

UPENDRA TATER

B. Arch. (Hons.), A.I.I.A., F.I.V., M.B.A
Sir, J.J. College of Architecture, Bombay
Council of Architecture, India
Registration Number : CA/91/14369
Approved Valuer, IOV : F-21755
Registered Valuer, Income Tax Department
CCIT / Udr / ITO (Admn) / CAT-I / 2002-03 / 02 / 04



7, NEW BHOPALPURA, ACROSS BHOPALPURA GROUND BRIDGE, UDAIPUR 313001, RAJASTHAN +91 94141 63254 upendratater@gmail.com

OCCUPANCY CERTIFICATE

I hereby certify that the

Building name '**Sapphire**' constructed on

At Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Rev. Village Bhuwana, Tehsil Badgaon, Udaipur, Rajasthan, 313001

(Land details as per approved plan) owned and Developed by

Sapphire

At Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Rev. Village Bhuwana, Tehsil Badgaon, Udaipur, Rajasthan, 313001

has been personally inspected by me and based on the above facts,
Construction at Site is complete in accordance with the approved building plans.

Type of Building : Residential Flats is also in accordance with the approved plan.
Hence the Occupancy Certificate is issued under my signature on date 6.04.2026

Please Note:

Deposition of any Applicable fees/dues for the above occupancy certificate in any concerned government department is sole responsibility of the developer, any deviation done after the date of issuing of the certificate is sole responsibility of the developer, The building is complete in terms of the structure & terms of other finishing . any court cases in any concerned government department is sole responsibility of the developer.

ARCHITECT

Ar. UPENDRA TATER

7 New Bhopalpura, Across Bhopalpura, Ground Bridge, Udaipur

Registration No.: COA. Reg. No. CA/91/14369,

Registration No.: (Issued by C.T.P.Rajasthan)

CTP Raj. /Architect /2021 /85 Date:- 21/06/2022, renewed till date 20.06.2026

UPENDRA TATER

Architect

CoA Reg. No. CA/91/14369

CTP-Raj/Architect/2021/85

7-New Bhopalpura, Udaipur

Mobile No. 9414163254

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अनुसूचि-5			
Check List for Occupancy Certificate			
Basic Details of the Project			
Name of Developer/Promoter	Sapphire		
Address of Developer/Promoter	at Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Revenue Village Bhuwana, Tehsil Badgaon District & City, Udaipur, Rajasthan, 313001		
Name of the Project	Sapphire		
RERA Registration No.	RAJ/P/2025/4324		
Address of the Project (Plot no./Khasra no.)	at Plot No. 1 & 2, Land bearing Khasra Nos. 1127 to 1131, 1134, 1135, Revenue Village Bhuwana, Tehsil Badgaon District & City, Udaipur, Rajasthan, 313001		
Plot Area (Sq.mts.) (As per Approved Building Plan)	1059.36 Sq.Mt.	11398.71 Sqft.	
Width of Front Road	60'-0" and 30'-0" Wide Tar Road in North and West Respectively		
Land use of Plot as per Lease deed	Residential Flats	Date of issue of Lease Deed : 28.09.2002	
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	Udaipur Development Authority, UDA, Udaipur		
Latest Building Plans Release date	F-7()/UDA/B-PLAN/2024-25/515-519, Date : 25.07.2024		
Building Plans Validity Date	31.03.2026		
Building Plan Approval as per Building Bye laws (2000/2010/2017/2020/any other)	Building Bye Laws 2020		
Architect of the Project & COA no.	Ar. Upendra Tater	CoA Registration No. : CA/91/14369	
Structural Engineer of the Project	Er. Mohit menaria Email Address : Menariamohit.0177@gmail.com, Mobile Number : 8302220177		
Completion Certificate issued by	Ar. Upendra Tater		
Completion Certificate issued on	09.02.2026		
Completion Certificate deposited in Local Authority on	Udaipur Development Authority, UDA, Udaipur, on Date : 10.02.2026		

