



**Er. Nagendra Chaudhary**

B.E., F.I.E. (I), M.I.C.I., M.I.C.A., F.I.V., F.C.I.V.,  
Chartered Engineer, Approved Valuer,  
Arbitrator, Surveyor & Loss Assessor.

Bill No. : NC/22-23/311

Date : 20.09.2022

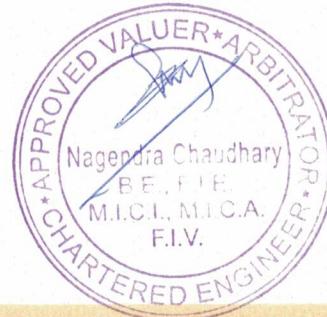
Pages : 30

## Work Completion Certificate

**Name of Scheme** : "Vatika Infotech City-Part A"

**Address** : Village : Thikaria,  
Prithvisinghpura urf Naiwala,  
Sanjhariya, Bagru Khurd &  
Balmukundpura urf Nada, Tehsil :  
Sanganer, Ajmer Road, Jaipur  
(Raj.)

**Promoters &  
Developers** : M/s Vatika Ltd.



Registered Valuer Immovable Property No  
CAT-1/151/CCIT/JPR/T 2/2000-2001  
Under Ministry of Finance, Government of India  
Member of Indian Council of Arbitration,  
Sponsored by Ministry of Commerce, Government of India.  
Council Member of Raj. Council of Income Tax Valuers (RCITV)

"Triangle Chambers" S-56, Himmat Nagar, Tonk Road, Jaipur (Raj.)-18  
Ph. : 2701712, 9983322069 email : ncjaipurvaluation@gmail.com  
Website : www.triangleengineers.in

## ENCLOSURES

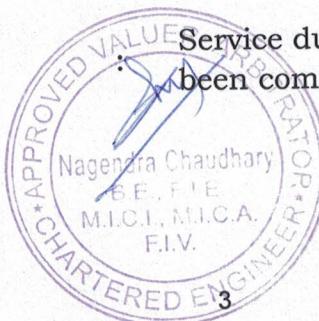
1 Photo Copy of 90-A orders by JDA	Annx. - 1
2 Photo Copy of 90-B orders by JDA	Annx. - 2
3 Collector Conversion letters	Annx. - 3
4 Lay out Plan approval & released letter by JDA	Annx. - 4
5 Copy of approved Layout Plan by JDA	Annx. - 5
6 Affidavit for use of Underground Water Tank and STP	Annx. - 6



## Report

### PART - 1

<b>Name of the Chartered Engineer</b>	:	<b>Nagendra Chaudhary</b> Reg. No. CAT-1/151/CCIT/JPR/T-2/2000-2001
<b>Name of the Scheme</b>	:	<b>"Vatika Infotech City-Part A"</b>
<b>Address</b>	:	Village : Thikaria, Prithvisinghpura u/f Naiwala, Sanjhariya, Bagru Khurd & Balmukundpura u/rf Nada, Tehsil : Sanganer, Ajmer Road, Jaipur (Raj.)
<b>Lay Out Plan</b>	:	Scheme inspected and Found the lay out is as per the approved plans.
<b>1. Road Work</b>	:	Road Work has been completed in all respect.
<b>2. Sewer Line Work</b>	:	Sewer Line Work has been completed in all respect.
<b>3. Water Supply Work</b>	:	Water Supply Work has been completed in all respect.
<b>4. Electrical Work</b>	:	Electrical Work has been completed in all respect.
<b>5. Drainage &amp; Water Harvesting Work</b>	:	Drainage & Water Harvesting Work has been completed in all respect.
<b>6. Park &amp; Facility Development</b>	:	Park & Facility Development Work has been completed in all respect.
<b>7. Street Light Work</b>	:	Street Light Work has been completed in all respect.
<b>8. Tree Plantation Work</b>	:	Tree Plantation Work has been completed in all respect.
<b>9. Service duct pipe line in Roads</b>	:	Service duct pipe line in Roads Work has been completed in all respect.



