

Completion Certificate

I hereby certify that the Completion Certificate of Completed Residential Flats Building '**ROYAL REGALIYA**' on **Plot No.- 16 TO 20 Scheme- Schem – Sukhija Vihar – C, Village – Chak Ganpatpura- I, Jaipur, State- Rajasthan** (land details as per approved plans) developed by **M/S Vinayak Buildcom Through Partner Raj Kumar s/o Shri Ramdev, Bhanwar Lal s/o Shri Likhmaram Choudhary** was personally inspected by me and based on the above facts, construction on site is complete in accordance with the approved building plans and Building Byelaws 2020. Type of the building **Residential Flats** is also in accordance with the approved plan and Building Byelaws 2020. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on

Date : 10.02.2025


Ar. Jitendra Sharma
72, Sardar Patel Marg, Opp. CPMG
Office, C-Scheme, Jaipur (Raj.) 302001
CA/2009/45196
CTP Raj./Architects/2021/32

Architect:- **JITENDRA SHARMA**

Reg. No.:- (Issued by COA)

CA/2009/45196

Reg. No.:- (Issued by CTP, Raj.)

CTPRAJ/ARCHITECT/2021/32

COPY PROVIDED TO

- Client -1. **M/S Vinayak Buildcom Through Partner Raj Kumar s/o Shri Ramdev, Bhanwar Lal s/o Shri Likhmaram Choudhary**
2. **Deputy Commissioner, Zone – P.R.N. (South-IIInd), Jaipur Development Authority.**

Note:-

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

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Check list for Partial Completion Certificate Of Completed Building 'ROYAL REGALIYA' on Plot No.- 16 TO 20 Scheme- Schem – Sukhija Vihar – C, Village – Chak Ganpatpura- I- Jaipur, State- Rajasthan	
Basic Details of the Project	
Name of Developer/Promoter	M/S Vinayak Buildcom Through Partner Raj Kumar s/o Shri Ramdev, Bhanwar Lal s/o Shri Likhmaram Choudhary
Address of Developer/Promoter	Plot No.- 122, Tirupati Flats, Govindpura, Kalwar Road, Jhotwara, Jaipur.
Name of the Project	'ROYAL REGALIYA'
RERA Registration No.	RAJ/P/2024/3328
Address of the Project (Plot no./Khasra no.)	Plot No.- 16 TO 20 Scheme- Schem – Sukhija Vihar – C, Village – Chak Ganpatpura- I- Jaipur, State- Rajasthan
Plot Area (Sq.mts.) (As per Approved Building Plan)	1489.48 SQ.MT.
Width of Front Road	18 MT., 12 Mt. 9.0 Mt.
Land use of Plot as per Lease deed	(Residential)
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.)	Flats (Residential)
Building Plans approving Authority	JAIPUR DEVELOPMENT AUTHORITY
Latest Building Plans Release date	03.01.2024
Building Plans Validity Date	29.09.2029
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	BYE LAWS 2020
Architect of the Project & COA No.	Ar. Jitendra Sharma & COA-2009/45196
Structural Engineer of the Project	Er. Rahul Sharma
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	-
Detail of Completed Block/Tower	-

