

Date: 29/09/2023

COMPLETION CERTIFICATE

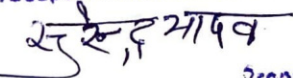
I hereby certify that the Residential Flats Building “**ERA FIRST**”, at Plot No-10 & 11, Scheme-12-B, Village- Gokulpura, Jaipur - 302012, developed by **M/S YADUPATI Construction Company**, Plot no-6, Umrao Vihar, Gokulpura, Jhotwara, Jaipur - 302012 personally inspected by me along with the owner's/developer's on 25/09/2023 and based on above facts, construction on site is complete for building in accordance with the building plans and the details provided.

Thanking You,

Sincerely Your's


Ar. Shrawan Kumar Kumawat
Plot No. B-6, Ganesh Kripa
Moti Marg, Bapu Nagar, Jaipur
CA/20006/201500
C.A. No. 101/Architect/2021/63
(Ar. Shrawan Kumar Kumawat)
(Empanelled Architect)

For Yadupati Construction Company



(Signature of Owner)

अनुसूचि-5

Check List for Completion Certificate

Basic Details of the Project	
Name of Developer/Promoter	YADUPATI CONSTRUCTION COMPANY
Address of Developer/Promoter	Plot no-6 Umrao Vihar, Gokulpura, Jhotwara-302012
Name of the Project	ERA FIRST
RERA Registration No.	RAJ/P/2023/2316
Address of the Project (Plot no./Khasra no.	Plot No. Plot No. 10 and 11 , Village- Gokulpura , Scheme -12- B , Jaipur - 302012 (Rajasthan)
Plot Area (Sq.mts.) (As per Approved Building Plan)	827.75 sqmt
Width of Front Road	40'-0" wide
Land use of Plot as per Lease deed Residential	Date of issue of Lease Deed: 20-09-2022 Free Hold Patta
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	Jaipur development Authority(PRN-NORH-1)
Latest Building Plans Release date	17-10-2022
Building Plans Validity Date	17-10-2029
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	Building Byelaws- 2020
Architect of the Project & COA no.	CA/2000/26400
Structural Engineer of the Project	FRAME CONSULTANTS

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


Ar. Shrawan Kumar Kumawa
 Plot No. B-6, Ganesh Kripa
 Moti Marg, Bapu Nagar, Jaipur
 CA/2000/26400
 CIP 1.1/J Architect/2021/63

Office Add.: B-6, Ganesh Kripa, Moti Marg, Bapu Nagar, Jaipur (302015)

Tel: 0141-4062903, +91-9314510603

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	NORTH FACING	NORTH FACING	
	Front		6.0 M	6.0 M	
	Side I		3.0 M	3.0 M	
	Side II		3.0 M	3.0 M	
	Rear		3.0 M	3.0 M	
2	Ground Coverage		Within set back	Within set back	
3	Gross Built-up Area(Sq.mts)		3861.31	3961.31	
4	F.A.R/B.A.R(Sq.mts& Ratio)		3217.58	3217.58	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		Still + 6floor	Still + 6 floor	
6	Total Height of Building(In mts.)		2.9 m stilt+18.0m	2.9m stilt+18.0m	
i)	Plinth		0.70 m	0.70 m	
ii)	Stilt / Podium		2.9 m	2.9 m	
iii)	Ground / First to Terrace		18.0m	18.0m	
iv)	Parapet/Mumty /Lift Machine Room/any other architectural element		Parapet :- 1.2 Mumty :- 3.0m	Parapet :- 1.2 Mumty :- 3.0m	
7	No. of Blocks/Towers		1- block	1-block	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		36 units	36 units	
9	Commercial Area (in case of Group housing/ Flatted Development project)		N.A.	N.A.	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		50.0 SQMT	50. 0 SQMT	
11	Refuge area (if any)		N.A.	N.A.	
12	Total No. of Staircases		01	01	
i)	No. of Open Fire stair case		NILL	NILL	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		1- LIFT(2.0X1.83)	1- LIFT(2.0X1.83)	
14	No. of Escalators		NILL	NILL	
15	Provision for Physically Challenged Persons - Ramp - Toilet - Car Parking - Lifts		PROVIDED PROVIDED PROVIDED	PROVIDED PROVIDED PROVIDED	
16	Cut-Out/Open to Sky/Shfts				