## DESCRIPTION OF THE SCHEME

### **1 Location :**

The Scheme is located on main Ajmer Raod, Village : Thikaria, Prithvisinghpura urf Naiwala, Sanjhariya, Bagru Khurd & Balmukundpura urf Nada, Tehsil : Sanganer, Ajmer Road, Jaipur (raj.).

### **2 Description of the Scheme :**

The Scheme has been endeavoured to offer a well planned, beautifully laid out township with modern ambience, infrastructure and facilities with easy accessibility and affordable prices. The Township provides an option of having all the facilities including round the clock security, independent living, high class infrastructure, conservation of natural resources, rain water harvesting, waste water disposal, aesthetically designed indicators like road signages, walkway and green patches. The developed township has specific allocations for school, shopping arcade, hospital, community centre and park etc.

### **3 Khasra No. :**

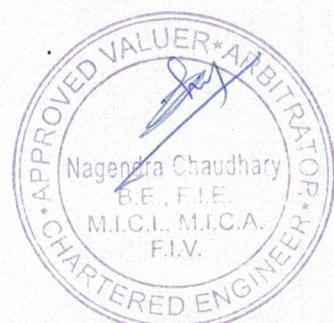
Village : Thikaria, Khasra No. 77, 78, 79, 80, 81, 90, 91, 92, 93, 85, 86, 87, 94, 95, 96, 97, 98, 99, 100, 106, 119, 120, 121, 122, 20, 21, 101/1064, 103, 150/1066, 145/1065, 54, 139, 143, 144, 147, 148, 150, 151, 152, 153, 154, 155, 123, 55, 61, 145, 146, 129, 134, 135, 136, 137, 138, 88, 89, 101, 102, 104, 105, 127, 173, 174/1256

Village : Prithvisinghpura urf Naiwala, Khasra No. 395, 396, 586/397, 397

Village : Balmukundpura urf Nada, Khasra No. 187, 188, 189, 28/2

Village : Sanjhariya, Khasra No. 532, 542, 543/1, 545, 532/1166, 546, 500/1239, 548/1, 548/2, 543, 501/1286, 540, 541, 538, 544, 548, 549, 1383/534, 533

Village : Bagru Khurd, Khasra No. 13, 14, 15, 16, 17, 18, 19/1



4 Scheme Area Detail :

S. No.	Land Use	Description	Area (Sqm.)	Percentag e
1	Residential	Plots	108977.48	52.76
		EWS/LIG	2818.53	
		Club House	779.99	
2	Commercial	Commercial	1537.65	47.24
		Retail Commercial	12893.15	
3	Open Spaces	Parks	24147.38	47.24
		Facilities	24087.08	
		MDP 2025 Road	5839.73	
		Roads	59651.90	
		Total	240732.89	100.00
		or	95.15	Bigha

4 Total Salable Area :

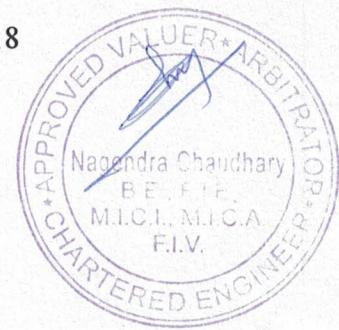
(a) Residential Area (Plots + EWS/LIG + Club House) 112576.00 sqm.

(b) Commercial (Commercial + Retail Commercial) 14430.80 sqm.

