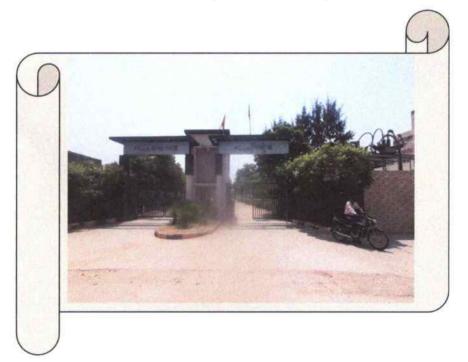
Date: 20.05.2024

COMPLETION CERTIFICATE

OF DEVELOPMENT WORKS IN RESIDENTIAL SCHEME (PLOTTED)

IN KHASRA NO. 501/358, AT VILLAGE BUREDA, TEHSIL TAPUKARA, DISTRICT KHAIRTHAL-TIJARA (RAJASTHAN)



DEVELOPER NAME: - M/S CRYSTAL BUILDTECH PVT. LTD.



ER. RAHUL KUMAR (CHARTERED ENGINEER & APPROVED VALUER) Membership No. AM3029436 Mail Id: krassociate.07@gmail.com Phone No. +91 8955829798

CONTENTS

1.Introduction of the Scheme	1
2.Brief Description Of The Township Policy:	4-5
3. Development Work:	6
4. Scheme plan	7
5. Satellite Image:	8
6. Images of development works at site	9-11
7.Completion Certificate:	12
8. Summary:	13
9. Chartered Engineer Certificate:	14

Membership Number AM-3029436

1. INTRODUCTION

The subject residential scheme (Plotted) located at Khasra No. 501/358, At Village Bureda, Tehsil Tapukara, District Khairthal-Tijara (Rajasthan). The scheme is proposed over a net land area is 9761.50 Sqm. It is a residential scheme for plotted development approved under the provisions of the Rajasthan Township Policy 2010. The scheme is falls in an area of BIDA (Bhiwadi Integrated Development Authority). The area distribution of the land use & The area analysis of the scheme is as follows:

S. No.	Land Use	Area (In Sqm.)	Area (In Sq.	Percentage
			Yds.)	(%)
1.	Residential Area	4852.13	5803.15	49.71%
2.	Informal Commercial	196.87	235.46	2.02%
3.	Facilities	978.10	1169.81	10.02%
4.	Park	490.52	586.66	5.03%
5.	Safe Corridor	871.07	1041.80	8.92%
6.	Road	2372.81	2837.88	24.31%
S	CHEME AREA	9761.50	11674.75	100.00%

2. BRIEF DESCRIPTION OF THE TOWNSHIP POLICY:

The scheme is categorized as residential township which is envisaged under the Rajasthan Township Policy. The guidelines for approval / completion of internal development works as per the policy are as follow:

- In order to ensure quality development certain norms as mentioned below are being laid down. It is necessary that the developer should submit along with application for approval the following details:
 - (i) Layout plan showing details of area to be utilized under plots, built up space, roads, open space for park, garden and play ground and other public utility and amenities, services, and facilities.
 - (ii) Details of nearby development (at least in the vicinity of 100 meters) along with its superimposition on sector plan.
 - (iii) Details of internal development works as per specifications mentioned below
 - (iv) Details of eco-friendly amenities provided;
 - (v) Plan showing HFL of major lakes, water body, if any
- In Residential Schemes and other schemes internal development works such as Construction
 of roads, laying of power line and Street lighting, Laying of Water lines, Development of
 Water Sources (Tube well), Ducting for road crossing, Construction and development of
 Parks and services area, Plantation along roads sides and parks shall be done by the
 developer only.
- Work for laying of sewer line, storm water drainage, overhead Water tanks shall be done by ULB at a combined level of various adjoining schemes for which necessary charges shall be paid by developer to the ULB.

