

Date – 18/12/2024

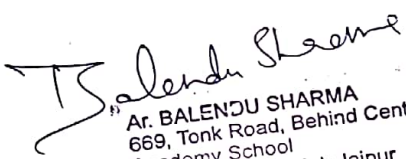
COMPLETION CERTIFICATE

I hereby, certify that Group housing project named "MANGALAM GARDEN CITY PHASE-1", at Khasra No. 1774/1, 1775/1, 2042, 2045 to 2049, 2083 to 2086, 2050, 2051, 2053/1, 2075, 2076, 2078 to 2082, 2039/5, 2040/5, 2088/5, 2107/1, 2108/1, 2039/4, 2040/4, 2088/4, 2089/3, 2039/3, 2040/3, 2088/3, 2089/2, 2039/1, 2040/1, 2041/2, 2087/2, 2088/1, 2089/1, 2039/2, 2040/2, 2088/2, 2041/1, 2087/1, 2089/2872, Garden City Garden, scheme -Mangalam Garden city, Sanganer, Jaipur, Rajasthan-302010 developed by MANGALAM BUILD DEVELOPERS LTD. personally inspected by me.

Based on Site inspection and point No. 16.6 of the Building By-laws 2020, I certify that construction of Block "A & B" is complete in accordance with the approved building plans and guidelines of Building bylaws. Hence the completion certificate is issued under my signature on 18.12.24.

Note:

1. Any dues and fees (extra FAR/BAR, completion fees) for obtaining the completion certificate to be deposited in the concerned urban local authority by the developer as per Building by-laws.


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Mahaveer Nagar-Ist, Jaipur
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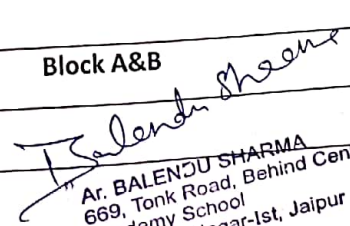
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For and on behalf of "Keystone"

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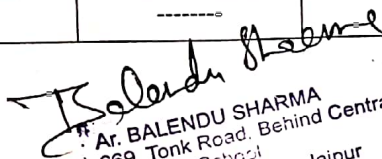
Check List for Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	M/s. MANGALAM BUILD DEVELOPERS LTD.	
Address of Developer/Promoter	6 Th floor, Apex mall, Lal Kothi, Tonk Road, Jaipur	
Name of the Project	Mangalam Garden City phase-1	
RERA Registration No.	RAJ/P/2021/1621	
Address of the Project (Plot no./ Khasra no.)	Khasra No. 1774/1, 1775/1, 2042, 2045 to 2049, 2083 to 2086, 2050, 2051, 2053/1, 2075, 2076, 2078 to 2082, 2039/5, 2040/5, 2088/5, 2107/1, 2108/1, 2039/4, 2040/4, 2088/4, 2089/3, 2039/3, 2040/3, 2088/3, 2089/2, 2039/1, 2040/1, 2041/2, 2087/2, 2088/1, 2089/1, 2039/2, 2040/2, 2088/2, 2041/1, 2087/1, 2089/2872, Muhana, Jaipur	
Plot Area (Sq.mts.) (As per Approved Building Plan)	8298.99 Sq.Mtr.	
Width of Front Road	60 Mtr.	
Land use of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 19/02/2014
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	
Building Plans approving Authority	JAIPUR DEVELOPMENT AUTHORITY, JAIPUR	
Latest Building Plans Release date	06/07/2021	
Building Plans Validity Date	18/08/2022	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/anyother)	2017	
Architect of the Project & COA no.	Vikas Jain, CA/2000/26735	
Structural Engineer of the Project	Sandeep Gupta	
Completion Certificate issued for Complete approved project or Partial area of the Project	COMPLETE	
Incase of Partial Completion Certificate,		
Partially completed Plot area		
Detail of Completed Block / Tower	Block A&B	
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Site Inspection Report

A-Technical Parameters of Building Blocks:

