

Date: 24/09/2025

COMPLETION CERTIFICATE

I hereby certify that the Residential Flats Building “**FORTUNE PALACE-B**” at Plot No-D-2(south part) & D-3 at Jetram nagar,(Khejado Ka Bass) Dist. Jaipur (Rajasthan) Developed by M/s SHRI VINAYAK BUILDERS, personally inspected by me on dated 22/09/2025 and based on above facts, construction on site is complete in accordance with the Approved building plans. residential Building is also in accordance with the approved plan. Hence the completion Certificate is issued under my signature on 24-09-2025

Thanking You,
Sincerely Your's



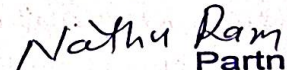

Ar. Shrawan Kumar Kumawat
Plot No. B-6, Ganesh Kripa
Moti Marg, Bapu Nagar, Jaipur
CA/2000/26400
CTP Raj./Architect/2021/63

(Ar. Shrawan Kumar Kumawat)

CA/2000/26400

(Empanelled Architect)

Shri Vinayak Builders


Nathu Ram
Partners

(Signature of Owner)

अनुसूचि-5

Check List for Completion Certificate

Basic Details of the Project	
Name of Developer/Promoter	SHRI VINAYAK BUILDERS
Address of Developer/Promoter	Plot No-107, Hanuman Vatika-A Kalwar Road, Jhotwara -302012
Name of the Project	Fortune Palace-B
RERA Registration No.	RAJ/P/2025/3771
Address of the Project (Plot no./Khasra no.	Plot No.D-2(south part) & D-3 at Jetram Nagar- (Khejado Ka Bass) Dist.Jaipur,(Rajasthan)
Plot Area (Sq.mts.) (As per Approved Building Plan)	1097.51 sqmt
Width of Front Road	30'-0" wide (safety corridor 132 k.v. H.T. line)
Land use of Plot as per Lease deed Residential	Date of issue of Lease Deed: Free hold patta 22-07-2024
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(SOUTH-2)
Latest Building Plans Release date	29-07-2024
Building Plans Validity Date	28-07-2031
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	A.H ASSOCIATES



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	NILL
Detail of Completed Block/Tower	NILL

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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	WEST	WEST	
	Front	3.05 M	3.05 M	
	Side I	4.57 M	4.57 M	
	Side II	4.57 M	4.57 M	
	Rear	4.57 M	4.57 M	
2	Ground Coverage	Within set back	Within set back	
3	Gross Built-up Area(Sq.mts)	5273.14	5273.14	
4	F.A.R/B.A.R(Sq.mts& Ratio)	4435.61	4435.61	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Still + Ground +5floor	Still + Ground +5floor	
6	Total Height of Building(In mts.)	3.0 m stilt+18.0m	3.0 m stilt+18.0m	
i)	Plinth	0.60 m	0.60 m	
ii)	Stilt / Podium	3.0 m	3.0m	
iii)	Ground / First to Terrace	18.0m	18.0m	
iv)	Parapet/Mumty /Lift Machine Room/any other architectural element			
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)	NILL	NILL	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	50.33 SQMT	50.33 SQMT	
11	Refuge area (if any)	NILL	NILL	
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	2- LIFT(2.02X1.98)	2- LIFT(2.02X1.98)	
14	No. of Escalators	NILL	NILL	
15	Provision for Physically Challenged Persons <ul style="list-style-type: none"> Ramp Toilet Car Parking Lifts 	PROVIDED PROVIDED PROVIDED	PROVIDED PROVIDED PROVIDED	
16	Cut Out Open to Sky/Shafts	AS PER	AS PER	

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17	Projections/Balconies etc. (Covered/extended)	APPROVED MAP AS PER APPROVED MAP	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	42.42 ECU	42.42 ECU	
2	Total No. of Car parking	32 CARS	32 CARS	
i)	Surface Parking	32 CARS	32 CARS	
ii)	Mechanical Car Parking	NOT PROVIDED	NOT PROVIDED	
iii)	☒ Basement (I,II,III,....)			
	☒ Stilt			
	☒ Open Area			
3	Two-Wheeler Parking	32 SCOOTER	32 SCOOTER	
4	Bus Parking	NILL	NILL	
5	Visitors Parking	4-CAR	4-CAR	
6	EV Charging Facility Car parks	4- CAR	4-CAR	
7	Ramp (for parking floors) • Width • Slope	NA NO PORCH	NA NO PORCH	
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)	110.0 sqmt	110.0 sqmt	
ii)	Surface Green Area (Sq.mts)	110.0 sqmt	110.0 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	2-entry/exit	

5	No. of Security Rooms & Size	NOT PROVIDED	NOT PROVIDED	
6	Height of Compound wall (As per Norms)	2.0 m	2.0 m	

D- Provisions of Affordable Housing Policy/CMIAY 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	NA	NA	
2	No. of LIG units	NA	NA	
3	Total Carpet Area Provided(Sq.mts)	NA	NA	
4	Total SBUA Area Provided(Sq.mts)	NA	NA	
5	Parking of EWS/LIG Units	NA	NA	
6	Completion time of EWS/LIG units	NA	NA	

E- Development Work of Building Blocks (for Completion Certificate)

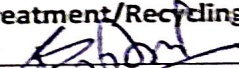
S.No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Civil construction work of Super structure	100%	YES	
2	Internal & External Plaster and Paint work	100%	YES	
3	Door and window/ Structural Glazing work	100%	YES	
4	Flooring 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/Lift well/Terrace/Ramp/etc.)	100%	YES	

 Ar. Shrawan Kumar Bhatnagar
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10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas (Ramp, Parking/Basement/Stilt/etc.)	100%	YES	
12	Elevation Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	
14	HVAC works	NIL	NIL	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	NA	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 in Project (Work "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	NA	NO	


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11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	SEWER LINE
12	Any other work	100%		

G- NOC's/Certifications Required(for Completion Certificate)

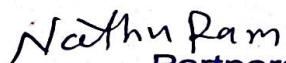
S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Obtained
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Obtained
3	Any other(as applicable)		

Completion Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part _ 5273.14 Sq.mts X Rs 10/- = **52731.40**
 Total Amount Rs:- 52732 /- (Fifty Two Thousand Seven hundred Thirty Two only)


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(Seal & Signature of Architect with date)
 Name of Architect: SHRAWAN KUMAR KUMAWAT
 Reg. No (Issued by COA):- CA/2000/26400
 Reg. No (Issued by CTP RAJ):- 2021/63
 Renewal date of Reg. No. CTP RAJ :- 02-01-2026

Shri Vinayak Builders

**Nathu Ram
Partners**

(Seal & Signature of Developer with date)
 Name of Developer:.....