



Occupancy Certificate

It is hereby certified that the Residential Group Housing Project Ashiana Nitara having plot area 32693.75 Sq.Mtrs. located at Khasra No. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905, Village- Bhankrota Kalan, Jaipur - 302026 (Rajasthan) by M/s Ashiana Housing Limited having registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700071, West Bengal and local office at 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015, Rajasthan was inspected by me on 26-6-26 and that the construction of the part of the project Ashiana Nitara Phase 1 (phase area 13880.80 Sq.Mtrs, 56 VILAS) is completed on site in accordance with the Building Plans approved by the Authority dated 06.09.2023. All services in the project like Electrical, Water Supply, STP/WTP, Solar system etc. are functional and promoter has obtained all necessary connections accordingly. Therefore, the said Project is ready to occupy by the allottees.

Developer/Promoter has complied with all the provisions of Building Byelaws and other applied Norms in the said project and obtained all necessary NOCs and certifications. Therefore, the Occupancy Certificate is issued Dated 26-6-26.

**PANKAJ
GUPTA**

Digitally signed by
PANKAJ GUPTA
Date: 2026.06.26
18:07:47 +05'30'

(Seal and Signature of Empanelled Architect)

Architect: - Pankaj Gupta

Registration No: CTP RAJ./ARCHITECT/2021/59


PANKAJ GUPTA
Plot No. 35, Shankhala Colony
Kissan Marg, Barkat Nagar, Jaipur
CA/2005/35354
CTP Raj./Architect/2021/59

**List of Documents to be submitted with application / intimation for
Occupancy Certificate/ Partial Occupancy Certificate**

S.No	Documents	Annexure's	Page Nos.
1	Checklist of Occupancy Certificate	Annexure 1	1 - 10
2	OC Fee deposition Receipt	Annexure 2	11
3	Copy of Lease deed and Site Plan <i>(issued by the Local Authority)</i>	Annexure 3	12 - 28
4	Copy of Completion Certificate / Partial Completion Certificate issued earlier	Annexure 4	29
5	As-Built Drawings <i>(Attested by Empaneled Architect)</i>	Annexure 5	30 - 46
5	Copy of Latest Approved Building Plans <i>(On the basis of which CC is issued)</i>	Annexure 6	47 - 53
7	Certified Copy of Google Map <i>(with Latitude & Longitude)</i>	Annexure 7	54
8	Site Photographs <i>(from all the sides)</i> <i>(Building Blocks/Internal/Outer Development Works)</i>	Annexure 8	55 - 60
9	Certificate of Structural Engineer	Annexure 9	61
10	Affidavit for Compliances of Part-VI of NBC and Earthquake resistance provisions <i>(Attested by the Architect, Structural Engineer and Developer of the Project)</i>	Annexure 10	62
11	NOC from Fire Department <i>(if applicable)</i>	Annexure 11	NA
12	Consent to Operate from Pollution Control Board <i>(if applicable)</i>	Annexure 12	-
13	NOC from Labour Department	Annexure 13	63 - 64
14	List of EWS/LIG units and Status of Completion & Allotment <i>(if applicable)</i>	Annexure 14	65
15	Working/Services Drawings of the Project <i>The scanned copy of all the drawings can be submitted in Pen-drive having Seal and sign of Concerned Consultant, Project Architect and Developer in separate folders as mentioned below.</i>	Annexure 15/ Scanned Copies in Pendrive	Attached / uploaded
i)	All Working Drawings	Sub-Annexure 15.1	
ii)	All Structural Drawings	Sub-Annexure 15.2	
iii)	All Electrical Drawings	Sub-Annexure 15.3	
iv)	Plumbing & Water Supply Drawings	Sub-Annexure 15.4	
v)	Storm Water and Sewerage Drawings	Sub-Annexure 15.5	
vi)	Fire Fighting Drawings	Sub-Annexure 15.6	
vii)	HVAC Drawings	Sub-Annexure 15.7	
viii)	Rain Water Harvesting Structure Drawings	Sub-Annexure 15.8	
ix)	Any Other Drawings	Sub-Annexure 15.9	

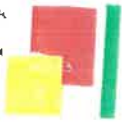
For Ashiana Housing Limited


Authorised Signatory

Seal and Sign

(Name of the Developer/Promoter)