**Total Salable Area (a+b)** **127006.80 sqm.**

5 Approval details :

- a Order of 90-A by JDA, case no. 299/2017, dated: 31.01.2018
- b Order of 90-B by JDA, case no. 79/05, dated: 03.09.2005, case no. 84/05, dated 07.10.2005 & case no. 322/10, dated 11.10.2010
- c Collector Conversion order no.18B (71) 2005/R/8319, dated : 28.06.2006 & 18B(140) 2006/R/1951, dated 02.03.2007
- d Layout Plan approval letter by JDA, dated : 14.12.2018



## SUMMARY

**A Total Area of Part-A (newly proposed layout)** 240732.89 sqm.

**B As per Approved Layout Plan, the Development Work has not been done in highlighted portions.**

**-1 Area of Block -1 (shown in map with red colour)** 122768.00 sqm.

**-2 Area of Block -2 (shown in map with yellow colour)** 58125.00 sqm. ✓

**-3 Area of Block -3 (shown in map with Blue colour)** 5415.00 sqm.

**-4 Area of Block -4 (shown in map with Green colour)** 54424.89 sqm. ✓

**Total (1 + 2 + 3 + 4)** 240732.89 sqm.

**Ratio of Block-1 in respect of Total Area of Part-A (1 \*100/A)**

**51.00 %**

**Ratio of Block-2 in respect of Total Area of Part-A (2 \*100/A)**

**24.15 %**

**Ratio of Block-3 in respect of Total Area of Part-A (3 \*100/A)**

**2.25 %**

**Ratio of Block-4 in respect of Total Area of Part-A (4 \*100/A)**

**22.61 %**

**Work done in Block-1** 100.00 %

**Hence the percentage of work done in Block-1 in respect of Total Area** 51.00 %

**Work done in Block-2** 8.00 %

**Hence the percentage of work done in Block-2 in respect of Total Area** 1.93 %

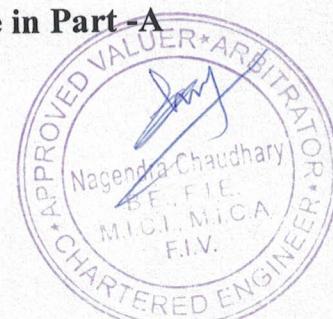
**Work done in Block-3** 100.00 %

**Hence the percentage of work done in Block-3 in respect of Total Area** 2.25 %

**Work done in Block-4** 0.00 %

**Hence the percentage of work done in Block-4 in respect of Total Area** 0.00 %

**So the Total percentage of work done in Part-A (newly proposed layout)** 55.18 %



**Inspection Detail :**

**1 Road Work**

**(A) 9.00 Mtr. (30 Feet) wide Road**

Found as per Layout Plan

	Layer	Road Width		Road Depth	
		Technical Norms	on Site	Technical Norms	on Site
<b><u>Ist Stage</u></b>					
a	Ist GSB Layer	5.50 Mtr.	5.50 Mtr.	150 MM	150 MM
<b><u>IIInd Stage</u></b>					
b	IIInd WMM Layer	5.50 Mtr.	5.50 Mtr.	75 MM	75 MM
c	D. B. M.	5.50 Mtr.	5.50 Mtr.	50 MM	50 MM

**(B) 12.00 Mtr. (40 Feet) wide Road**

Found as per Layout Plan approved by JDA

	Layer	Road Width		Road Depth	
		Technical Norms	on Site	Technical Norms	on Site
<b><u>Ist Stage</u></b>					
a	Ist GSB Layer	5.50 Mtr.	5.50 Mtr.	150 MM	150 MM
<b><u>IIInd Stage</u></b>					
b	IIInd WMM Layer	5.50 Mtr.	5.50 Mtr.	75 MM	75 MM
c	D. B. M.	5.50 Mtr.	5.50 Mtr.	50 MM	50 MM



**(B) 18.00 Mtr. & Above (60 Feet & Above) wide Road**

Found as per Layout Plan approved by JDA

	<b>Layer</b>	<b>Road Width</b>		<b>Road Depth</b>	
		<b>Technical Norms</b>	<b>on Site</b>	<b>Technical Norms</b>	<b>on Site</b>
<b>Ist Stage</b>					
a	Ist GSB Layer	5.50 Mtr.	5.50 Mtr.	250 MM	250 MM
<b>IIInd Stage</b>					
b	IIIrd WMM Layer	5.50 Mtr.	5.50 Mtr.	75 MM	75 MM
c	D. B. M.	5.50 Mtr.	5.50 Mtr.	50 MM	50 MM

Hence the Road Work has been completed in all respect.

