

PARTIAL COMPLETION CERTIFICATE FOR EXCLUSIVE 444 (BLOCK A)

I hereby certify that EXCLUSIVE 444 situated at Khasra No./ Plot No.703/2, 705/1, 705/2, 706, Village- Shri Krishanpura, Sector-37, Jagatpura, Jaipur - 302037 (Rajasthan), developed by M/s VN Buildtech Pvt Ltd, was personally inspected by me and based on the above fact, construction on site is complete in accordance with the approved plans. Type of the Project (Residential) is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date 29th September 2023.

Note: - Completion Certificate for Block B & Block C, has already been obtained by the Developer. Deposition of any Applicable fees/dues for the above completion 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 & partially in terms of other finishing. Any Court Cases in any concerned government department is sole responsibility of the developer.



Ar. Abhinav Sharma
Flat No. 901, Block-A, Royale
Platinum, near SRN International
School, Jagatpura, Jaipur (Raj.) 302017
CA/2010/47042
CTP RAJ./Architect/2021/20

Architect: Abhinav Sharma

Reg. No. (Issued by COA): CA/2010/47042

Reg. No. (Issued by CTP, Rajasthan): CTP RAJ./Architect/2021/20

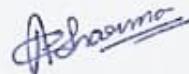
Completion Certificate

Basic Details of the Project		
Name of Developer/Promoter	M/s VN Buildtech Pvt Ltd	
Address of Developer/Promoter	Khasra No./ Plot No.703/2, 705/1, 705/2, 706 , Village- Shri Krishanpura , Sector-37, Jagatpura , Jaipur - 302037 (Rajasthan)	
Name of the Project	EXCLUSIVE 444	
RERA Registration No.	RAJ/P/2018/805	
Address of the Project (Plot no./Khasra no.	Khasra No./ Plot No.703/2, 705/1, 705/2, 706 , Village- Shri Krishanpura , Sector-37, Jagatpura , Jaipur - 302037 (Rajasthan)	
Plot Area (Sq.mts.) (As per Approved Plan)	10358.00 Sq.Mt.	
Width of Front Road	30 Mt.	
Landuse of Plot as per Lease deed	Residential	Date of issue of Lease Deed: 29/04/2013
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	JDA, Jaipur	
Latest Building Plans Release date	14/10/2014	
Building Plans Validity Date	September 2021	
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2011	
Architect of the Project & COA no.	Ar. Shri Krishan CA/99/25451	
Structural Engineer of the Project	Prime Tech Design Consultants	

VIVACIOUS DESIGNS

THE ARCHITECTURAL DESIGN STUDIO

Completion Certificate issued for Complete approved project or Partial area of the Project	Block A
<i>In case of Partial Completion Certificate</i>	
Partially completed Plot area	As Per Approval
Detail of Completed Block/Tower	Block 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	South	15.29	15.29	Complete Project
	Side I	East	9.40	9.40	Complete Project
	Side II	West	9.14	9.14	Complete Project
	Rear	North	9.14	9.14	Complete Project
2	Ground Coverage		35.495%	35.495%	Complete Project
3	Gross Built-up Area (Sq.mts)		64559.293 Sq.Mt.	64559.293 Sq.Mt.	Complete Project
4	B.A.R (Sq.Mts. & Ratio)		33663.50 Sq.Mt.	33663.50 Sq.Mt.	Complete Project
5	Total No. of Floors <i>(Basement, Stilt, above floors, service floor, etc.)</i>	B + S + 12 Floors	B + S +12 Floors		Block A
6	Total Height of Building (in mts.)		40.00 Mtrs.	40.00 Mtrs.	From Stilt
i)	Plinth	00.50 Mtrs.	00.50 Mtrs.		
ii)	Stilt/Podium	As Per Approval	As Per Approval		From Stilt
iii)	Ground/First to Terrace	36.00 Mtrs.	36.00 Mtrs.		From Plinth
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	07.00 Mtrs.	07.00 Mtrs.		From Terrace
7	No. of Blocks/Towers	3	3		Complete Project
8	Total No. of Units <i>(Plots/Shops/Showrooms etc.)</i>	Total 480 Units	Total 480 Units		Complete Project
9	Commercial Area <i>(in case of Group housing/ Flatted Development project)</i>	As Per Approval	As Per Approval		

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10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	As Per Approval	As Per Approval	
11	Refuge area (if any)	Not Applicable	Not Applicable	
12	Total No. of Staircases	4	4	Block A
i)	No. of Open Fire stair case	As Per Approval	As Per Approval	
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	4 As Per Approval	4 As Per Approval	Block A
14	No. of Escalators	Not Applicable	Not Applicable	
15	Provision for Physically Challenged Persons <ul style="list-style-type: none">• Ramp• Toilet• Car Parking• Lifts	As Per Approval As Per Approval As Per Approval As Per Approval As Per Approval	As Per Approval As Per Approval As Per Approval As Per Approval As Per Approval	
16	Cut-Out/Open to Sky/Shachts	As Per Approval	As Per Approval	
17	Projections/Balconies etc. (Covered/extended)	As Per Approval	As Per Approval	-
18	Porch (if any)	Not Applicable	Not Applicable	

