

Completion Certificate

I do hereby certify that the project known as “Jai Vilas” bearing RERA Registration No. **RAJ/P/2022/1869** situated on the Plot No. **C-42, Bapu Nagar, Jaipur – 302015 (Rajasthan)** was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and building bye laws. Further, the (Group Housing) project is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date **12th January 2024**

Note – Promoter has already deposited the fee to the Competent Authority for the issuance of this completion certificate, therefore, it is sole responsibility of the developer to deposit this completion certificate with required drawings and documents as per the notification of UDH dated 10.08.2023. Further, if any deviation done after the date of issue of this certificate is sole responsibility of the developer and it is also responsibility for the developer to get the occupancy certificate.


Ar. Piyush Kumawat
CTP Raj./Architect/2021/96
CA/2013/59085

(Seal & Signature of Architect with date)

Name of Architect: Piyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

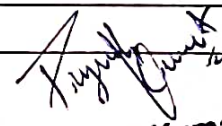
Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96

Date – 12.01.2024

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Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	JR RESORTS AND REALTY LLP	
Address of Developer/Promoter	S-9 , GopalPura By Pass, Jaipur (Rajasthan) - 302006	
Name of the Project	Jai Vilas	
RERA Registration No.	RAJ/P/2022/1869	
Address of the Project (Plot no./Khasra no.	Plot No. C-42, Bapu Nagar, Jaipur – 302015 (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1,169.42 sq.mt.	
Width of Front Road	12 M Wide	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 18.10.2021 (Development Agreement)
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 Ar. Piyush Kumawat	
Latest Building Plans Release date	24.07.2023	
Building Plans Validity Date	24.07.2030	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2010 & CMJAY Scheme 2015	
Architect of the Project & COA no.	Mr. Shri Kishan (COA No. – CA/99/25451) & Mr. Narendra Yadav (COA No. – CA/2019/110226)	
Structural Engineer of the Project	Er. Sunil Goyal (PTDC)	


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Completion Certificate Issued for Complete approved project or Partial area of the Project	Complete Project
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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	North	6.10 M	6.10 M
	Side I	East	4.65 M	4.65 M
	Side II	West	4.65 M	4.65 M
	Rear	South	4.65 M	4.65 M
2	Ground Coverage	Within setback	727.82 sq.mt. (Within setback)	
3	Gross Built-up Area (Sq.mts)	5318.54 Sq.mt.	5318.54 Sq.mt.	
4	F.A.R/B.A.R (Sq.mts & Ratio)	4384.83 Sq.mt.	4384.83 Sq.mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Basement + Stilt + 6 Floors	Basement + Stilt + 6 Floors	
6	Total Height of Building (In mts.)	27.08 M	27.08 M	
i)	Plinth	0.60 M	27.08 M	
ii)	Stilt/Podium	3.60 M	0.60 M	
iii)	Ground/First to Terrace	18 M	3.60 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	4.88 M	18 M	
7	No. of Blocks/Towers	01	01	
8	Total No. of Units (Flats/Shops/Show rooms etc.)	29	29	
9	Commercial Area (In case of Group housing/Flatted Development project)	-	-	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	Club House	Club House (As per approval)	
11	Refuge area (If any)	NA	-	

32, Shilp colony, Jhotwara, Jaipur, 302012

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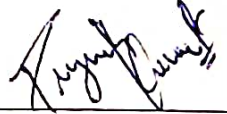
Design.shelves@gmail.com

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12	Total No. of Staircases	01	01	
i)	No. of Open Fire stair case	-	-	
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts	02	02	
	Size of Lift	1.91 M X 2.00 M 1.91 M X 2.74 M	1.91 M X 2.00 M 1.91 M X 2.74 M	
14	No. of Escalators	-	-	
15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts	Ramp & Toilet	Ramp & Toilet Provision Exists	
16	Cut-Out/Open to Sky/Shfts	As per approval	As per approval	
17	Projections/Balconies etc. (Covered/extended)	As per approval	As per approval	
18	Porch (if any)	As per approval	As per approval	

B-Parking Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	42.00	42.00	
2	Total No. of Car parking	32	32	
i)	Surface Parking	32	32	
ii)	Mechanical Car Parking	-	-	
iii)	- Basement (I, II, III,....) - Stilt - Open Area	- 10 22	- 10 22	
3	Two-Wheeler Parking	30	30	
4	Bus Parking	-	-	
5	Visitors Parking	4 Cars 4 Two-Wheelers	4 Cars 4 Two-Wheelers	
6	EV Charging Facility Car parks	-	-	
7	Ramp (for parking floors) - Width - Slope	5.50 M Width 1:30 Slope	1.50 M Width 1:30 Slope	
8	Provision of Car Lift	-	-	

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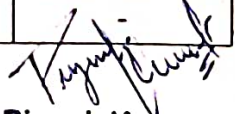
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C-Outer Development Parameters:				
S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq.mts)	117.90 Sq.mt.	117.90 Sq.mt.	
ii)	Surface Green Area (Sq.mts)	117.90 Sq.mt.	117.90 Sq.mt.	
iii)	Podium Green Area (Sq.mts)	-	-	
iv)	Plantation Corridor (If any)	As per approval	As per approval	
v)	Tree Plantation (As per Norms)	As per Norms	As per Norms	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	UG Water Tank DG Transformer	All provision exists	
3	Drive ways for Fire tender Movement/Parking, etc.	As per setbacks	As per setbacks	
4	No. of Entry/Exit & Width	1 with 5.50 M width	1 with 5.50 M width	
5	No. of Security Rooms & Size	01 1.83 M X 1.40 M	01 1.83 M X 1.40 M	
6	Height of Compound wall (As per Norms)	1.95 M	1.95 M	

D-Provisions of Affordable Housing Policy/CMJAY Policy:				
Applicable only in case of Group Housing Project shaving area more than 5000 Sq.mts.				
EWS/LIG units provided on Main plot/Split Location			On main plot/Split Location	
In case, 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
2	No. of LIG units	-	-	NA
3	Total Carpet Area Provided (Sq.mts)	-	-	NA
4	Total SBUA Area Provided (Sq.mts)	-	-	NA
5	Parking of EWS/LIG Units	-	-	NA
6	Completion time of EWS/LIG units	-	-	NA

Date – 12.01.2024

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 Paint work	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 areas (Lobbies/Corridors/Staircase/Liftwell/ Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	YES	
12	Elevational 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 Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	NA	


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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	100%	-	NA in residential flats
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	-	Sewerage connection exists
12	Any other work	100%	-	

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

DESIGN SHELVES
INTERIOR | ARCHITECTURE | LANDSCAPE

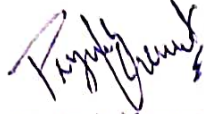
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Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 5318.54 Sq.mt. X ₹ 10/- = ₹ 53,190/-

Total Amount ₹ 53,190/- (In words: Fifty Three Thousand One Hundred Ninety)

Promoter deposited the said amount to the competent authority on 10.01.2024 vide receipt no. 9003/41106



Ar. Plyush Kumawat
CTP Raj./Architect/2021/96

(Seal & Signature of Architect with date)

Name of Architect: Plyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj./Architect/2021/96

(Seal & Signature of Developer with date)

Name of Developer: JR RESORTS AND

REALTY LLP