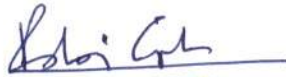




OCCUPANCY CERTIFICATE

It is hereby certify that the project Mahima's Sansaar Phase-II "**SPRING VILLA- II**" **COMPRISING OF VILLA NO. 135 TO 192** (RERA Registration No. -RAJ/P/2022/2000), Plot No. GH-02, in SCHEME "SAHARA CITY HOMES" at Village Bilwa and Manpura Nangalia, Tonk Road, Tehsil Sanganer, District Jaipur - 302022 (Rajasthan) owned and developed by M/s Mahima Real Estate Pvt. Ltd. having its registered office at 4th Floor, Crystal Palm, 22 Godam Circle, Sardar Patel Marg, Jaipur-302001 for which completion certificate was issued by **ARCHITECT PANKAJ GUPTA (COA REGISTRATION NO -CA/2005/35354), (EMPANELMENT REGISTRATION NO. CTP RAJ. / ARCHITECT/2021/59)** has been inspected by me, the building constructed is as per approved maps approved by JDA, JAIPUR dated 29-3-22. All the 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 provision of building bye laws and other applied norms in the said project and obtained all necessary NOC's & certifications. Hence the Occupancy Certificate is issued under my signature on **23.05.2025**.

Architect: PANKAJ GUPTA


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

COA REGISTRATION NO -CA/2005/35354

EMPANELMENT REGISTRATION NO -CTP RAJ/ARCHITECT/2021/59



Check List for Occupancy Certificate

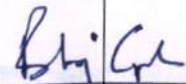
Basic Details of the Project	
Name of Developer/Promoter	M/s Mahima Real Estate Pvt. Ltd.
Address of Developer/Promoter	4 th Floor, Crystal Palm, 22 Godam Circle, Sardar Patel Marg, Jaipur-302001
Name of the Project	Mahima's Sansaar Phase-II " SPRING VILLA-II "(VILA NO 135 TO 192)
RERA Registration No.	RAJ/P/2022/2000
Address of the Project (Plot no./Khasra no.	Plot no. GH-02, in SCHEME "SAHARA CITY HOMES" at Village BILWA & MANPURA NANGALIA, TONK ROAD, JAIPUR
Plot Area (Sq.mts.) (As per Approved Building Plan)	86,533.75 SQ. MT. PHASE AREA-8740.21 SQ.MT
Width of Front Road	24M & 18M WIDE
Land use of Plot as per Lease deed	RESIDENTIAL Date of issue of Lease Deed:4-02-2010 Revised lease deed-5-7-2012 Revised lease deed-25-9-2013 Name transfer -28-2-2017
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 ROW HOUSES
Building Plans approving Authority	JAIPUR DEVELOPMENT AUTHORITY-JAIPUR
Latest Building Plans Release date	29.03.2022
Building Plans Validity Date	AS PER BUILDING BYELAWS
Building Plan Approval as per Building Byelaws(2000/2010/2017/2020/any other)	BYELAWS 2017
Architect of the Project & COA no.	AR. RAMEEZ RAZA GESAWAT =CA/2011/53352
Structural Engineer of the Project	Vijaytech Consultants Pvt. Ltd

Completion Certificate issued by	PANKAJ GUPTA
Completion Certificate issued on	22-03-2025.
Completion Certificate deposited in Local Authority on	25-3-2025


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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			
	Front	WEST	15 MT	15 MT	
	Side I	NORTH	9 MT	9 MT	
	Side II	SOUTH	9 MT	9 MT	
	Rear	EAST	9 MT	9 MT	
2	Ground Coverage		5404.77 Sq. Mt.	5404.77 Sq. Mt.	6.24%
3	Gross Built-up Area (Sq.mts)		13748.14 sq. mt.	13748.14 sq.mt.	
4	F.A.R/B.A.R (Sq.mts& Ratio)		11845.08 sq. Mt.	11845.08 sq. Mt.	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		G+2 Floors	G+2 Floors	
6	Total Height of Building (In mts.)		10.20 Mtrs	10.20 Mtrs.)	Including plinth
i)	Plinth		0.45 Mtrs.	0.45 Mtrs.	
ii)	Stilt/Podium		N.A.	N.A.	
iii)	Ground/First to Terrace		6.95 Mtrs. (after Plinth)	6.95 Mtrs. (after Plinth)	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		3.25 Mtrs. (mumty top)	3.25 Mtrs. (mumty top)	Including Parapet wall of mumty top
7	No. of Blocks/Towers		N.A.	N.A.	
8	Total No. of Units (Flats/Shops/Showrooms etc.)		58	58	
9	Commercial Area (in case of Group housing/ Flatted Development project)		N.A.	N.A.	Provided for Complete project
10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)		N.A.	N.A.	Provided for Complete project
11	Refuge area (if any)		N.A.	N.A.	
12	Total No. of Staircases		58	58	
i)	No. of Open Fire stair case		N.A.	N.A.	
ii)	No. of Pressurized Fire Stair case				
13	No. of Lifts Size of Lift		N.A.	N.A.	
14	No. of Escalators		N.A.	N.A.	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts		N.A.	N.A.	 Ar. PANKAJ GUPTA Plot No. 35, Shankhala Colony Kissan Marg, Barkat Nagar, Jaipur CA/2005/35354 CTP Raj./Architect/2021/59

16	Cut-Out/Open to Sky/Shafts	As per byelaws	As per byelaws	
17	Projections/Balconies etc. (Covered/extended)	1.2 Mtrs.	1.2 Mtrs.	
18	Porch (if any)	N.A.	N.A.	