Construction of Roads

- (i) All the internal road networks including draft sector plan / master plan roads within the scheme are to be developed by the developer. The sector roads are to be accommodated.
- (ii) The internal roads should be minimum 9 meters wide where the length of the road is up to 100 meters and 12 meters wide where road length is more than 100 meters.
- (iii) However, as for as possible no row of plots should be more than 200 mtrs in length accept the sector plan / zonal plan / main arterial roads having width 18 M & above.

The technical specifications for road construction shall be as follows:

Row	Paved width	Berms with (both side)
9meter	5.5 meter	1.5 meter
12meter	5.5 meter	2.5 meter
18meter	5.5 meter (2 lane)	2.5 meter
24meter and above	2 lane each 7.5 meters with divider	2.5 meter
	9meter 12meter 18meter	9meter 5.5 meter 12meter 5.5 meter 18meter 5.5 meter (2 lane)

For Paver Block Road / CC Road

- a) Level and the specifications shall be finalized by the ULB keeping the specifications laid down by IRC.
- b) Gradient shall be as per Indian Road Congress / CRRI.
- c) Granular Sub-base (200mm compacted)
- d) 1st layer WBM/WMM Base (230mm compacted)

Membership Number AM-3029436

Page 4 of 14

- e) 2nd layer Sand Bed (20-30mm compacted)
- f) 3rd layer Interlocked paver block (60-70mm Grade M30) / CC Road

For B.T. Road

- a) 1st layer WBM 90 45mm size (100mm compacted)
- b) 2nd layer WBM 63 45mm size (75mm compacted)
- c) 3rd layer (crusher broken) WBM 53-22.4mm (75mm compacted)
- d) 20mm PMC with seal coat

Power Supply and Street Lighting

- a) The development of electrification, power network and power load requirement in any scheme shall be in accordance with the norms, rules & regulations of State electricity agency. After the completion of the electrification work, the developer shall handover the complete system to the concerned electricity distribution company.
- b) Street Lights All the roads having above 18 meters width shall have divider as well as the street poles fixed on the divider having the provisions of underground cabling. Other roads will have streetlights on electric poles or single light poles erected on either side of the road. The distance between poles should not be more than 30 meters. The illumination levels of the roads shall be as per the standard of local electricity authority / National Building Code.

Water Supply

All the water lines should be underground having a provision of providing connections to the plot. The sizes of water pipe should be per PHED norms. The scheme should have underground water tank as well as overhead water tank as per PHED norms. The complete water supply shall be in accordance with the technical guidelines of the PHED.

Sewerage & Drainage

All the plots in the scheme should be well connected with the underground sewerage line with proper slope; the sewerage line should normally be located close to the boundary wall of the plots (within about 10 ft.) with a provision for connection of plots.

• Horticulture & Plantation

All roads should have plantation tree guards on both sides having minimum of 30 trees per acre of the gross area. Trees of 5 feet or more height should be planted. All the parks should be developed by the developer and maintained by the developer till the scheme is completed and handed over to ULB or to the Resident Welfare Society.

Rain water Harvesting and Water recycling

Community rain water harvesting structures shall be constructed by developers. Similarly, water recycling shall be provided as per Building Regulations and water from all water outlets and drainages should be collected for recycling for gardening, washing etc. by the ULB

Membership Number AM-3029436

3.) DEVELOPMENT WORK IN RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358

Sl. No.	Heading	Status	% Of Work Done
1	SUB-BASE & SUB GRADE (1st & 2nd layer)	1 &2 Layers complete	100%
	3rd layer (BT/CC/ Interlocked CC Paver Block Road)	Completed	100%
2	Sewer Line	Completed	100%
3	Water supply First phase	Completed	100%
	Water supply Second phase	Completed	100%
4	Electrification	Completed	100%
5	Drainage &Water harvesting work	Completed	100%
6	Parks& facilities development	Completed	100%
7	Street light	Completed	100%
8	Tree plantation work	Completed	100%
)	Service duct pipe line in roads	Completed	100%
	OVER ALL DEVELOPMENT WORK	DONE IN PERCENTAGE	100.0%

