

Bill No. : NC/22-23/311

Date : 20.09.2022

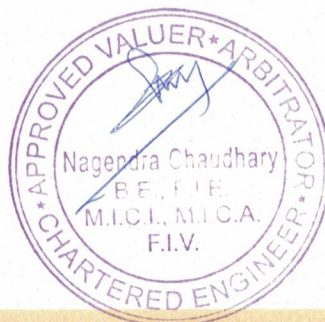
Pages : 30

Work Completion Certificate

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

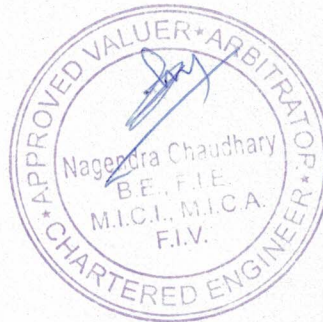
Address : Village : Thikaria,
Prithvisinghpura uf Naiwala,
Sanjhariya, Bagru Khurd &
Balmukundpura urf Nada, Tehsil :
Sanganer, Ajmer Road, Jaipur
(Raj.)

Promoters &
Developers : M/s Vatika Ltd.



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 & relese 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

Name of the Chartered Engineer

Nagendra Chaudhary
Reg. No. CAT-1/151/CCIT/JPR/T-2/2000-2001

Name of the Scheme

: "Vatika Infotech City-Part A"

Address

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

Lay Out Plan

**: Scheme inspected and Found the lay out is
as per the approved plans.**

1. Road Work

**: Road Work has been completed in all
respect.**

2. Sewer Line Work

**: Sewer Line Work has been completed in all
respect.**

3. Water Supply Work

**: Water Supply Work has been completed in
all respect.**

4. Electrical Work

**: Electrical Work has been completed in all
respect.**

**5. Drainage & Water
Harvesting Work**

**: Drainage & Water Harvesting Work has
been completed in all respect.**

**6. Park & Facility
Development**

**: Park & Facility Development Work has been
completed in all respect.**

7. Street Light Work

**: Street Light Work has been completed in all
respect.**

8. Tree Plantation Work

**: Tree Plantation Work has been completed in
all respect.**

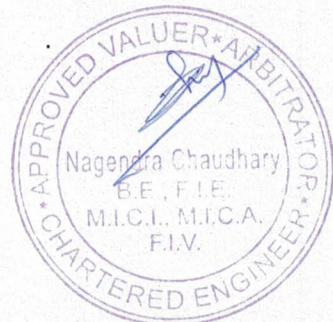
**9. Service duct pipe
line in Roads**

**: 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 uf 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.)	Percentage
1	Residential	Plots	108977.48	52.76
		EWS/LIG	2818.53	
		Club House	779.99	
2	Commercial	Commercial	1537.65	
		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 :

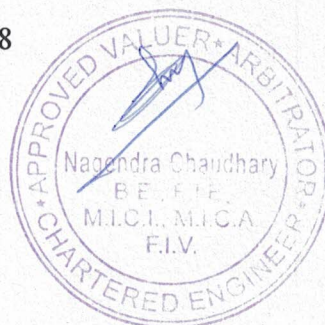
(a) Residential Area (Plots + EWS/LIG + Club House) 112576.00 sqm.

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

Total Salable Area (a+b) 127006.80 sqm.

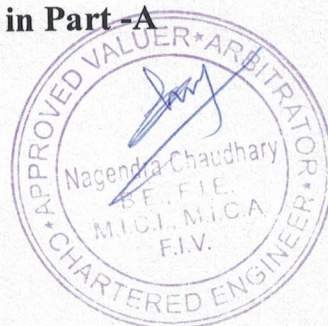
5 Approval details :