**2 Sewer Line Work**

Provided DWC Pipes of 160 /250 / 300 /350 mm dia. including necessary chambers at the corner of the each street. sewerage treatment plant is provided in earlier approved and developed Part-B of said Township. An affidavit for use of that STP in this Part "A" is enclosed as per Anxx. 3

**3 Water Supply Work**

Ist Stage

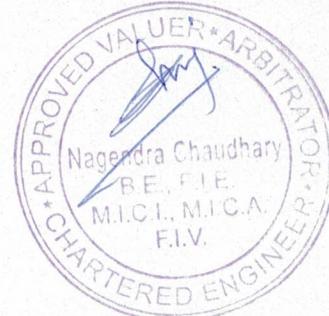
Water Supply Line Work with HDPE pipes of 90/110mm dia. and Tube well work has been completed in all respect.

IIInd Stage

Underground Water Tank has been constructed in earlier approved and developed Part-B of said Township. An affidavit for use of that Water Tank in this Part "A" is enclosed as per Anxx. 3

**4 Electrical Work**

Electrical Work has been completed in all respect including uderground LT & HT lines, poles and transformer etc.



## **5 Drainage & Water Harvesting Work**

Drainage & Water Harvesting Work has been completed in all respect. Provided Rain Water HDPE Pipes of 110mm dia. at the corner of each street with necessary fittings.

## **6 Park & Facility Development**

Park development work has been completed in all respect including Park Plantation etc. Facility development work has also completed including Peri-pheri Boundary wall of total scheme, Main Gate & Drive way etc.

## **7 Street Light Work**

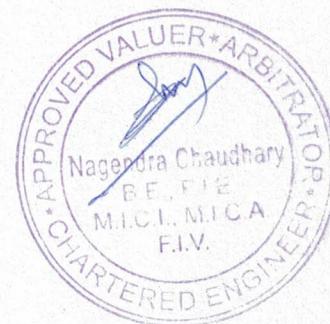
The Scheme has been equipped richly with functional street lights along all the roads and common public areas.

## **8 Tree Plantation Work**

Tree Plantation work has been completed in all respect. Each tree is planted just opposite to each plot with Tree guard.

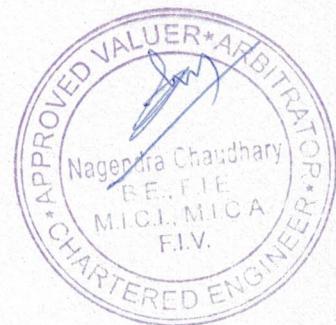
## **9 Service duct pipe line in Roads**

In all the scheme, a service duct pipe line has been provided across the roads for take the line from opposite side.



### Road Work Detail

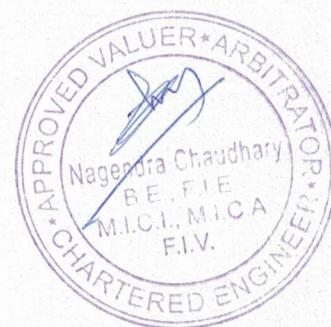
<b>A</b>	<b>Ist Stage</b>			
	Road work has been completed with GSB, WMM Layer & DBM			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Road Work Ist stage	Rs.	25.00	per Sqm.
3	So the percentage of road work ( $2/1 \times 100$ )		10	%
4	<b>Hence the percentage of Road Work executed in Ist Stage (100%)</b>		<b>10.00</b>	<b>%</b>
<b>B</b>	<b>IIInd Stage</b>			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Road Work IIInd stage	Rs.	35.00	per Sqm.
3	So the percentage of sewer work ( $2/1 \times 100$ )		14	%
4	<b>Hence the percentage of Road Work executed in IIInd Stage (100%)</b>		<b>14.00</b>	<b>%</b>