Membership Number AM-3029436

Chered Engine

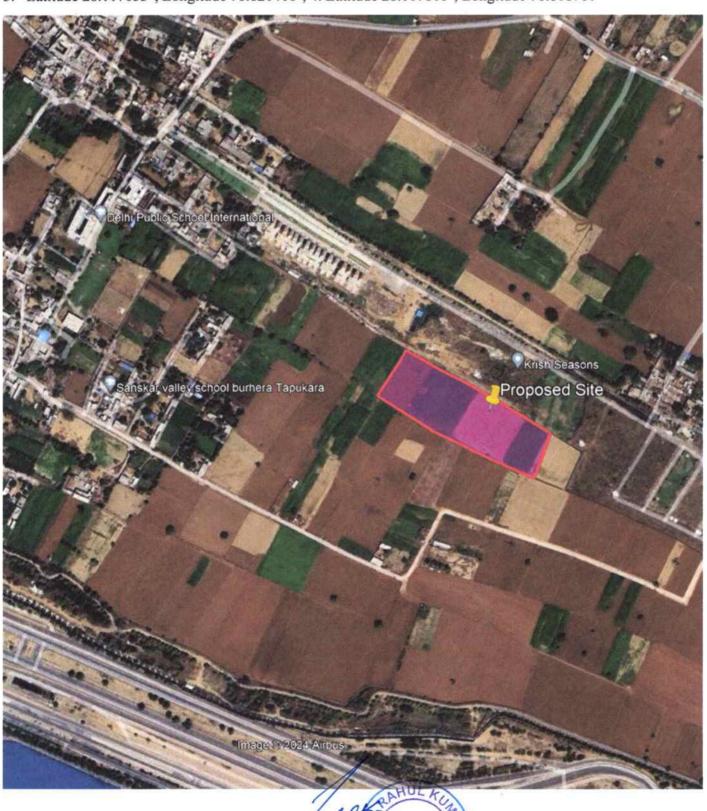
4.) SCHEME PLAN OF RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358