- Order of 90-A by JDA, case no. 299/2017, dated: 31.01.2018
- 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
- Collector Conversion order no.18B (71) 2005/R/8319, dated : 28.06.2006 & 18B(140) 2006/R/1951, dated 02.03.2007
- 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
	<u>Ist Stage</u>				
a	Ist GSB Layer	5.50 Mtr.	5.50 Mtr.	150 MM	150 MM
	<u>IInd Stage</u>				
b	IInd 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
	<u>Ist Stage</u>				
a	Ist GSB Layer	5.50 Mtr.	5.50 Mtr.	150 MM	150 MM
	<u>IInd Stage</u>				
b	IInd 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

	Layer	Road Width		Road Depth	
		Technical Norms	on Site	Technical Norms	on Site
	<u>Ist Stage</u>				
a	Ist GSB Layer	5.50 Mtr.	5.50 Mtr.	250 MM	250 MM
	<u>IInd Stage</u>				
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 Annx. 3

3 Water Supply Work

Ist Stage

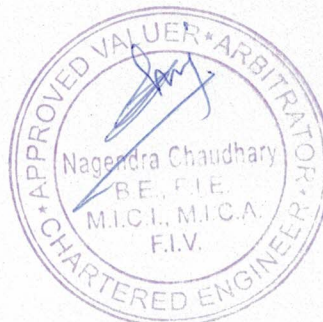
Water Supply Line Work with HDPE pipes of 90/110mm dia. and Tube well work has been completed in all respect.

IInd 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 Annx. 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 strret 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

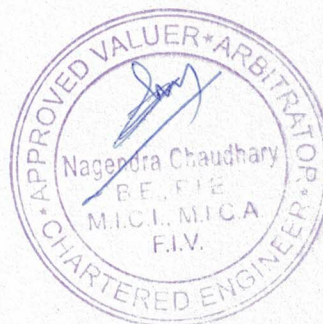
The Scheme has been equipped richly with functional street lighs along all the roads and common public areas.

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

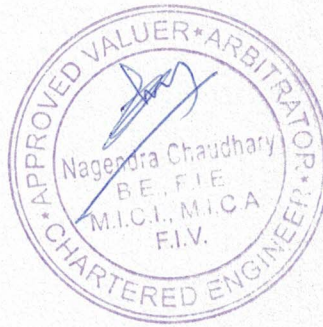
A	Ist Stage			
	Road work has been completed with GSB, WMM Layer & DBM			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Road Work Ist stage	Rs.	25.00	per Sqm.
3	So the percentage of road work (2/1 x100)		10	%
4	Hence the percentage of Road Work executed in Ist Stage (100%)		10.00	%
B	IInd Stage			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Road Work IInd stage	Rs.	35.00	per Sqm.
3	So the percentage of sewer work (2/1 x100)		14	%
4	Hence the percentage of Road Work executed in IInd Stage (100%)		14.00	%



Sewer Line Work Detail

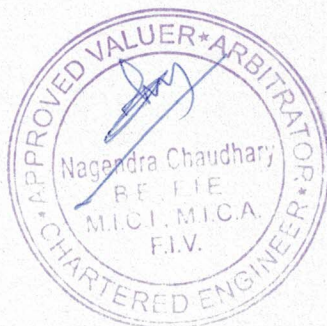
Sewer Line work has been completed. The scheme has been laid with proper designed DWC Pipes of 160 /250 / 300 /350 mm dia. and Chambers are provided at the corner of the each street.

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

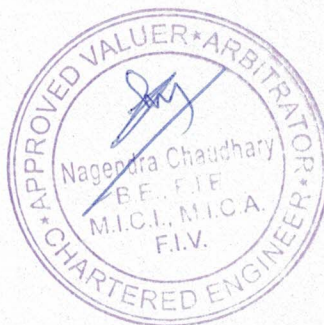
A	Ist Stage			
	Water Supply Line Work and Tube well work has been completed in all respect..			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Water Supply Ist stage	Rs.	21.00	per Sqm.
3	So the percentage of Water supply workof Ist stage (2/1 x100)		8.4	%
4	Hence the percentage of Water Supply Work executed in Ist Stage (100%)		8.40	%
B	IInd 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 Annx. 3			
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Water Supply IInd stage	Rs.	35.00	per Sqm.
3	So the percentage of Water supply workof IIndstage (2/1 x100)		14	%
4	Hence the percentage of Water Supply Work executed in IInd Stage (100%)		14.00	%