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	113.3	113.3	
2	Total No. of Car parking	77	77	
i)	Surface Parking	77	77	
ii)	Mechanical Car Parking	N.A.	N.A.	
iii)	• Basement (I,II,III,....)	N.A.	N.A.	
	• Stilt	N.A.	N.A.	
	• Open Area	N.A.	N.A.	
3	Two-Wheeler Parking	77 Scooters	77 Scooters	
4	Bus Parking	N.A.	N.A.	
5	Visitors Parking	8.00 ECU	8.00 ECU	
6	EV Charging Facility Car parks	N.A.	N.A.	
7	Ramp (for parking floors) • Width • Slope	N.A.	N.A.	
8	Provision of Car Lift	N.A.	N.A.	

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)	12980.06 SQ MT	13796.06 SQ MT	Provided for Complete project
ii)	Surface Green Area (Sq.mts)	12980.06 SQ MT	13796.06 SQ MT	Provided for Complete project
iii)	Podium Green Area (Sq.mts)	N.A.	N.A.	
iv)	Plantation Corridor(If any)	-	-	
v)	Tree Plantation(As per Norms)	YES	YES	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	STP, UG TANK, PUMP ROOM	PROVIDED	Provided for Complete project
3	Driveways for Fire tender Movement/Parking, etc.	PROVIDED AS PER NORMS	AS APPROVED	
4	No. of Entry/Exit & Width	2 ENTRY/EXIT	2 ENTRY/EXIT	
5	No. of Security Rooms & Size	ALLOWED AS PER BYE LAWS	PROVIDED	
6	Height of Compound wall (As per Norms)	PROVIDED AS PER NORMS	AS APPROVED	

Ar. PANKAJ GUPTA
Plot No. 35, Shankhala Colo
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CA/2005/35354
STP Raj / Architect/2021/5

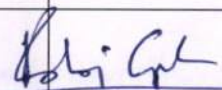
D- Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Projects having area more than 5000 Sq.mts.

EWS/LIG units provided on Split Location/MAIN PLOT	SPLIT LOCATION
In case, EWS/LIG unit provided on Split Location	
Address of Split Location :- M/S AKG AFFORDABLE HOUSING PVT LTD SITUATED AT KH NO. 81, 82/1, 83, 95/1 VILLAGE CHAK HARBANSPURA TEH. SANGANER, JAIPUR AND M/S ANUKANPA HOMES PVT LTD. SITUATE KH NO. 1407, 1408, 1413,1414 PLOT NO. PART-B, VILLAGE MUHANA, SANGANER, JAIPUR	

S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	06 UNITS	06 UNITS	
2	No. of LIG units	08 UNITS	08 UNITS	
3	Total Carpet Area Provided(Sq.mts)			
4	Total SBUA Area Provided(Sq.mts)	189.52 SQMT +408.77 SQMT = 598.29 SQMT	189.52 SQMT +408.77 SQMT = 598.29 SQMT	
5	Parking of EWS/LIG Units	14	14	
6	Completion time of EWS/LIG units	24 MONTHS	COMPLETED	

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	NA	N.A.	
11	Covered Parking Areas & Mech. Parking(Basement/Stilt/etc.)	100%	Yes	
12	Elevational Work	100%	Yes	


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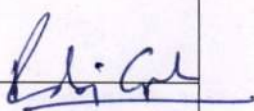
13	Overhead and Underground Water Tanks	100%	Yes	
14	HVAC works	100%	YES	
15	Provision for Physically Challenged Persons	N.A.	N.A.	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	YES	

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	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	100%	YES	Provided for Complete project
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	STP Provided for Complete project
12	Any other work	100%	N.A.	

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	STP Provided for Complete project


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7	Installation of equipment's for Solid Waste Management	100%	YES	
8	Installation of Solar Panels/Solar Water Heater	NA	NA	
9	Installation of Gas Bank & Pipe lines(If applicable)	100%	NA	

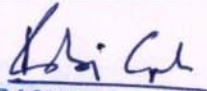
H- NOC's/Certifications Required

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Fire NOC	NOT APPLICABLE	NOT APPLICABLE
2	Consent to Operate	APPLICABLE	Provided
3	Any other(as applicable)		

Occupancy Fee (To be deposited in Local Authority)

Gross-Built up area of the completed Part 13748.14 Sq.mts X Rs5/- =**68741/-**

Total Amount Rs 68741/- (In words SIXTY EIGHT THOUSAND SEVEN HUNDRED FORTY ONE ONLY)


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

(Seal&Signature of Architect with date)

Name of Architect: PANKAJ GUPTA

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.:-

11th DEC.,2024

(Seal & Signature of Developer with date)

Name of Developer:.....