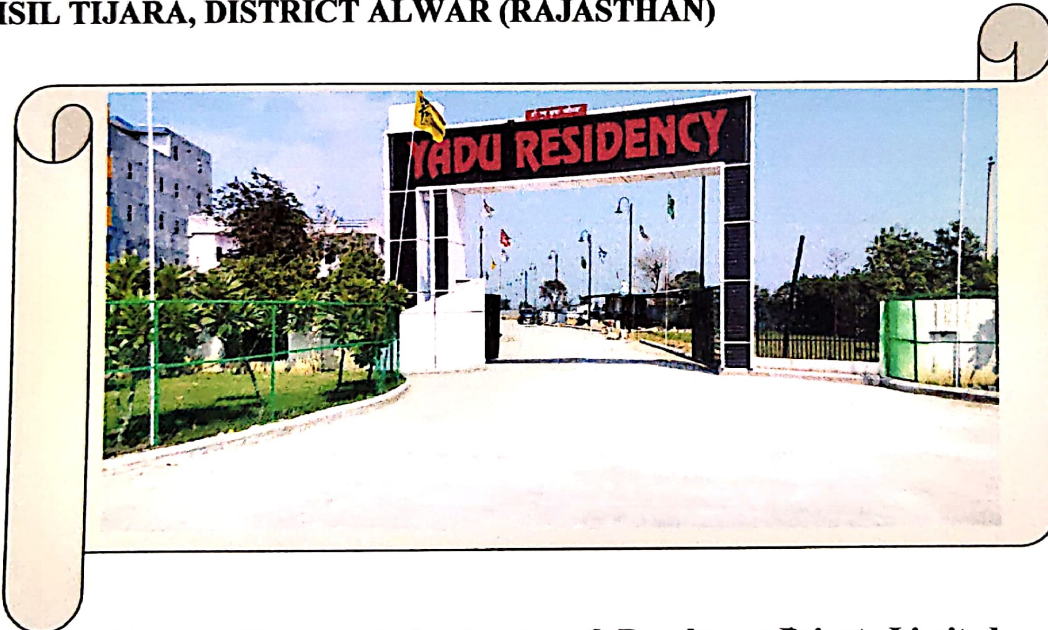


COMPLETION CERTIFICATE

OF DEVELOPMENT WORKS IN YADU RESIDENCY RESIDENTIAL SCHEME PLOTTED DEVELOPMENT UNDER CMAY 2015- PROVISION-3C

**AT KHASRA NO. 260/308, 395/256, 394/260/308, IN VILLAGE BANBEER PUR,
TEHSIL TIJARA, DISTRICT ALWAR (RAJASTHAN)**




Developer Name: - M/s Insun Infrastructure & Developers Private Limited.



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

CONTENTS

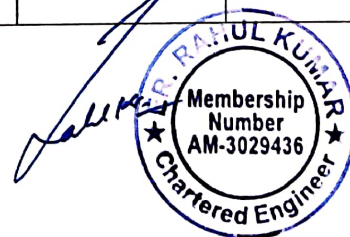
1.Introduction of the Scheme.....	1
2.Brief Description Of The Township Policy:.....	4-5
3. Development Work:.....	6
4. Scheme plan.....	7
5. Satellite Image:	8
6. Images of development works at site.....	9-11
7.Completion Certificate:	12
8. Summary:.....	13



1. INTRODUCTION

The “YADU RESIDENCY” residential scheme (Plotted) located at Khasra No. 260/308, 395/256, 394/260/308 At Village Banbeer Pur, Tehsil Tijara, District Alwar (Rajasthan). It is a residential scheme for plotted development under CMAY 2015-Provision-3C and approved by UIT Bhiwadi. It falls in an area of BIDA. The area distribution of the land use of the scheme & area analysis of the scheme is as follows:

S. No.	Land Use	Area (In Sq.m.)	Area (In Sq. Yard.)	Percentage (%)
1.	Residential Area (EWS/LIG/MIG)	9003.71	10768.44	55.20%
2.	Informal Commercial	205.84	246.18	1.26%
3.	Commercial	770.84	921.92	4.73%
4.	Facilities	815.58	975.43	5.00%
5.	Green	1192.17	1425.84	7.31%
6.	Road Area	4321.94	5169.04	26.50%
TOTAL SCHEME AREA (1 To 6)		16310.08	19506.86	100.00%