Electrical Work Detail

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

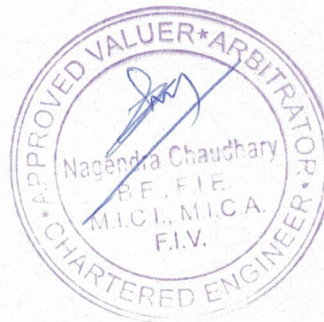
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Electrical Work given	Rs.	45.00	per Sqm.
3	So the percentage of Electrical work (2/1 x100)		18	%
4	Hence the percentage of Electrical Work executed (100%)		18.00	%



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 strret with necessary fittings.

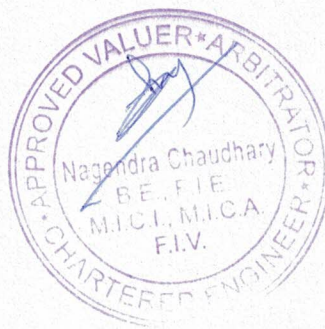
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Drainage & Water Harvesting Work given	Rs.	25.00	per Sqm.
3	So the percentage of Drainage & Water Harvesting Work (2/1 x100)		10 %	
4	Hence the percentage of Drainage & Water Harvesting Work executed (100%)		10.00 %	



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	Hence the percentage of Park & Facility Development Work executed (100%)			8.00 %



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 ($2/1 \times 100$)			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.

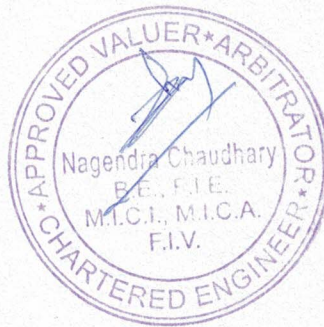
1	Total internal Development Cost	Rs.	250.00	per Sqm.
2	Cost of Tree Plantation Work given	Rs.	4.50	per Sqm.
3	So the percentage of Tree Plantation Work (2/1 x100)		1.8	%
4	Hence the percentage of Tree Plantation Work executed (100%)		1.80	%



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	Hence the percentage of Service duct pipe Work executed (100%)		1.80	%



Percentage of Internal Development Work has been executed

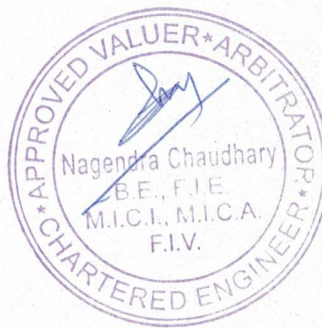
Block -1 (shown in map with red colour)

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	127006.80	10.00	10.00	Road Work has been completed in all respect.
	IInd Stage	127006.80	14.00	14.00	Road Work has been completed in all respect.
2	Sewer Line Work	127006.80	12.00	12.00	Sewer Line Work has been completed in all respect.
3	Water Supply Work				
	Ist Stage	127006.80	8.40	8.40	Water Supply Work has been completed in all respect.
	IInd Stage	127006.80	14.00	14.00	Water Supply Work has been completed in all respect.
4	Electrical Work	127006.80	18.00	18.00	Electrical Work has been completed in all respect.
5	Drainage & Water Harvesting Work	127006.80	10.00	10.00	Drainage & Water Harvesting Work has been completed in all
6	Park & Facility Development	127006.80	8.00	8.00	Park & Facility Development Work has been completed in all



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	

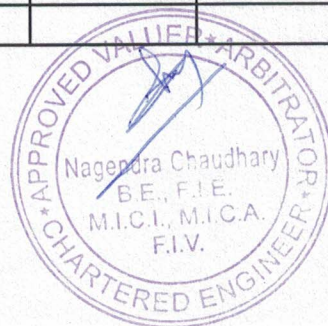
Hence the Total Internal Development Work done in Block-1 by developer is 100%