### Sewer Line Work Detail

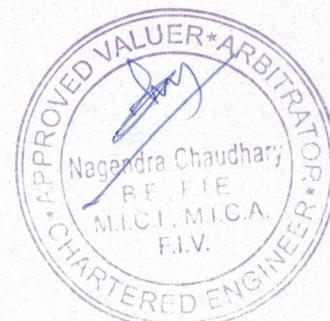
Sewer Line work has been completed. The scheme has been laid with proper designed DWC Pipes of 160 /250 / 300 /350 mm dia. and Chambers are provided at the corner of the each street.

1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Sewer Work given	Rs.	30.00	per Sqm.
3	So the percentage of sewer work (2/1 x100)		12	%
4	Hence the percentage of Sewer Line Work executed (100%)		12.00	%



### Water Supply Work Detail

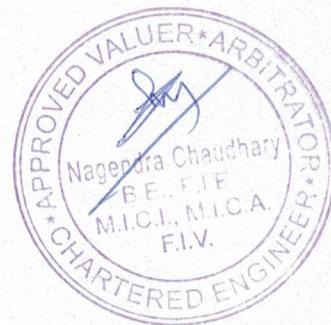
<b>A</b>	<b>Ist Stage</b>			
	Water Supply Line Work and Tube well work has been completed in all respect..			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Water Supply Ist stage	Rs.	21.00	per Sqm.
3	So the percentage of Water supply workof Ist stage (2/1 x100)		8.4	%
4	<b>Hence the percentage of Water Supply Work executed in Ist Stage (100%)</b>		<b>8.40</b>	<b>%</b>
<b>B</b>	<b>IIInd Stage</b>			
	Underground Water Tank has been constructed in earlier approved and developed Part-B of said Township. An affidavit for use of that Water Tank in this Part "A" is enclosed as per Anxx. 3			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Water Supply IIInd stage	Rs.	35.00	per Sqm.
3	So the percentage of Water supply workof IIIndstage (2/1 x100)		14	%
4	<b>Hence the percentage of Water Supply Work executed in IIInd Stage (100%)</b>		<b>14.00</b>	<b>%</b>



### Electrical Work Detail

Electrical Work has been completed in all respect including underground LT & HT lines, poles and transformer etc.

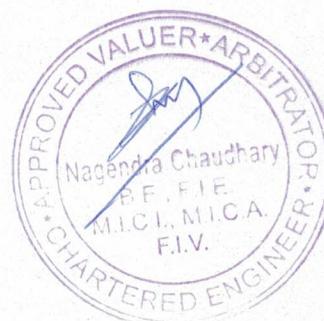
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Electrical Work given	Rs.	45.00	per Sqm.
3	So the percentage of Electrical work (2/1 x100)		18	%
4	Hence the percentage of Electrical Work executed (100%)		18.00	%



### Drainage & Water Harvesting Work Detail

Drainage & Water Harvesting Work has been completed in all respect. Provided Rain Water HDPE Pipes of 110mm dia. at the corner of each street with necessary fittings.

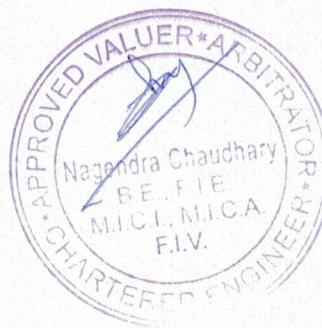
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Drainage & Water Harvesting Work given	Rs.	25.00	per Sqm.
3	So the percentage of Drainage & Water Harvesting Work (2/1 x100)		10	%
4	<b>Hence the percentage of Drainage &amp; Water Harvesting Work executed (100%)</b>		<b>10.00</b>	<b>%</b>



### Park & Facility Development Work Detail

Park development work has been completed in all respect including Park Plantation etc. Facility development work has also completed including Peri-pheri Boundary wall of total scheme, Main Gate & Drive way etc.