Site Inspection Report					
A-TechnicalParametersofBuildingBlocks:					
S.No	Details		As per LatestApproved BuildingPlans	As per Site	Comments (if any)
1	Setbacks	Direction			
	Front	East	3.05	3.05	
	Sidel	North	4.57	4.57	
	Sidell	South	4.57	4.57	
	Rear	West	4.57	4.57	
2	GroundCoverage		With in setback	With in setback	
3	GrossBuilt-upArea(Sq.mts)		6969.11 sq.mt.	6969.11 sq.mt.	
4	B.A.R(Sq.mts&Ratio)		3.817(5685.56 sq.mt.)	3.817(5685.56 sq.mt.)	
5	TotalNo.ofFloors (Basement,Stilt,abovefloors, servicefloor,etc.)		7	7	
6	Total Height of Building(In mts.)		30.00 M.	30.00 M.	
i)	Plinth		0.75 MT	0.75 MT	
ii)	Stilt/Podium		3.50 MT.	3.50 MT.	
iii)	Ground/FirsttoTerrace		18.0 MT	18.0 MT	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		PARAPET – 1.2MT Lift Machine room– 7.75	PARAPET – 1.2MT Lift Machine room– 7.75	
7	No.of Blocks/Towers		1	1	
8	TotalNo.ofUnits (Flats/Shops/Showroomsetc.)		48	48	
9	CommercialArea (incaseofGrouphousing/Flatted Developmentproject)		-	-	
10	CommunityFacilitiesarea (Club,communityhall,Society office,Swimmingpooletc.)		NA	NA	
11	Refugearea(ifany)		NA	NA	
12	TotalNo.ofStaircases		2	2	
i)	No.ofOpenFirestaircase		2	2	
ii)	No.ofPressurized FireStair case				
13	No.of Lifts SizeofLift		2 1.83mt. x 1.98mt.	2 1.83mt. x 1.98mt.	
14	No.ofEscalators		NA	NA	

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	54.66	As/Approved	
2	Total No. of Car parking	41 cars	As/Approved	
i)	Surface Parking	41 cars	As/Approved	
ii)	Mechanical Car Parking	NA	NA	
iii)	• Basement (I, II, III, ...) • Stilt • Open Area			
		20 cars	20 cars	
		21 cars	21 cars	
3	Two-Wheeler Parking	41	41	
4	Bus Parking	NA	NA	
5	Visitors Parking	5	As/Approved	
6	EV Charging Facility Car parks	Not Approved	Not provided	
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)	10 % 148.94 aq.mt Sq.Mt.	As/Approved	
ii)	Surface Green Area (Sq.mts)	10 % 148.94 aq.mt Sq.Mt.	As/Approved	
iii)	Podium Green Area (Sq.mts)	-	-	
iv)	Plantation Corridor (If any)	NA	NA	
v)	Tree Plantation (As per Norms)	-	-	

2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	NOT MENTION	ELECTRICAL PANEL ROOM, TRANSFORMER	
3	Driveways for Fire tender Movement/Parking, etc.	NA	NA	
4	No. of Entry/Exit & Width	2	2	
5	No. of Security Rooms & Size	-	-	
6	Height of Compound wall (As per Norms)	NOT MENTION	2.0 MT	

D-Provision of Affordable Housing Policy/CMJAY Policy:

Applicable only in case 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

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

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 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, shop etc.)	100%	YES	
9	Development work of Common areas (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	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	100%	YES	

	Equipment's			
17	Status of EWS/LIG units	100%	NA	

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 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			
8	Storm Water Drains			
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant			
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)			
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	APPLICABLE	YES
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAMGEM)	NA	
3	Any other (as applicable)		

Completion Fee (To be deposited in Local Authority) Gross – Built up Area of the completed Part – 6969.11 sq.mts. X Rs. 10/- = Total Amount Rs. 69692/- (In words – Sixty eight Thousand Nine Hundred fifty one only.

Ar. Jitendra Sharma
72, Sardar Patel Marg, Opp. CPMG
Office, C-Scheme, Jaipur (Raj.) 302001
CA/2009/45196
CTP Raj./Architects/2021/32

(Seal & Signature of Architect with

date) Name of Architect : Ar. Jitendra Sharma

Reg.No (Issued by COA):- CA/2009/45196

Reg.No (Issued by CTPRAJ):- CTP RAJ./Architect/2021/32

Renewal date of Reg.No.CTPRAJ:- 18.08.2025

M/s VINAYAK BUILDCOM

PARTNER

(Seal & Signature of Developer with

date) Name of Developer:

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 need to be approved from the Competent Authority before issuing of Completion Certificate. 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.
 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.
- If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted