

Completion Certificate

I hereby certify that the project "Ramaa Elite" constructed on Plot No. E-66 East & E-66 West, Village- Jaipur, Hanuman Nagar E Vaishali Nagar, Jaipur – 302021, Rajasthan developed by M/s Rambhajo Realtors LLP was personally inspected by me and based on above facts, construction on site is complete in accordance with the approved building plans. Type of the building, Residential, is also in accordance with the approved plan. Hence, the Completion Certificate is issued under my signature on 06-01-2024.

Architect: - ANUJ MATHUR


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ARCHITECT
CA/ 91/ 13666

Reg. No. (Issued by CoA):- CA/91/13666


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CTP/Raj./Architect/2021/74

Reg. No. (Issued by CTP, Raj.): -CTP/Raj./Architect/2021/74

Checklist for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	Developer : M/s RAMBHAJO REALTORS LLP	
	Landowner: M/s Aanjney Bulidmart	
Address of Developer/Promoter	Developer : Plot No. 165, 2nd Floor, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan- 302021	
	Landowner: B-93 Second Floor Vaishali Marg, Vaishali Nagar, Jaipur, Rajasthan- 302021	
Name of the Project	Ramaa Elite	
RERA Registration No.	RAJ/P/2022/1823	
Address of the Project (Plot no./Khasra no.)	Plot No. E-66 East & E-66 West , Village- Jaipur , Hanuman Nagar E Vaishali Nagar , Jaipur – 302021, Rajasthan	
Plot Area (Sq.mts.) (As per Approved Building Plan)	1070.87 Sq mt.	
Width of Front Road	40'-0" Wide	
Landuse of Plot as per Lease deed	Residential	Date of Issue of Lease Deed: Ekal Patta dated 13-11-2020
Use of Approved Building Plans (Multi-dwelling Unit/Resi. Flats/Group Housing/ Studio/Row Houses/CMJAY-1A/3A/3R/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Residential Flats	
Building Plans approving Authority	Jaipur Development Authority	
Latest Building Plans Release date	19-03-2021	
Building Plans Validity Date	19-03-2027 (07 years from the date of approval)	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	Building Byelaws 2020	
Architect of the Project & COA no.	Name: Ar. Shweta Choudhary COA No.: CA/2006/38199	
Structural Engineer of the Project	Name: Kapil Sarawagi Registration No.: IEI-M 141159-9	

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


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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	East	4.57m	4.57m	-
	Side I	South	4.57m	4.57m	-
	Side II	North	4.57m	4.57m	-
	Rear	West	4.57m	4.57m	-
2	Ground Coverage		521.52 Sq. mt. (48.79 %)	521.52 Sq. mt. (48.70 %)	-
3	Gross Built-up Area (Sq.mts)		5926.13 Sq mt.	5926.13 Sq mt.	Gross Built-up Area of Total Project
4	F.A.R./B.A.R (Sq.mts & Ratio)		2 [2141.74 Sq mt.]	3.80 [4078.79 Sq mt.]	Extra BAR to be purchased
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)		B+S+6 Floors	B+S+6 Floors	-
6	Total Height of Building (In mts.)		23 mts.	23 mts.	From Road Level
i)	Plinth		0.50 mts.	0.50 mts.	-
ii)	Stilt/Podium		4.50 mts.	4.50 mts.	-
iii)	Ground/First to Terrace		18 mts.	18 mts.	-
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element		5.0 mts.	5.0 mts.	-
7	No. of Blocks/Towers		01	01	-
8	Total No. of Units (Flats/Shops/Showrooms etc.)		24 Flats	24 Flats	-
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.)		44.49 Sq mt.	44.49 Sq mt.	Club [5.38 X 8.27]
11	Refuge area (If any)		N/A	N/A	-
12	Total No. of Staircases		01	01	-
i)	No. of Open Fire stair case		N/A	N/A	-
ii)	No. of Pressurized Fire Stair case		N/A	N/A	-
13	No. of Lifts		02	02	-
	Size of Lifts		Lift 1: 1.98 x 1.98 m Lift 2: 1.98 x 2.51 m	Lift 1: 1.98 x 1.98 m Lift 2: 1.98 x 2.51 m	-
14	No. of Escalators		N/A	N/A	-