A-Technical Parameters			As per Latest Approved Building Plans	As per Site	Comments (if any)
S. No	Details				
1	Set backs	Direction			
	Front	North	15.24 Mtr	15.24 Mtr	----
	Sidel	East	9.14 Mtr	9.14 Mtr	----
	Sidell	West	9.14 Mtr	9.14 Mtr	----
	Rear	South	9.14 Mtr	9.14 Mtr	----
2	Ground Coverage		1586.53 Sq.M.	1586.53 Sq.M.	----
3	Gross Built-up Area (Sq.mts)		7531.49 Sq.Mtr.	7505.22 Sq.Mtr.	Phase=1
4	F.A.R / B.A.R (Sq .mts & Ratio)		6385.84 Sq.Mtr./ .255	6407.76 Sq.Mtr./ .256	
5	Total No. of Floors (Basement, Stilt, above floors, Service floor ,etc.)		S+5	S+5	
6	Total Height of Building (In mts.)		20.65 Mtr.	20.65 Mtr.	
i)	Plinth		.20 Mtr.	.20 Mtr	
ii)	Stilt/Podium		2.9 Mtr.	2.9 Mtr..	
iii)	Ground / First to Terrace		14.5 Mtr.	14.5 Mtr.	
iv)	Parapet/Mumty/Lift MachineRoom/anyotherarc hitectural element		2.75 Mtr	2.75 Mtr	
7	No.of Blocks/Towers		2 Blocks	2 Blocks	For this phase
8	Total No.of Units (Flats/Shops/Showrooms etc.)		41 Units	41 Units	
9	Commercial Area (incase of Group housing / Flatted Development project)		66.8 Sq.M	66.8 Sq.M	
10	Community Facilities area (Club,communityhall,Society office,Swimmingpooletc.)		1400.74 Sq.M	1400.74 Sq.M	
11	Refuge Area(if any)		-----	-----	
12	Total No.of Staircases		02 No.	02 No.	
i)	No.of Open Fire staircase		02 No.	02unit No.	
ii)	No. of Pressurized Fire Stair case				
13	No.of Lifts Size of Lift		02 No. 2.59x1.98	02 No. 2.59x1.98	
14	No.of Escalators		-----	-----	


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15	Provision for Physically Challenged Persons - Ramp - Toilet - CarParking - Lifts	Yes	Yes	
16	Cut-Out/Open to Sky/Shfts	As per bye laws	As per approval drawings	
17	Projections/Balconies etc. (Covered/extended)	As per bye laws	As per approval drawings	
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	69.80 ECU	69.87 ECU	
2	Total No. of Car parking	52.35 Cars	52.40 Cars	
i)	Surface Parking	84 Cars	84 Cars	
ii)	Mechanical Car Parking	NA	NA	
iii)	- Basement (I, II & III) - Stilt - Open Area	NA 32 Cars 52 Cars	NA 32 Cars 52 Cars	
3	Two-Wheeler Parking	66 No.s	66 No.s	
4	Bus Parking	NA	NA	
5	Visitors Parking	15 Cars	15 Cars	
6	EV Charging Facility Car parks	yes	yes	
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)	6111.11 Sq.mtr.	6111.11 Sq.mtr.	
ii)	Surface Green Area (Sq.mts)	6111.11 Sq.mtr.	6111.11 Sq.mtr.	
iii)	Podium Green Area (Sq.mts)	NA	NA	
iv)	Plantation Corridor (If any)	NA	NA	
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.)	YES	YES	
3	Driveways for Fire tender Movement / Parking, etc.	YES	YES	
4	No. of Entry / Exit & Width	1 1- 5.5 MTR, 1-5.5 MTR	1 1- 5.5 MTR, 1- 5.5 MTR	
5	No. of Security Rooms & Size	2- 1.8x2.6	2- 1.8x2.6	
6	Height of Compound wall As per Norms)	2.40 Mtr.	2.40 Mtr.	

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			On main plot/Split Location	
In case, EWS/LIG unit provided on Split Location			Split Location	
Address of Split Location:- plot No. C-1 & C-2, Mangalam Industrial City Scheme, vill:- Jaitpura and Chomu, Teh: Amer, Jaipur,				
S.No	Details	As per Latest Approval	As per Site	Comments (if any)
1	No. of EWS units	44 units	44 units	
2	No. of LIG units	170 units	170 units	
3	Total Carpet Area Provided (Sq.mts)	8154.32 S.Mt.	8154.32 S.Mt.	
4	Total SBUA Area Provided (Sq.mts)	11379.14 S.Mt.	11379.14 S.Mt.	
5	Parking of EWS/LIG Units	169.66 ECU	169.66 ECU	
6	Completion time of EWS/ LIG units			

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	

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