Percentage of Internal Development Work has been executed

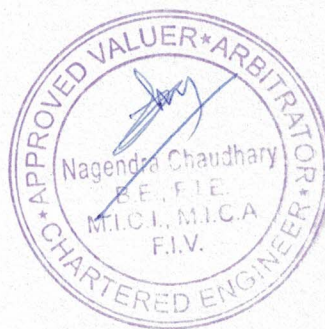
Block -2 (shown in map with yellow colour)

S. No.	Description of the Work	Salable Area (in Sqm.)	Percentage of Rate (per Sqm.)		Remarks
			Total Percentage (%)	Taken as per site progress (%)	
1	Road Work				
	Ist Stage	58125.00	10.00	0.00	No Work has been done by developer.
	IInd 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.
	IInd 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	8.00	Park & Facility Development Work has been completed in



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	

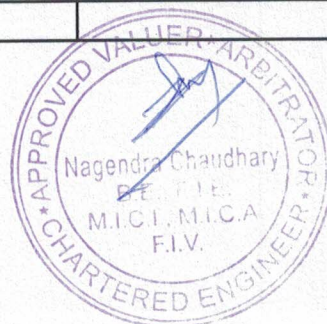
Hence the Total Internal Development Work done in Block-2 by developer is 8%



Percentage of Internal Development Work has been executed

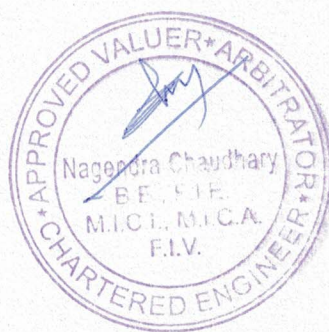
Block -3 (shown in map with Blue colour)

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.
	IInd Stage	127006.80	14.00	14.00	Road Work has been completed in all respect.
2	Sewer Line Work	127006.80	12.00	12.00	Sewer Line Work has been completed in all respect.
3	Water Supply Work				
	Ist Stage	127006.80	8.40	8.40	Water Supply Work has been completed in all respect.
	IInd Stage	127006.80	14.00	14.00	Water Supply Work has been completed in all respect.
4	Electrical Work	127006.80	18.00	18.00	Electrical Work has been completed in all respect.
5	Drainage & Water Harvesting Work	127006.80	10.00	10.00	Drainage & Water Harvesting Work has been completed in all
6	Park & Facility Development	127006.80	8.00	8.00	Park & Facility Development Work has been completed in all



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	

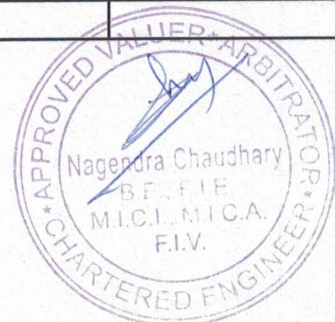
Hence the Total Internal Development Work done in Block-3 by developer is
100%



Percentage of Internal Development Work has been executed

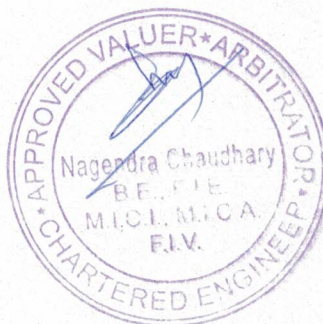
Block -4 (shown in map with Green colour)

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.
	IInd 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.
	IInd 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

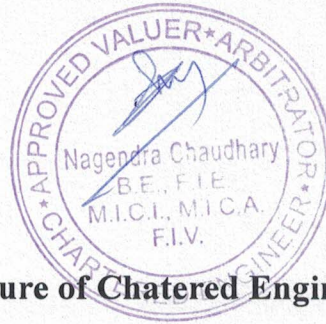
DECLARATION

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 Chatered Engineer