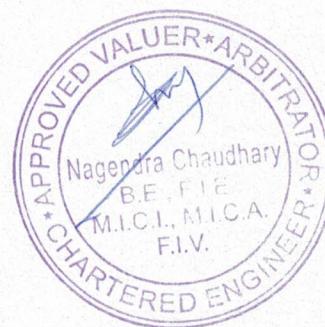
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Park & Facility Development Work given	Rs.	20.00	per Sqm.
3	So the percentage of Park & Facility Development Work (2/1 x100)		8	%
4	<b>Hence the percentage of Park &amp; Facility Development Work executed (100%)</b>		<b>8.00</b>	<b>%</b>



### Street Light Work Detail

The Scheme has been equipped richly with functional street lights along all the roads and common public areas.

1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Street Light Work given	Rs.	5.00	per Sqm.
3	So the percentage of Street Light Work (2/1 x100)			2 %
4	Hence the percentage of Street Light Work executed (100%)		2.00	%



### Tree Plantation Work Detail

Tree Plantation work has been completed in all respect. Each tree is planted just opposite to each plot with Tree guard.

1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Tree Plantation Work given	Rs.	4.50	per Sqm.
3	So the percentage of Tree Plantation Work (2/1 x100)		1.8	%
4	Hence the percentage of Tree Plantation Work executed (100%)		1.80	%



### Detail of Service duct pipe line in Roads

The Scheme has been equipped richly with functional street lights along all the roads and common public areas.

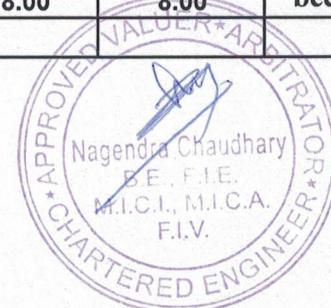
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Service duct pipe Work given	Rs.	4.50	per Sqm.
3	So the percentage of Service duct pipe Work (2/1 x100)		1.8	%
4	<b>Hence the percentage of Service duct pipe Work executed (100%)</b>		<b>1.80</b>	<b>%</b>



**Percentage of Internal Development Work has been executed**

**Block -1 (shown in map with red colour)**

S. No.	Description of the Work	Total Area (in Sqm.)	Percentage of Rate (per Sqm.)		Remarks
			Total Percentage (%)	Taken as per site progress (%)	
1	Road Work				
	Ist Stage				Road Work has been completed in all respect.
		127006.80	10.00	10.00	
	IIInd Stage				Road Work has been completed in all respect.
		127006.80	14.00	14.00	
2	Sewer Line Work				Sewer Line Work has been completed in all respect.
		127006.80	12.00	12.00	
3	Water Supply Work				
	Ist Stage				Water Supply Work has been completed in all respect.
		127006.80	8.40	8.40	
	IIInd Stage				Water Supply Work has been completed in all respect.
		127006.80	14.00	14.00	
4	Electrical Work				Electrical Work has been completed in all respect.
		127006.80	18.00	18.00	
5	Drainage & Water Harvesting Work				Drainage & Water Harvesting Work has been completed in all
		127006.80	10.00	10.00	
6	Park & Facility Development				Park & Facility Development Work has been completed in all
		127006.80	8.00	8.00	



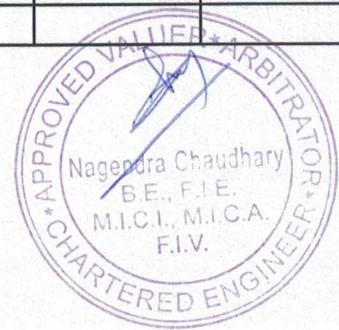
7	Street Light Work	127006.80	2.00	2.00	Street Light Work has been completed in all respect.
8	Tree Plantation Work	127006.80	1.80	1.80	Tree Plantation Work has been completed in all respect.
9	Service duct pipe line in Roads	127006.80	1.80	1.80	Service duct pipe line in Roads Work has been completed in all respect.
	Total		100.00	100.00	
	Say			100.00	