AUGUS APPOPRIO APPOPRIATE CALCULATION POT AREA CALCULATION POT	All COLORIS AND ADDRESS		Constitution of the second				8 10 10 MAGE	1000						KE 98	100.44	83 98 114 27	+	5 5	E 25
ALBLOS ASPERSIONES FOR TABLE CALCULATION FO	APACO AMERICAL STATES AND APACONS APACONS STATES AND APACONS APACONS STATES AND APACONS S		PHOSE C.				at a second		H	H				H	Н	61.16			8
AUGUS APPENDIX AUGUS APPENDIX	ALGUJA ARROPOSO AND CHARGE SEE SEE SEE SEE SEE SEE SEE SEE SEE S	1					10 10 10.77					15	69		1	18.00	_	0	20,1029
ALLEGY APPENDIX MO CHARGE THE REPORT OF THE PROPERTY OF THE	ALGO CAMAGE PLOT PAGE CALCULATION FOUND INTO INTO INTO INTO INTO INTO INTO INTO						5 5 5 5 5					15	0	1	+	75.76			3 2
ALLON APPRICES AND ANALY AND APPRICES AND AND APPRICES AND ANALY AND APPRICES AND APPRICES	ALLEGY APPROPRIA NO CANCELLY POT ALLA CALCULATION FOR ALLA CALC							1		+	t	15	47	+	ł	18.00	+		17.0107
AGEORY APPROCES AGEORY AGEORY APPROCES AGEORY AGEORY APPROCES AGEORY AGEO	ADDOMANIS OF THE PROPERTY OF T	SELLY PROPER SUSPANO	ARCHITECTS SIGNATURE	10	100			94.07	1	+	Ť	. 5		I	H	M EI	+		19
ALLOOF APPOPLED ALLOOF	ACCUPATION ACC			2	Section the long colors	411	10000	1	H	H	ł		2		Ĥ	100.00	Н	-	18
AUGUS POPPERSON AUGUS	AUGUST APPROVED AUGUST	BOIG, PH. 01483-48120	MOB: - 09469477		September 1		1 0 1 14		H	H	t	13	6	I	108 14	10.41	-		14.10.12
ALEADO APROVED ALEADO AREA CALCUATION ALEADO	ANGLOGATORISES ANGLOGATORISES	BHIMADLEOM	MEN WANTED		ď		0 6637	84,75	H	F		5	5	H	25,911	97.41			11
AREA CALCULATION TO CAME A CALCULATION TO C	AUGUNANCIA MACCANCIA	B IRALL	BHIMADI ALWA	H							Н	15	17		61.86	82 10	H	-	12
AREAC APPLIES TO CHARLE THE COLUMN TO CHAR	ALELOY APPOPED ALELOY APPOPED	WELLS SCHOOL	OPP. MODERN P	1		1	NO SERVICE DESCRIPTION	91					8	163.66	108.14	90.41	-	0	11 01 8
AREAD APPORTED AREAD APPORTED AREAD CALCULATION THE THE PROPERTY OF THE PRO	ALBEADY APPROPRIES ACACALLATION Est. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	MEENA	AR MAKRINGH		PANNE STATE OF THE PARENT		MODEL MODEL MANAGEMENT	84 73	+			15	99	10.00	107 57	86.68	Н	-	7
ALEADY APPOPLIES OF CANCELLATION EACH COLUMNICAL STREET	AREADY APPROPRIES MO CHARGE MO	OIGHTS 3	CREATIV					82 80	ł	+	Ŧ		100	10.00	+	10.00			9
AUS-DI ANYROUED AUS-DI	ALEADY APPROPRIES ALEADY APPROP		ARCHITECT	100.00		9761.50		100	+		Ì		5	14, 114	-	100.00	-+-		2000
ADELOY APPROVED ADELOY	AUSTON APPOPUED AUSTON	- 10		24.31		23/2.81	NOW AREA			ł		1 5	1	AJIA A	-45		MINE IN	THE PART OF THE	A. PA. LOP
AUSOPHARDES AUSOP	ALBELOV APPODES NO CHANGE OUT AGENCY ALLEY AND ALLEY A	兼		247	1041 80	873.07	Seri CORREDOR	1	ŀ	+	H	-			4				
ADELOY APPROVED ADELOY	ACELOV APRICUED ACELOV ACELOV ACELOV ACELOV APRICUED A		LAYOUT PLAN	5.03	586.66	490.52	DARK	L	l	H	ì	G			ON	THUMB	WILE CA	2001	