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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	In feet	In Meters	In feet	In Meters	
	Front : North	30.00 Ft.	9.14 Mt.	30.00 Ft.	9.14 Mt.	Same
	Side I : East	16.00 Ft.	4.88 Mt.	16.00 Ft.	4.88 Mt.	Same
	Side II : West	16.75 Ft.	5.11 Mt.	16.75 Ft.	5.11 Mt.	Same
	Rear : South	16.00 Ft.	4.88 Mt.	16.00 Ft.	4.88 Mt.	Same
2	Ground Coverage	.39.96%		39.96%		Same
3	Gross Built-up Area (Sq. Mt.)	38161.00 Sqft.	3546.56 Sqmt.	38161.00 Sqft.	3546.56 Sqmt.	Same
4	F.A.R / B.A.R (Sq.Mt. & Ratio)	2948.33 SqMt.	B.A.R. : 2.78	2948.33 SqMt.	B.A.R. : 2.78	Same
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Stilt Floor + Ground + 5 Upper Floors + Terrace Floor		Stilt Floor + Ground + 5 Upper Floors + Terrace Floor		Same
6	Total Height of Building	59.00 Ft.	17.98 Mt.	59.00 Ft.	17.98 Mt.	Same
i)	Plinth	4.0 Ft.	1.20 Mt.	4.0 Ft.	1.20 Mt.	Same
ii)	Stilt/Podium : None	14.75 Ft.	4.50 Mt.	14.75 Ft.	4.50 Mt.	Same
iii)	Ground/First to Terrace	59.00 Ft.	17.98 Mt.	59.00 Ft.	17.98 Mt.	Same
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	59.00 Ft.	17.98 Mt.	59.00 Ft.	17.98 Mt.	Excluding Mumty
		75.50 Ft.	23.01 Mt.	75.50 Ft.	23.01 Mt.	Including Mumty & Machine Room
7	No. of Blocks/Towers / Row Houses	1	Nos.	1	Nos.	Same
8	Total No. of Units (Flats/Shops /Showrooms etc.)	23	Nos.	23	Nos.	Same
9	Commercial Area (in case of Group housing/ Flatted Development project)	NA	NA	NA	NA	NA
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.) :	Common Amenities Constructed on Ground Floor		Common Amenities Constructed on Ground Floor		Same
11	Refuge area (if any)	NA		NA		NA
12	Total No. of Staircases	Total 1 Nos.		Total 1 Nos.		Same
i)	No. of Open Fire stair case	NA	NA	NA	NA	NA
ii)	No. of Pressurized Fire Stair case	NA	NA	NA	NA	NA
13	No. of Lifts	2 Nos.		2 Nos.		Installed & Operational
	Size of Lift 1 & 2 :	6'-0" x 8'-6"		6'-0" x 8'-6"		Same
14	No. of Escalators	0		0		NA
15	Provision for Physically Challenged Persons ☐ Ramp ☐ Toilet ☐ Car Parking ☐ Lifts	Suitable ramps are provided, from Ground to Plinth Level, Lift can accommodate Wheel Chair & Stretcher movement, Toilet at Stilt Floor.				Same
16	Cut-Out/Open to Sky/Shafts	0.00 Sqft.	0.00 Sqmt.	0.00 Sqft.	0.00 Sqmt.	Same
17	Projections/Balconies etc.	As per prevailing Building Bye Laws		As per prevailing Building Bye Laws		Same
	(Covered/extended)	Both, Open & Covered		Both, Open & Covered		Same
18	Porch (if any)	NA		NA		Same