Hence the Total Internal Development Work done in Block-1 by developer is  
100%



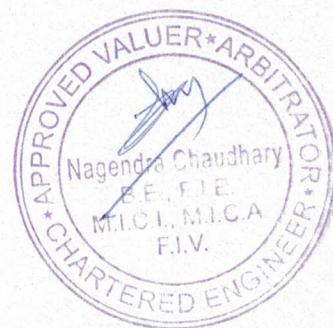
**Percentage of Internal Development Work has been executed**  
**Block -2 (shown in map with yellow colour)**

S. No.	Description of the Work	Salable Area (in Sqm.)	Percentage of Rate (per Sqm.)		Remarks
			Total Percentage (%)	Taken as per site progress (%)	
1	<b>Road Work</b>				
	<b>Ist Stage</b>				No Work has been done by developer.
		58125.00	10.00	0.00	
	<b>IIInd Stage</b>				No Work has been done by developer.
		58125.00	14.00	0.00	
2	<b>Sewer Line Work</b>				No Work has been done by developer.
		58125.00	12.00	0.00	
					No Work has been done by developer.
3	<b>Water Supply Work</b>				
	<b>Ist Stage</b>				No Work has been done by developer.
		58125.00	8.40	0.00	
	<b>IIInd Stage</b>				No Work has been done by developer.
		58125.00	14.00	0.00	
4	<b>Electrical Work</b>				No Work has been done by developer.
		58125.00	18.00	0.00	
5	<b>Drainage &amp; Water Harvesting Work</b>				No Work has been done by developer.
		58125.00	10.00	0.00	
6	<b>Park &amp; Facility Development</b>				Park & Facility Development Work has been completed in
		58125.00	8.00	8.00	



7	Street Light Work	58125.00	2.00	0.00	No Work has been done by developer.
8	Tree Plantation Work	58125.00	1.80	0.00	No Work has been done by developer.
9	Service duct pipe line in Roads	58125.00	1.80	0.00	No Work has been done by developer.
	Total		100.00	8.00	
	Say			8.00	

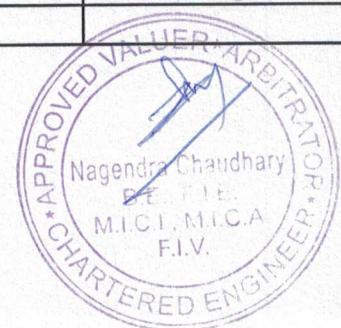
Hence the Total Internal Development Work done in Block-2 by developer is  
8%



**Percentage of Internal Development Work has been executed**

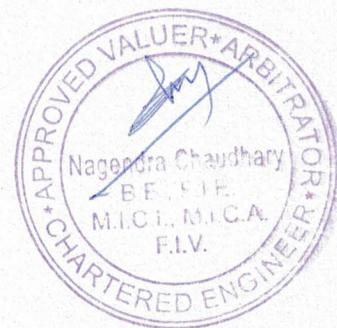
**Block -3 (shown in map with Blue colour)**

S. No.	Description of the Work	Total Area (in Sqm.)	Percentage of Rate (per Sqm.)		Remarks
			Total Percentage (%)	Taken as per site progress (%)	
1	Road Work				
	Ist Stage	127006.80	10.00	10.00	Road Work has been completed in all respect.
	IIInd Stage	127006.80	14.00	14.00	Road Work has been completed in all respect.
2	Sewer Line Work				Sewer Line Work has been completed in all respect.
		127006.80	12.00	12.00	
3	Water Supply Work				
	Ist Stage	127006.80	8.40	8.40	Water Supply Work has been completed in all respect.
	IIInd Stage	127006.80	14.00	14.00	Water Supply Work has been completed in all respect.
4	Electrical Work				Electrical Work has been completed in all respect.
		127006.80	18.00	18.00	
5	Drainage & Water Harvesting Work				Drainage & Water Harvesting Work has been completed in all
		127006.80	10.00	10.00	
6	Park & Facility Development				Park & Facility Development Work has been completed in all
		127006.80	8.00	8.00	