Date :- 26.06.2026

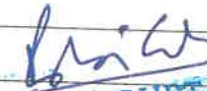


Annexure-1

Check List for Occupancy Certificate

Basic Details of the Project

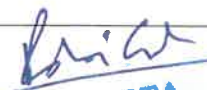
Name of Developer/Promoter	Ashiana Housing Limited	
Address of Developer/Promoter	401, 3 rd Floor, Apex mall, Lal Kothi, Tonk road, Jaipur, Rajasthan.	
Name of the Project	Ashiana Nitara Phase 1	
RERA Registration No.	RAJ/P/2023/2841	
Address of the Project (Plot no./Khasra no.	Khasra No. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905, Village- Bhankrota Kalan, Jaipur - 302026 (Rajasthan).	
Plot Area (Sq.mts.) (As per Approved Building Plan)	Total plot area is 32693.75 sqm and area of Ashiana Nitara Phase 1 is 13880.80 Sqm.	
Width of Front Road	30 Mtr.	
Landuse of Plot as per Lease deed	Group Housing	Date of issue of Lease Deed: 21.10.2013
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.)	Group Housing	
Building Plans approving Authority	Jaipur Development Authority, Jaipur	
Latest Building Plans Release date	06.09.2023	
Building Plans Validity Date	05.09.2030 as per Building Plan approval dated 06.09.2023	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2020	
Architect of the Project & COA no.	Mr. Ricky Mathur - CA-24247	
Structural Engineer of the Project	Mr. Vinod Jain	

Completion Certificate issued by	Mr. Pankaj Gupta
Completion Certificate issued on	17-6-26
Completion Certificate deposited in Local Authority on	24-6-26
	 Ar. PANKAJ GUPTA Plot No. 35, Shankhala Colony Kisan Marg, Barkat Nagar, Jaipur CA/2005/35354 CIP Raj./Architect/2021/59

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	15 Mtr	15 Mtr	
	Side I (Left)	South	11.25 Mtr	11.25 Mtr	
	Side II (Right)	East	9.00Mtr	9.00Mtr	
	Rear	West	11.25 Mtr	11.25 Mtr	
2	Ground Coverage		Allowable- 13077.50 Sq.Mtr. (40%) Achieved-8978.88 Sq.Mtr. (27.46%)	4315.58 Sq.Mtr (13.20%) (For Phase 1)	
3	Gross Built-up Area (Sq.mts)		70720.36 Sq.Mtr. (For Whole Project)	9528.82 Sq.Mtr. (For Phase 1 only)	
4	F.A.R/B.A.R (Sq.mts & Ratio)		Permissible- 92201.51 Sq.Mtr. Utilised- 55724 Sq.Mtr. (For Whole Project)	8701.94 Sq. Mtr. (For Phase 1 only)	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		G+1 (Small Villas) G+2 (Big Villas) (For Phase 1)	G+1 (Small Villas) G+2 (Big Villas) (For Phase 1)	
6	Total Height of Building (In mts.)		6.6 Mtr. (Small Villas) and 9.65 Mtr. (Big Villas) for Phase 1	6.6 Mtr. (Small Villas) and 9.65 Mtr. (Big Villas) for Phase 1	
i)	Plinth		0.5 Mtr. for Phase 1	0.5 Mtr. for Phase 1	
ii)	Stilt/Podium				Will be provided in future phase
iii)	Ground/First to Terrace		6.1 Mtr. (Small Villas) and 9.15 Mtr. (Big Villas) for Phase 1	6.1 Mtr. (Small Villas) and 9.15 Mtr. (Big Villas) for Phase 1	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		3.00 Mtr. Mumty	3.00 Mtr. Mumty	
7	No. of Blocks/Towers		7 No. of Residential blocks/towers, 56 Villas, 1 No. of EWS/LIG Commercial Tower, Club House and (For Whole Project)	56 No. of Small and Big Villas (for Phase 1 only).	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		392 Nos. of residential unit, 56 Vilas Club House, EWS LIG Units and	56 No. of Small and Big Villas (for Phase 1 only).	


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		Commercial Shops		
9	Commercial Area (in case of Group housing/ Flatted Development project)	Proposed 700.56 Sq. Mtr. (For Whole Project) Required 557.24 Sq. Mtr.	700.56 Sq.Mtr. In phase 1 a	
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	1190.34 Sq. Mtr. Club for whole project	Not available In this phase	
11	Refuge area (if any)	Na	Na	
12	Total No. of Staircases	56	56	
i)	No. of Open Fire stair case	NA	NA	
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	NA	NA	
14	No. of Escalators	NA	NA	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	As Per By Laws	As Per By Laws	
16	Cut-Out/Open to Sky/Shafts	As Per By Laws	As Per By Laws	
17	Projections/Balconies etc. (Covered/extended)	As Per By Laws	As Per By Laws	
18	Porch (if any)			

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	Required: 538 ECU Provided: 580.33 ECU (For Whole Project)	74 ECU (for Phase 1 only)	
2	Total No. of Car parking	522 Nos. (For Whole Project)	74 Nos. (For Phase 1 only)	
i)	Surface Parking		74	
ii)	Mechanical Car Parking		NA	
iii)	• Basement (I,II,III,...)/ Any other	56 (for villas)	56 for villa	
	• Stilt	338 Nos. (For Whole Project)	NA	
	• Open Area	128 Nos. (For Whole Project)	18 Nos. (For Phase 1 only)	
3	Two-Wheeler Parking	175 Nos. (For Whole Project)	NA IN THIS PHASE	
4	Bus Parking	NA	NA	