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B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	
1	Total E.C.U Required	29	32	Same
2	Total No. of Car parking	21	23	Same
i)	Surface Parking	21	23	Same
ii)	Mechanical Car Parking	NA	NA	NA
iii)	□ Basement (I,II,III,....)	NA	NA	Same
	□ Stilt	17	17	
	□ Open Area	4	6	
3	Two-Wheeler Parking	21 Nos. 2 Wheelers	27 Nos. 2 Wheelers	Same
4	Bus Parking	Not Applicable	Not Applicable	Not Available
5	Visitors Parking	3 ECU	3 ECU	Same
6	EV Charging Facility Car parks	23 Nos.	23 Nos.	Same
7	Ramp (for parking floors) □ Width □ Slope	NA	NA	NA
8	Provision of Car Lift	Not Applicable, Not required	Not required, Not done	Not done

C- Outer Development Parameters:

S.No	Details	As per Latest Approved Building Plans		As per Site		
1	Green & Plantation					
i)	Total Green Area (Sq.mts)	1189.00 Sq.Ft.	110.50 Sq.Mt.	1189.00 Sq.Ft.	110.50 Sq.Mt.	Same
ii)	Surface Green Area (Sq.mts)	0.00 Sq.Ft.	0.00 Sq.Mt.	0.00 Sq.Ft.	0.00 Sq.Mt.	NA
iii)	Podium Green Area (Sq.mts)	Not Applicable, Not required		NA		NA
iv)	Plantation Corridor(If any)	Not Applicable, Not required		NA		NA
v)	Tree Plantation(As per Norms)	27 Nos. Trees		27 Nos. Trees		Same
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Underground Water Tank, WTP, Pump/s, Electric Panels, Septic Tank provided				Same
3	Driveways for Fire tender Movements/Parking etc.	4.5 m wide		4.5 m wide		Same
4	No. of Entry/Exit & Width	Total 2 Nos., 4.5 m wide		Total 2 Nos., 4.5 m wide		Same
5	No. of Security Rooms & Size	Not Shown in Map		Not Constructed at site		Same
6	Height of Compound wall (As per Norms)	6 Ft.	1.8 Mt.	6 Ft.	1.8 Mt.	

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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	Not Applicable, for this Project
In case, EWS/LIG unit provided on Split Location Address of Split Location	Not Applicable, for this Project

S.No	Details	As per Latest Approval	As per Site (at Split Location)	Comments (if any)
1	No. of EWS units	-	-	Not Applicable
2	No. of LIG units	-	-	-do-
3	Total Carpet Area Provided (Sq.mts)	-	-	-do-
4	Total SBUA Area Provided (Sq.mts)	-	-	-do-
5	Parking of EWS/LIG Units	-	-	-do-
6	Completion time of EWS/LIG units	-	-	-do-

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	All complete
2	Internal & External Plaster and Paint work	100%	Yes	All complete
3	Door and window/ Structural Glazing work	100%	Yes	All complete
4	Flooring Work	100%	Yes	All complete
5	Balconies and railing work	100%	Yes	All complete
6	Installation of Sanitary and Plumbing Fittings	100%	Yes	All complete
7	Installation of Electrical Fittings	100%	Yes	All complete
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	Yes	All complete
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	All complete
10	Installation of Lifts / Escalators	100%	Yes	All complete
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	Yes	All complete
12	Elevational Work	100%	Yes	All complete
13	Overhead and Underground Water Tanks	100%	Yes	All complete
14	HVAC works	100%	Yes	All complete
15	Provision for Physically Challenged Persons	100%	Yes	All complete
16	Installation of Fire Safety Equipment's	100%	Yes	All complete
17	Status of EWS/LIG units	Not required	Not Done	Not applicable, Not done

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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	All Complete
2	Entry & Exit Gates/Guard Rooms	100%	Yes	-do-
3	Driveways & Pathways	100%	Yes	-do-
4	Open Parking Areas	100%	Yes	-do-
5	Meter Room/Pump Room etc.	100%	Yes	-do-
6	Electrical Work/Light poles etc.	100%	Yes	-do-
7	Water Supply lines/UG Tank	100%	Yes	-do-
8	Storm Water Drains	100%	Yes	-do-
9	Construction of Rain Water Harvesting Structure	100%	Yes	-do-
10	Structure of Waste water Treatment/Recycling Plant	100%	Yes	-do-
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	-do-
12	Any other work			