ALGLEY PARTOURS ALGLEY PARTOURS AND CHANGE AND CHAN	ADELOY APPROVED AND CHANGE ON C	A Same		10.02	1169 81	978.10	FACILITIES .	1							2	100	4000	7000	l
ALEGOV APROVED OCHANGE OCHAN	AREA CALCULATION DO DANGE THE RESIDENCE OF THE RESIDENC			2.02	235.46	196.87	IMICHWAL COMMERCIAL	n)											
AREACY APPROVED OCHANGE OCHA	ALELLOY APPROED ALEL STEERING AND ALEL STEERING AND APPROED ALEL STEERING AND APPROED ALEL STEERING AND APPROED ALEL STEERING AND APPROED ALE STEE	2000	CHSTT ALYRAR (RAJ)	45.71	51 1085	4852.13													
AREA CALCULATION CH. 2 CH. 2 CH. 3 CH. 4 CH. 4	ARACHIAN APPRUED ARACHIAN DO CHANGE DO CHANGE ARACHIAN DO CHANG	TA TR CHANGEON	A NATIN ACCIDENT TANKS AND ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	% TAGE	AREA (50 YOS)	AMEN (NOW)						Hank I		1	Principles.			and the same of th	
ALBEADY APPROVED NO CHANGE THE NOTICE AND APPROVED AREA CALCULATION AND DATE AND APPROVED APPROVE	AREA CALCULATION AND CHANGE ON THE PROPERTY OF THE PROPERTY		PROJECT TITLE >								10.00			781			+++		1
ALBEADY APPROVED ALBEADY APPR	ALBEADY APPROVED ALBEADY APPROVED OCA ACTION OF THE PROPERTY	DTECH PVT, LTD.	MIS CRYSTAL BUIL	98.0	13674.75		NET PLOT AREA		1		Total Control				Control of			-	
ALELDY APPROVED ALELDY APPROVED ON CONNECE ON DATE OF THE PROPERTY OF THE P	AND CHARGE OCHARGE		100000000000000000000000000000000000000						10.00			1000	P40 1 34 W 19 14	1	mix condense				- Chierra
AREA CALCULATION AREA CALCULA	ALREADY APPROVED AUGUSTA APPR			0000	29.0111	86 156													
ALBEADY APPROVED NO CHANGE OH OH OH OH OH OH OH OH OH O	ALREADY APPROVED AREA CALCULATION AREA CALCULA	100 HT 100 KG	NO DESCRIPTION OF STREET	1.07	12789.40	10693.48	-	1						-			and of the same		ALC: N
ALGEADY APPROVED ALGEADY APPROVED CHA CHA CHA CHA CHA CHA CHA CH	AJEADY APPROVED NO CHANGE OH-1 OH	/			13993-20	11700.00	PLOT AREA AS PER REMUYE RECORD	4	-1			The state of	1000						1000
ALREADY APPROVED ACRES ON APPRO	AUBLOY APROVED NO CHARGE OH 2 OH 3 OH 3 OH 3 OH 3 OH 4 OH 3 OH 4 OH 5 OH 5 OH 5 OH 6 OH 6 OH 7 OH 7 OH 7 OH 7 OH 7 OH 8 OH 9 OH	1			VER OS VERV	TWOS! VINT	ADDIANCE:	19.4	(Second)	mediation,	March State			Spinst Higgins	re trans		Spin-Bales	STATE STATE OF	
ALEADY APPROVED ALEADY APPROVED OUT OUT OUT OUT OUT OUT OUT OU	ALREADY APPROVED NO CHANGE OH 3 OH 4 OH 5 OH 5 OH 5 OH 6 OH 6 OH 7 OH 7 OH 8 OH 9 O	/	Second State			MORTAL	AREA CALCU												
ALREADY APPROVED ALREADY APPR	ALEKOY APROVED ACTION OF THE PROPERTY OF THE	21	10000																
ALREADY APPROVED MO CHANGE Did Cont Co	ALREADY APPROVED AND CHANGE OH 3 OH 4 OH 5 OH 5 OH 6	N						100	11										