2. BRIEF DESCRIPTION OF THE TOWNSHIP POLICY:

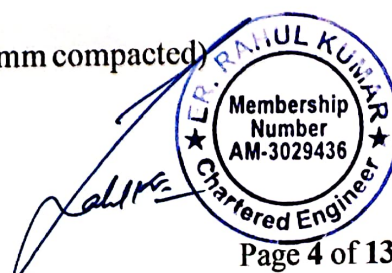
The scheme is categorized as residential township which is envisaged under the Rajasthan Township Policy. The guidelines for approval / completion of internal development works as per the policy are as follow:

- 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 far 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:

S.No.	Row	Paved width
1.	9meter	5.5 meter
2.	12meter	5.5 meter
3.	18meter	5.5 meter (2 lane)
4.	24meter and above	2 lane each 7.5 meters with divider

- Level and the specifications shall be finalized by the ULB keeping the specifications laid down by IRC.
- Gradient shall be as per Indian Road Congress / CRRI.
- One layer of GSB- 100mm compacted.
- One layer of (crusher broken) WBM- 53-22.4mm (75mm compacted)
- 150 mm Thick Cement Concrete Layer.



- **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**

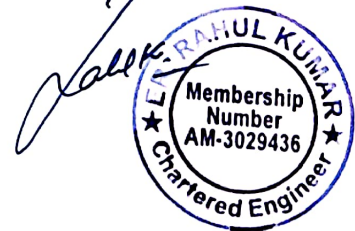
All the plots in the scheme should be well connected with the underground sewerage line with proper slope; the sewerage line should normally be located close to the boundary wall of the plots (within about 10 ft.) with a provision for connection of plots.

- **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.

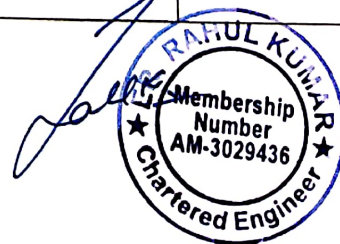
- **Rain water Harvesting and Water recycling**

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.