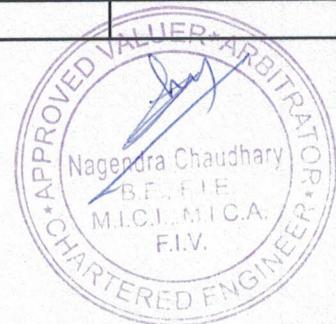
7	Street Light Work	127006.80	2.00	2.00	Street Light Work has been completed in all respect.
8	Tree Plantation Work	127006.80	1.80	1.80	Tree Plantation Work has been completed in all respect.
9	Service duct pipe line in Roads	127006.80	1.80	1.80	Service duct pipe line in Roads Work has been completed in all respect.
	Total		100.00	100.00	
	Say			100.00	

Hence the Total Internal Development Work done in Block-3 by developer is  
100%



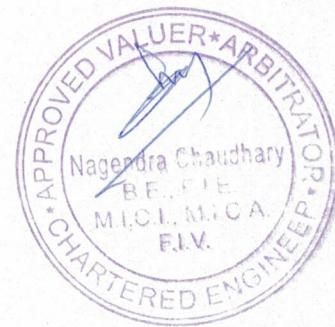
**Percentage of Internal Development Work has been executed**  
**Block -4 (shown in map with Green colour)**

S. No.	Description of the Work	Salable Area (in Sqm.)	Percentage of Rate (per Sqm.)		Remarks
			Total Percentage (%)	Taken as per site progress (%)	
1	Road Work				
	Ist Stage	58125.00	10.00	0.00	No Work has been done by developer.
	IIInd Stage	58125.00	14.00	0.00	No Work has been done by developer.
2	Sewer Line Work	58125.00	12.00	0.00	No Work has been done by developer.
					No Work has been done by developer.
3	Water Supply Work				
	Ist Stage	58125.00	8.40	0.00	No Work has been done by developer.
	IIInd Stage	58125.00	14.00	0.00	No Work has been done by developer.
4	Electrical Work	58125.00	18.00	0.00	No Work has been done by developer.
5	Drainage & Water Harvesting Work	58125.00	10.00	0.00	No Work has been done by developer.
6	Park & Facility Development	58125.00	8.00	0.00	No Work has been done by developer.



7	Street Light Work	58125.00	2.00	0.00	No Work has been done by developer.
8	Tree Plantation Work	58125.00	1.80	0.00	No Work has been done by developer.
9	Service duct pipe line in Roads	58125.00	1.80	0.00	No Work has been done by developer.
	Total		100.00	0.00	
	Say			0.00	

Hence the Total Internal Development Work done in Block-4 by developer is  
0%



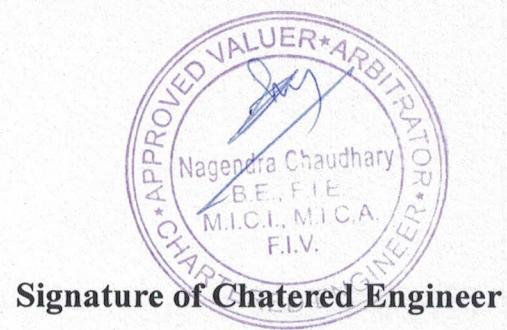
**Part - 2**  
**DECLARATION**

This is to certify that work of the "**Vatika Infotech City-Part A**" Township has been completed (as per detail enclosed) to the satisfaction as per policy of Urban Development & Housing Deptt., Govt. of Rajasthan.

- a. The information furnished in part - 1 is true and correct to the best of my knowledge and belief.
- b. I have no direct or indirect interest in the scheme inspected.
- c. I have personally inspected the scheme on dated : 15.09.2022.

Date : 20.09.2022

Place : JAIPUR



**Signature of Chtered Engineer**