ALREADY APPROVED NO CHANGE OH 2 OH 3 OH 3 OH 4 OH 3 OH 4 OH 4 OH 5 OH 4 OH 5 OH 5 OH 6 OH 6 OH 6 OH 6 OH 6 OH 6 OH 7 O	ALREADY APPROVED NO CHANGE Con 1 Con 2 Con 3 Con 3 Con 3 Con 3 Con 3 Con 3 Con 4 Con 4 Con 4 Con 4 Con 5 Con 5 Con 6 Con 7 C	11		11	tot pres hear office				1										
ALREADY APROVED ALREADY APROVED ADDITIONAL COLORS ONLY O	AJREADY APPROVED AJREADY ATTRACTOR	J			1														
ALREADY APPROVED NO CHANGE OH 2 OH 3 OH 4 OH 3 OH 4 O	ALPEADY APPROVED NO CHANGE CH. C.	1		· Train	-		Annual Control	# (#) # (#)	All the state of										
ALREADY APPROVED ALREADY APPR	ALREADY APPROVED MO CHANGE CH 2 CH 3 OH 4 OH 5 OH 5 OH 6 OH 7 OH 8 OH 6 OH 7 OH 9 O	F						# 10 mm	18										
ALREADY APPROVED NO CHANGE OH 2 CH 3	ALREADY APPROVED NO CHANGE GH-5 CH-3 CH-3 CH-3 CH-3 CH-3 CH-3 CH-3 CH-3							1											
ALREADY APPROVED NO CHANGE OH 2 OH 2 OH 3 OH 4 OH 5 OH 5 OH 5 OH 6 OH 7 OH 7 OH 7 OH 7 OH 7 OH 7 OH 8 OH 6 OH 7 OH	ALREADY APPROVED ACCHANGE CH 2 CH 2 CH 2 CH 3 CH 4 CH 3 CH 4 CH 3 CH 4 CH 3 CH 4 CH 3 CH 4 CH 3 CH 4 CH 4 CH 4 CH 4 CH 5 CH		1000										And and other to		-				
ALREADY APPROVED NO CHANGE OH 2 OH 3 OH 4 OH 4 OH 5 OH 3 OH 4 OH 5 OH 5 OH 6 OH 6 OH 6 OH 7	ALREADY APPROVED AND CHANGE OH 3 OH 4 OH 4 OH 5 OH 6 OH 6 OH 6 OH 7		A. Assessment of	3				1 (12)				Spring has	A 175 Th 19		Care men				
ALREADY APPROVED NO CHANGE OH 2 OH 2 OH 2 OH 3 OH 3 OH 3 OH 3 OH 4 OH 4 OH 4 OH 4 OH 5 OH 5 OH 5 OH 5 OH 6 O	ALREADY APPROVED NO CHANGE OH 2 OH 2 OH 3 OH 3 OH 4 OH 3 OH 4 OH 5 OH 5 OH 6 OH 6 OH 7 OH 7 OH 7 OH 7 OH 7 OH 8 OH 9 OH				Carried State	26	The state of the s					40.00	Same of Section	de (de berris has	N	П			
ALREADY APPROVED NO CHANGE OH 3 GH 4 GH 5 GH 6 GH 6 GH 7	ALREADY APPROVED NO CHANGE OH 3 OH 4 OH 3 OH 3 OH 4 OH 3 OH 4 OH 5 OH 5 OH 6 OH 7 OH 7 OH 8 OH 9 OH		Townself .	7 6					1000										
ALREADY APPROVED NO CHANGE OH 2 OH 2 OH 3 OH 4 OH 5 OH 5 OH 5 OH 6 OH 6 OH 7	ALREADY APPROVED NO CHANGE OH 2 OH 3 OH 4 OH 5 OH 2 OH 3 OH 4 OH 5 OH 5 OH 5 OH 6 OH 6 OH 7	200			1		And the fame												
ALREADY APPROVED ALREADY APPROVED NO CHANGE BHS ON 1	ALREADY APPROVED ALREADY APPROVED NO CHANGE BHS				2		1	24	- Land 504	H-3 -1	10 ale	H-2	10	1011110	-			- 14	
ALREADY APPROVED NO CHANGE	ALREADY APPROVED NO CHANGE		1	1		6.	GH-5		1					1.16					J
			F				200			ANGE	NO CH					To Parameter	10	1	
		1		AID	× 1		and the same of th		A comment	Canadada	NO SELIN	-				1			
	The state of the s			and the section is	-	9	Comment of the Comment	Contraction of the last			or physical physical					all a contract			
					-		The Walter Annual Control												
							1		960									201	
									100	11								****	
							The state of the s	6000											
							A CONTRACTOR OF												
							OF THE PARTY AND ADDRESS OF THE PARTY AND ADDR												