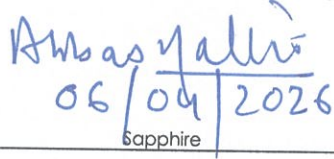
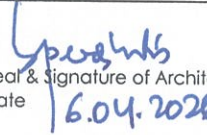
G- Installation Works (for Occupancy Certificate)

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	Development of Green and Landscape areas	100%	Yes	All Complete
2	Tree Plantation (As per Norms)	100%	Yes	-do-
3	Installation of Transformer/ DG set/ Meters/ Electrical Connection	100%	Yes	-do-
4	Water Supply Connection/Boring	100%	Yes	-do-
5	Installation of Machinery of WTP.	100%	Yes	-do-
6	Installation of Machinery of STP	100%	Yes	-do-
7	Installation of equipment's for Solid Waste Management	100%	Yes	-do-
8	Installation of Solar Panels/Solar Water Heater	100%	Yes	-do-
9	Installation of Gas Bank & Pipe lines (If applicable)	100%	Yes	-do-

H- NOC's/Certifications Required

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Applicable/ Not Applicable	Comments (if any)
1	Fire NOC	Applicable	Applicable	Copy attached
3	Consent to Operate (as applicable)	Applicable	Applicable	Copy attached
8	Any other (as applicable)	Not Applicable	Not Applicable	NA

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Fee for Issuance of Occupancy certificate : (To be deposited in Local Authority)		Deposited in the Bank account of 'The Secretary, U.D.A., Udaipur', Transaction with NEFT, dated 6.03.2026, for an amount of Rs. 17733, Receipt by UDA, dated 2.04.2026 is attached herewith.			
Gross-Built up area of the completed Part		3546.56	Sq.mt.		Complete
Total Amount Payable		@ Rs. 5 per Sqm., for Residential Built Up Area 19920.54 Sqm.			Rs. 17733
In words		Rupees Seventeen Thousand Seven Hundred Thirty Three only			
Amount Paid		Rs.	17733	vide details as above	
a.	Name of Architect :	Ar. Upendra Tater		Name of Developer :	
b.	Reg. No (Issued by COA) :	CA/91/14369		 06/04/2026 Sapphire	
c.	Reg. No (Issued by CTP RAJ) :	CTP/Raj./ Architect/2021/85			
d.	Renewal date of Reg. No. :	21.06.2025			
 Seal & Signature of Architect with date 6.04.2026		UPENDRA TATER Architect CoA Reg. No. CA/91/14369 CTP-Raj/Architect/2021/85 7-New Bhopalpura, Udaipur Mobile No. 9414163254		Seal & Signature with date	
Date		6.04.2026			
Please 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	Project 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. 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. 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, Checklist shall not be submitted in the Authority				

नगर निगम, उदयपुर

(राजस्थान नगरपालिका अधिनियम 2009 की धारा के अन्तर्गत)



अनापत्ति प्रमाण पत्र

आवेदन नं.: LSG/UDAIPUR/FIRENOC/2025-26/61917
जारी दिनांक: 22-JAN-2026 वैधता दिनांक: 21-JAN-2028

प्रेषित-

आवेदक का नाम श्री/श्रीमती: ABBAS ALI HAKIM
आवेदक का पता: 1005 55 HITA WALO KI BADI KHADOL COLONY UDAIPUR

विषय:- अग्निशमन अनापत्ति प्रमाण पत्र जारी करने बाबत

आपके भवन SAPPHIRE, KHASRA 1127 TO 1131 1134 1135, BHUWANA, BHUWANA, BHINDAR, UDAIPUR, RAJASTHAN का निरीक्षण किया गया निरीक्षण के दौरान अग्नि सुरक्षा उपकरण सही पाए गए अतः उपरोक्त सुरक्षा व्यवस्था के अनुसार निम्न शर्तों पर पाबंद करते हुए यह स्थाई (Permanent) अनापत्ति प्रमाण पत्र जारी किया जाता है।