B- Parking Parameters:

S.No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	424 Cars/ 472 Two Wheelers	424 Cars/ 472 Two Wheelers	Complete Project
2	Total No. of Car parking	424 Cars	424 Cars	Complete Project
i)	Surface Parking	424 Cars	424 Cars	Complete Project
ii)	Mechanical Car Parking	Not Applicable	Not Applicable	
iii)	• Basement	245 Cars	245 Cars	
	• Stilt	36 Cars	36 Cars	
	• Open Area	143 Cars	143 Cars	
3	Two-Wheeler Parking	472 Two Wheelers	472 Two Wheelers	Complete Project

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4	Bus Parking	Not Applicable	Not Applicable	
5	Visitors Parking	As Per Approval	As Per Approval	Complete Project
6	EV Charging Facility Car parks	Not Applicable	Not Applicable	
7	Ramp (for parking floors) • Width • Slope	Not Applicable	Not Applicable	
8	Provision of Car Lift	Not Applicable	Not Applicable	

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)	As Per Approval	As Per Approval	Provision Available
ii)	Surface Green Area (Sq.mts)	As Per Approval	As Per Approval	Provision Available
iii)	Podium Green Area (Sq.mts)	Not Applicable	Not Applicable	
iv)	Plantation Corridor (if any)	Not Applicable	Not Applicable	
v)	Tree Plantation (As per Norms)	As Per Approval	As Per Approval	Provision Available
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	As Per Approval	As Per Approval	Provision Available
3	Driveways for Fire tender Movement/Parking, etc.	As Per Approval	As Per Approval	
4	No. of Entry/Exit & Width	As Per Approval	As Per Approval	
5	No. of Security Rooms & Size	As Per Approval	As Per Approval	
6	Height of Compound wall (As per Norms)	As Per Approval	As Per Approval	

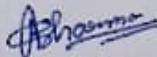
D- Provisions of Affordable Housing Policy/CMJAY Policy:

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

EWS/LIG units provided on Main plot/Split Location	<i>Split Location</i>
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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	---	---	
2	No. of LIG units	---	---	
3	Total Carpet Area Provided (Sq.mts)	---	---	
4	Total SBUA Area Provided (Sq.mts)	---	---	
5	Parking of EWS/LIG Units	---	---	
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 at Project (Mark "YES")	Comments (if any)
1	Civil construction work of Super structure	100%	YES	Block A
2	Internal & External Plaster and Paint work	100%	YES	Block A
3	Door and window/ Structural Glazing work	100%	YES	Block A
4	Flooring Work	100%	YES	Block A
5	Balconies and railing work	100%	YES	Block A
6	Installation of Sanitary and Plumbing Fittings	100%	YES	Block A
7	Installation of Electrical Fittings	100%	YES	Block A
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	YES	Block A
9	Development works of Common areas (Lobbies/Corridors/Staircase/Lift well/Terraces/Ramp/etc.)	100%	YES	Block A

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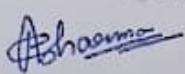
10	Installation of Lifts/Escalators	100%	YES	Block A
11	Covered Parking Areas &Mech. Parking (Basement/Stilt/etc.)	100%	YES	Block A
12	Elevational Work	100%	YES	Block A
13	Overhead and Underground Water Tanks	100%	YES	Block A
14	HVAC works	Not Applicable	Not Applicable	
15	Provision for Physically Challenged Persons	100%	YES	Block A
16	Installation of Fire Safety Equipment's	100%	YES	Block A
17	Status of EWS/LIG units	Not Applicable	Not Applicable	

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	
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	Provision Available
10	Structure of Waste water Treatment/Recycling Plant	Not Applicable	Not Applicable	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	Provision Available
12	Any other work	---	---	

G- NOC's/Certifications Required (for Completion Certificate)

S.No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	Structural Certificate	Available	Available
2	Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)	Not Applicable	Not Applicable
3	Any other (as applicable)	---	

Completion Fee (To be deposited in Local Authority)

Total Amount Rs. 2,00,000/- (Rupees Two Lakh Only.)

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(Seal & Signature of Architect with Date)

(Seal & Signature of Developer with date)

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Name of Developer: M/s VN Buildtech Pvt Ltd

Reg No. (Issued by CTP, Rajasthan): CTP RAJ./Architect/2021/20

Renewal Date of Reg. No. CTP RAJ.: 20/07/2023