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15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	Yes Yes Yes Yes	Yes Yes Yes Yes	-
16	Cut-Out/Open to Sky/Shfts	As per plan	As per plan	-
17	Projections/Balconies etc. (Covered/extended)	1.50 m	1.50 m	As per design
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	38.52 E.C.U.	38.52 E.C.U.	28.51 E.C.U. for Car Parking + 10.01 E.C.U. for Two-Wheeler Parking
2	Total No. of Car parking	29	29	-
i)	Surface Parking	25	25	-
ii)	Mechanical Car Parking	4	4	-
iii)	• Basement (I,II,III,...)	0	0	-
	• Stilt	27	27	-
	• Open Area	2	2	-
3	Two-Wheeler Parking	33	33	-
4	Bus Parking	N/A	N/A	-
5	Visitors Parking	3.55 E.C.U.	3.55 E.C.U.	3 Car + 4 Two Wheeler
6	EV Charging Facility Car parks	N/A	N/A	-
7	Ramp (for parking floors) • Width • Slope	2.70 m 1:8	2.70 m 1:8	-
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)	116.70 sq. mtr.	115.70 sq. mtr.	-
ii)	Surface Green Area (Sq.mts)	N/A	N/A	-

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iii)	Podium Green Area (Sq.mts)	N/A	N/A	-
iv)	Plantation Corridor (If any)	N/A	N/A	-
v)	Tree Plantation (As per Norms)	N/A	N/A	-
2	Approved Services In the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	- Under ground water tank - Pump Room - Panel Room	- Under ground water tank - Pump Room - Panel Room	-
3	Driveways for Fire tender Movement/Parking, etc.	2.70 m	2.70 m	-
4	No. of Entry/Exit & Width	01	01	-
5	No. of Security Rooms & Size	01 (1.8m x 1.8m)	01 (1.8m x 1.8m)	-
6	Height of Compound wall (As per Norms)	1.8 mts	1.8 mts	-

D. Provisions of Affordable Housing Policy/GMIAV 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			N/A	
In case, EWS/LIG unit provided on Split Location			N/A	
Address of Split Location				
S. No.	Details	As per Latest Approval	As per Site	Comments (If any)
1	No. of EWS units	N/A	N/A	N/A
2	No. of LIG units	N/A	N/A	N/A
3	Total Carpet Area Provided (Sq. mts)	N/A	N/A	N/A
4	Total SBUA Area Provided (Sq. mts) *	N/A	N/A	N/A
5	Parking of EWS/LIG Units	N/A	N/A	N/A
6	Completion time of EWS/LIG units	N/A	N/A	N/A

E. Development Work on 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	100%	Yes	Club

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	(Club, community hall, Society office, Swimming pool, shops etc.)			
9	Development works of common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	Yes	
10	Installation of Lifts/Escalators	100%	Yes	Under Installation
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%	N/A	
15	Provision for Physically Challenged Persons	100%	Yes	
16	Installation of Fire Safety Equipment's	100%	Yes	
17	Status of EWS/UG units	100%	N/A	

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%	N/A	-
9	Construction of Rain Water Harvesting Structure	100%	Yes	-
10	Structure of Waste water Treatment/Recycling Plant	100%	N/A	-
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	Yes	Sewer Line Laid
12	Any other work	100%	N/A	-

UG-NCs/Certifications Required for Completion Certificate			
S. No.	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Applicable	Yes

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A-8, Shyam Nagar, Ajmer Road, Jaipur
Mo. No.:9314874679, Email: anujrini2624@gmail.com

2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	N/A	N/A
3	Any other (as applicable)	N/A	N/A

Completion Fee (To be deposited in Local Authority)
Gross-Built up area of the completed Part 5926.13 Sq.mts X Rs. 10/- =
Total Amount Rs. 59262/-
(In words Rupees Fifty-Nine Thousand Two Hundred Sixty-Two Only)

ANUJ MATHUR
ARCHITECT

(Seal & Signature of Architect with date)

Name of Architect: Anuj Mathur

Reg. No (Issued by COA):- CA/91/13666

Reg. No (Issued by CTP RAJ):- CTP/Raj./Architect/2021/74

Renewal date of Reg. No. CTP RAJ:- 17-02-2024

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Note-

1. Completion certificate must be issued 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.
2. Empaneled Architect must ensure all applicable provisions as per building byelaws and other related Norms complied in the Project.
3. Empaneled 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 issuing Completion Certificate.
4. Empaneled Architect must ensure that all the NOC's and Certification (as applicable) must be obtained before issuing of Completion Certificate.
5. If any provision is not required as per Latest approved Building Plan and Norms then write 'NA' for Not applicable in the concerning columns.
6. If there are deviations on site from latest approved Building Plans, then Revised maps needs to be approved from the Competent Authority before issuing of Completion 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.
7. Cross-signatures/Self-attestation are required to be done on every page of the Checklist.
8. 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, Completion Certificate shall not be issued, otherwise such Completion Certificate will be treated as Invalid.
9. If Completion/Partial Completion Certificate is issued on the basis of wrong facts, then, Govt. may cancel the registration/empanelment and take necessary action against the Architect and Completion Certificate will be considered as invalid.
10. If for any reasons, Completion certificate becomes Invalid, then, fee deposited for CC shall be forfeited and will not be adjusted