17	Projections/Balconies etc. (Covered/extended)	AS PER APPROVED MAP	AS PER APPROVED MAP	
18	Porch (if any)	NO PORCH	NO PORCH	

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	30.76 ECU	30.76 ECU	
2	Total No. of Car parking	23 CARS	23 CARS	
i)	Surface Parking	23 CARS	23 CARS	
ii)	Mechanical Car Parking	NOT PROVIDED	NOT PROVIDED	
iii)	• Basement (I,II,III,...)	N.A.		
	• Stilt	N.A.		
	• Open Area	N.A.		
3	Two-Wheeler Parking	23 SCOOTER	23 SCOOTER	
4	Bus Parking	NILL	NILL	
5	Visitors Parking	3-CAR	3-CAR	
6	EV Charging Facility Car parks	3-CAR	3-CAR	
7	Ramp (for parking floors) • Width • Slope	NOT APPLICABLE	NOT APPLICABLE	
8	Provision of Car Lift	NO Provision	NO Provision	

C- Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation	Provided	provided	
i)	Total Green Area (Sq.mts)	83.0 sqmt	83.0 sqmt	
ii)	Surface Green Area (Sq.mts)	83.0 sqmt	83.0 sqmt	
iii)	Podium Green Area (Sq.mts)	NILL	NILL	
iv)	Plantation Corridor(If any)	NILL	NILL	
v)	Tree Plantation(As per Norms)	NILL	NILL	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Under Ground water tank provide	Under Ground water tank provide	
3	Driveways for Fire tender Movement/Parking, etc.	Not required	Not required	
4	No. of Entry/Exit & Width	2-entry/exit 3.6 m	2-entry/exit 3.6 m	
5	No. of Security Rooms & Size	Not provided	Not provided	


Anshuman Kumar Kumawa
 Plot No. B-6, Ganesh Kripa
 Moti Marg, Bapu Nagar, Jaipur
 CA/2000/26400
 C.P. No./Architect/2021/63

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6	Height of Compound wall (As per Norms)	2.0 m	2.0 m	
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D- Provisions 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	N.A.		
2	No. of LIG units	N.A.		
3	Total Carpet Area Provided(Sq.mts)	N.A.		
4	Total SBUA Area Provided(Sq.mts)	N.A.		
5	Parking of EWS/LIG Units	N.A.		
6	Completion time of EWS/LIG units	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%	100%	
2	Internal & External Plaster and Paint work	100%	100%	
3	Door and window/ Structural Glazing work	100%	100%	
4	Flooring Work	100%	100%	
5	Balconies and railing work	100%	100%	
6	Installation of Sanitary and Plumbing Fittings	100%	100%	
7	Installation of Electrical Fittings	100%	100%	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	100%	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	100%	
10	Installation of Lifts/Escalators	100%	100%	
11	Covered Parking Areas & Mech. Parking(Basement/Stilt/etc.)	100%	100%	
12	Elevation Work	100%	100%	
13	Overhead and Underground Water Tanks	100%	100%	
14	HVAC works	100%	nill	
15	Provision for Physically Challenged Persons	100%	100%	


 Anil Kumar Kumawa,
 Plot No. B-6, Ganesh Kripa,
 Moti Marg, Bapu Nagar, Jaipur
 CA/2000/20400
 Architect/2021/03

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16	Installation of Fire Safety Equipment's	100%	100%	
17	Status of EWS/LIG units	100%	NILL	

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%	YES	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	
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	Obtained
2	Green Building Certification (LEED /IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Obtained
3	Any other (as applicable)		

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part _ 3861.31 Sq.mts X Rs 15/- = **57919.65**

Total Amount Rs:- 57,920 /- (Fifty Seven Thousand Nine Hundred Twenty only)


 Anshu Kumar Kumawa
 Plot No. B-6, Ganesh Kripa
 Moti Marg, Bapu Nagar, Jaipur
 (Seal & Signature of Architect with date)
 Name of Architect: Anshu Kumar Kumawa
 Reg. No (Issued by COA):- CA/2000/26400
 Reg. No (Issued by CTP RAJ):- 2021/63
 Renewal date of Reg. No. CTP RAJ:- 27/01/2023

(Seal & Signature of Developer with date)
 Name of Developer: For Yadupati Construction Company

 23/01/2023
 Proprietor