शर्तें:-

1. प्रतिवर्ष स्व-प्रमाणित प्रमाण-पत्र (100/- के स्टाम्प पर) ऑनलाईन पोर्टल पर अपलोड करना अनिवार्य होगा साथ ही प्रतिवर्ष स्थल का अग्निशमन विभाग के सक्षम अधिकारी द्वारा निरीक्षण कराया जाना अनिवार्य होगा।
2. भवन के समस्त स्टाफ व सिक्योरिटी गार्ड्स को वर्ष में कम से कम दो बार अग्निशमन विभाग द्वारा प्रशिक्षण दिलाना आवश्यक होगा।
3. अग्निशमन उपकरण समयावधि में रीफिल कराना होगा।
4. निरीक्षण के दौरान आवश्यक दिशा निर्देशों का पालन करना आवश्यक होगा।
5. यदि राज्य सरकार या निगम द्वारा भविष्य में कोई नियम/उपनियम जारी किया जाता है तो प्रबंधक को मान्य होगा।
6. भवन का मुख्य अग्निशमन अधिकारी द्वारा कभी भी निरीक्षण किया जा सकेगा व फायर सिस्टम कार्यरत नहीं पाए जाने कि स्थिति में यह अभिशंका पत्र निरस्त माना जाएगा।
7. पानी के टैंक हर समय भरे रखने होंगे व पम्प व पूरा फायर सिस्टम 24 घण्टे कार्यशील स्थिति में रखने को बाध्य होंगे।
8. फायर सिस्टम को चलाने हेतु 24 घंटे फायर प्रशिक्षित कर्मचारी रखने होंगे तथा ए एम सी करवायी जाकर सिस्टम का रख रखाव व संचालन करना अनिवार्य होगा।
9. फायर वाहन आसानी से आ जा सके इसके लिए पर्याप्त खुला स्थान अवरोध रहित रखना होगा।
10. भवन के अंदर किसी भी प्रकार का विस्फोटक पदार्थ व अति ज्वलनशील पदार्थ नहीं रखा जावे।
11. रोप लेडर व दो रस्सा भवन के सभी टावर में टावर कि उंचाई जितना हर समय भवन में रखना होगा।
12. यह अग्नि सुरक्षा प्रमाणपत्र अग्नि सुरक्षा की दृष्टि से ही मान्य होगा।
13. भूमि व भवन संबधित किसी भी प्रकार के विवाद हेतु यह पत्र बतौर साक्ष्य मान्य नहीं होगा एवं इस बाबत आवेदक स्वयं उत्तरदायी होगा।
14. यह अनापत्ति प्रमाण पत्र रूफटॉप रेस्टोरेट के लिए मान्य नहीं हैं। जिस भाग के लिए अनापत्ति प्रमाण पत्र जारी किया जा रहा है वहा पर रूफटॉप रेस्टोरेट का संचालन पूर्णतया प्रतिबंधित रहेगा।
15. इस स्थल पर हुक्का बार निषेध रहेगा जिसका मुख्य प्रवेश द्वार व सदृश्य स्थानों पर बोर्ड के रूप में प्रदर्शित किया जाना होगा।
16. उक्त शर्तों की अट्ठेलना करने या पाये जाने पर यह अनापत्ति-प्रमाण-पत्र स्वतः निरस्त समा जावेगा तथा किसी भी प्रकार की अग्नि-दुर्घटना कारीत होती है तो अधिभोगी स्वयं जिम्मेदार रहेगा।



Signed by: Babu Lal
Issuing Authority: DC/EO/Commissioner
Location: UDAIPUR, Rajasthan
Date: 22/01/2026 12:25:50

अग्निशमन अधिकारी
नगर निगम, उदयपुर