5.) SATELLITE IMAGE OF THE RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358

GPS Co-Ordinates:

- Latitude 28.118197°, Longitude 76.819018°, 2. Latitude 28.117423°, Longitude 76.820556°
 Latitude 28.117053°, Longitude 76.820416°, 4. Latitude 28.117816°, Longitude 76.818761°



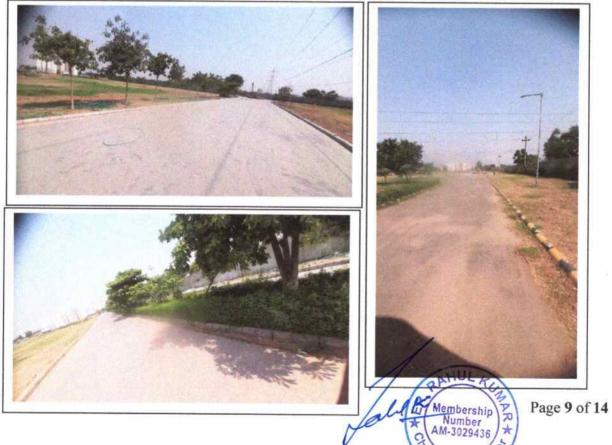
Membership Number AM-3029436

fered Eng

Page 8 of 14

6) PHOTOGRAPHS OF DEVELOPMENT WORKS IN RESIDENTIAL SCHEME (PLOTTED) IN KHASRA NO. 501/358



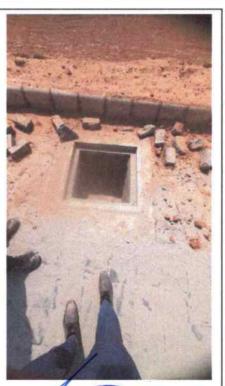


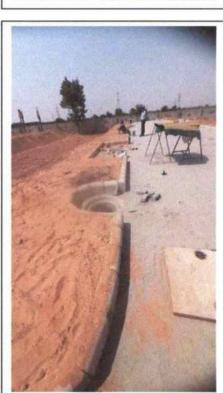












Membership Number AM-3029436







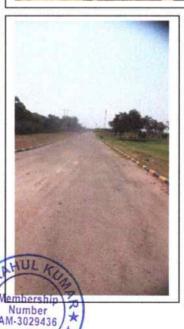




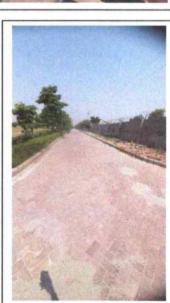








Tered Engin



Page 11 of 14

7.0) COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Membership number	:	AM3029436
Name of the Scheme / Developer	:	RESIDENTIAL TOWNSHIP (Plotted) Of M/s CRYSTAL BUILDTECH PVT. LTD.
Address of the scheme	:	Khasra No. 501/358, At Village Bureda, Tehsil Tapukara, District Khairthal-Tijara (Rajasthan)
Area of scheme	:	9761.50 Sqm.
Saleable area of scheme	:	5049.0 Sqm.
Scheme Inspection on Dated	:	17/05/2024
Date of issue of completion certificate	:	20/05/2024

Summary of development works completed by the developer till the date of inspections is given in the following heads: -

Membership Number AM-3029436

A. Road work

Status of work:

GSB & WMM (1st & 2nd Layer): Work is completed

3rd Layer: Work is completed

B. Sewer Line

Status of work: Work is completed

C. Water Supply

Status of work: Phase-1st Work is completed

Phase-2nd:- Work is completed

D. Electrification

Status of work: Work is completed

E. Drainage & Water Harvesting

Status of work: Work is completed

F. Development of Parks

Status of work: Work is completed

G. Street Lighting

Status of work: Work is completed

H. Plantation

Status of work: Work is completed

I. Ducting

Status of work: Work is completed

8.0) Summary of development charges against which various works have been completed by the developer in the residential scheme (plotted) in khasra no. 501/358.

S. No.	Type of Development Work	Phase/ Description	Charges/ weightage as per Govt. orders	Work Done on site (in %)	Work Done at the time of visit in amount/Sqm.	Percentage of each developme nt work
1	Road work	1st & 2nd Layer GSB & WMM	25	100.00%	25.0	10.0%
		3rd layer	35	100.00%	35.0	14.0%
2	Sewer Line	Work Completed	30	100.00%	30.0	12.0%
3	Water Supply (Phase I & II)	Work Completed	56	100.00%	56.0	22.40%
4	Electrification	Work Completed	45	100.00%	45.0	18.0%
5	Drainage & Water Harvesting	Work Completed	25	100%	25.0	10.0%
6	Development of Parks	Work Completed	20	100.00%	20.0	8.0%
7	Street Lighting	Work Completed	5	100.00%	5.0	2.0%
8	Plantation	Work Completed	4.5	100.00%	4.5	1.8%
9	Ducting	Work Completed	4.5	100.00%	4.5	1.8%
Tot	al		250		250.0	100.0%

Membership Number AM-3029436

9) MEMBERSHIP CERTIFICATE OF CHARTERED ENGINEER

