागानेर रोड, सोडाता जयपुर

17 JUN 2022

राजस्थान स्टाम्प अधिनियम, १९९८ के अंतर्गत स्टाम्प रशि कर प्रसारित अधिनार	
१. आधारभूत आवश्यकता सुविधाओं हेतु (धारा ३-क) - १० प्रतिशत लघु	12
२. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा ३-ख) / प्राकृतिक आपदाओं से निवारण हेतु-२०	20
कुल योग	32
हस्ताक्षर स्टाम्प वेंडर	

M32-3 (M30) M31M32

M32-3 (M30) M31M32

M32-3 (M30) M31M32

This is regarding the Project "Charangan" situated at Kharas No. 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

1. That the Project "Charangan" is situated at Kharas No. 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

For M32-3 (M30) M31M32

ATTESTED

4. That due Labor Cess will be deposited to concerned authority and the intimation of which shall be given as soon as it is applied.
5. That the Project is constructed as per approved drawings, and deviations if any, are marked in as built drawings and if there are any changes done in future, shall be intimated.
6. If there is any charges/fees are due/demanded from JDA shall be paid. And the intimation of which shall be given as soon as it is paid.

For Arihant Enterprises
Vinay Chandra
DEPONENT Partner

VERIFICATION

Verified on 14 June 2022 at Jaipur that the contents of para 1 to 6 of above affidavit are true to the best of my knowledge & belief and nothing material has been concealed.

For Arihant Enterprises
Vinay Chandra
DEPONENT Partner

ATTESTED

[Signature]
NOTARY GOVT OF INDIA
JAIPUR (RAJ)

25 JUN 2022