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5	Visitors Parking	4 IN PHASE 1	4 IN PHASE 1	
6	EV Charging Facility Car parks	Provided	Provided	
7	Ramp (for parking floors) - Width - Slope	NA	NA	
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)	9647.81 sq m (for whole project)	3064.62 SQ.MT IN PHASE 1	
ii)	Surface Green Area (Sq.mts)	3295.26 sq m (for whole project)	3064.62 SQ.MT IN PHASE 1	
iii)	Podium Green Area (Sq.mts)	6352.55 sq m (for whole project)	NA	
iv)	Plantation Corridor (If any)	NA		
v)	Tree Plantation (As per Norms)	As Per Byelaws		
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	As per byelaws	As per byelaws	
3	Driveways for Fire tender Movement/Parking, etc.	5.50 m	5.50 m	
4	No. of Entry/Exit & Width	1 & 5.50m	1 & 5.50m	
5	No. of Security Rooms & Size	Two Nos	Two Nos	
6	Height of Compound wall (As per Norms)	As Approved	As Approved	

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

Within the project

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	18	18	
2	No. of LIG units	36	36	
3	Total Carpet Area Provided (Sq.mts)	EWS- 27.09 Sq. Mtr. LIG Type 1- 36.94 Sq.Mtr. LIG Type 2- 36.42 Sq. Mtr. LIG Type 3- 36.32 Sq. Mtr. LIG Type 4- 36.24 Sq. Mtr.	EWS- 27.09 Sq. Mtr. LIG Type 1- 36.94 Sq.Mtr. LIG Type 2- 36.42 Sq. Mtr. LIG Type 3- 36.32 Sq. Mtr. LIG Type 4- 36.24 Sq. Mtr.	
4	Total SBUA Area Provided (Sq.mts)	EWS- 43.7 Sq. Mtr. LIG Type 1- 58.68 Sq.Mtr. LIG Type 2- 58.36 Sq. Mtr. LIG Type 3- 58.29 Sq. Mtr. LIG Type 4- 58.07 Sq. Mtr.	EWS- 43.7 Sq. Mtr. LIG Type 1- 58.68 Sq.Mtr. LIG Type 2- 58.36 Sq. Mtr. LIG Type 3- 58.29 Sq. Mtr. LIG Type 4- 58.07 Sq. Mtr.	
5	Parking of EWS/LIG Units	As per norms	As per norms	
6	Completion time of EWS/LIG units	Completed	Completed	

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E- Development Work of Building Blocks (for Occupancy 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/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%	Yes	

F- Outer Development Works and Services of the Project (for Occupancy 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	

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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%	Yes	

G- Installation Works (for Occupancy Certificate)

S.No	Development Works	Work to be Completed at the time of OC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Development of Green and Landscape areas	100%	Yes	
2	Tree Plantation (As per Norms)	100%	Yes	
3	Installation of Transformer/ DG set/ Meters/ Electrical Connection	100%	Yes	
4	Water Supply Connection/Boring	100%	Yes	
5	Installation of Machinery of WTP	100%	Yes	
6	Installation of Machinery of STP	100%	Yes	
7	Installation of equipment's for Solid Waste Management	100%	Yes	
8	Installation of Solar Panels/Solar Water Heater	100%	Yes	
9	Installation of Gas Bank & Pipe lines (If applicable)	100%	Yes	

H- NOC's/Certifications Required

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Fire NOC	Applicable	NA
2	Consent to Operate (as applicable)	Applicable	will be obtained as per statutory timeline.
3	Any other (as applicable)		NA


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Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 9528.82 Sq.mts X Rs. 5/- = Rs. 47645 /-

Total Amount Rs. 47645 /- (In words FORTY SEVEN THOUSAND SIX HUNDRED FORTY FIVE ONLY)


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For Ashiana Housing Limited**Authorised Signatory**

(Seal & Signature of Architect with date)

(Seal & Signature of Developer with date)

Name of Architect: **PANKAJ GUPTA**

Name of Developer: M/s Ashiana Housing Ltd.

Reg. No (Issued by COA):- **CA/2005/35354**

Reg. No (Issued by CTP RAJ.):

CTP RAJ/ARCHITECT/2021/59

Renewal date of Reg. No. CTP RAJ.: 28.11.2026

Note-

1. In case the Completion Certificate / Partial Completion Certificate is issued by the Empanelled Architect then above duly signed Checklist with his seal and signature shall be submitted along with the copy of Certificate.
2. Checklist must be submitted in the Authority only 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.
3. Project Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
4. Project 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 submitting Checklist.
5. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before submitting Checklist in the Authority.
6. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not

applicable in the concerning columns.

7. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before submitting Checklist of Occupancy 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.
8. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
9. 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 & G) are not completed in all respect i.e. 100% and all the NOC's and Certification (as applicable) are not obtained, then, Checklist shall not be submitted in the Authority.



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