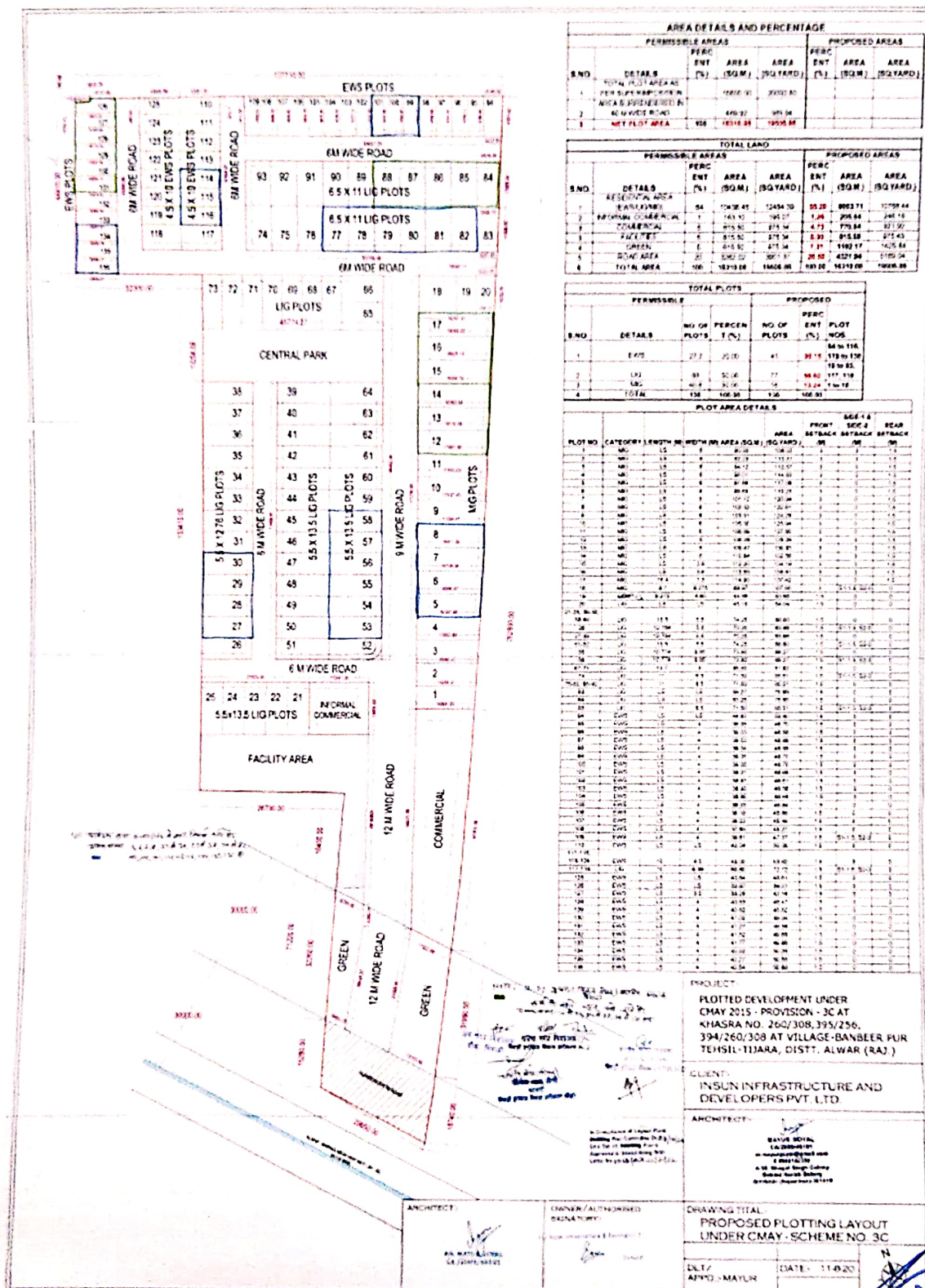


3.) DEVELOPMENT WORK IN RESIDENTIAL SCHEME "YADU RESIDENCY"

S. No.	Heading	Status	% Of Work Done
1	SUB-BASE & SUB GRADE (1 st & 2 nd layer)	1 & 2 Layers complete	100%
	Cement Concrete Road (3rd Layer)	Completed	100%
2	Sewer Line	Completed	100%
3	Water supply First phase (Construction of tube wells and lying of water pipelines)	Completed	100%
	Water supply Second phase (Construction of overhead tank and underground storage tank)	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%
9	Service duct pipe line in roads	Completed	100%
OVER ALL DEVELOPMENT WORK DONE IN PERCENTAGE			100.0%



4.) SCHEME PLAN OF RESIDENTIAL SCHEME "YADU RESIDENCY"



ER. RAHUL KUMAR
Membership Number AM-3029436
Chartered Engineer
Page 7 of 13

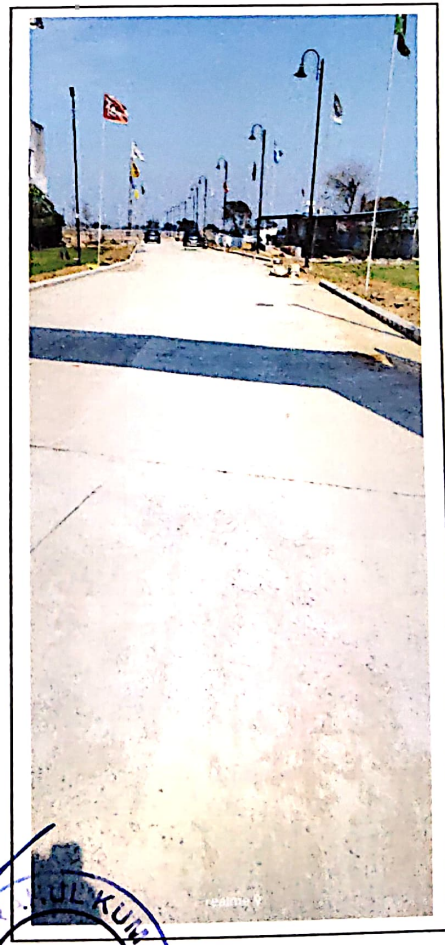
5.) SATELLITE IMAGE OF THE RESIDENTIAL SCHEME YADU RESIDENCY.

GPS Co-Ordinates:

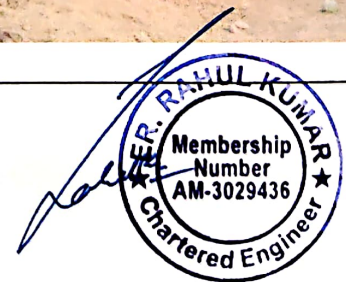
1. Latitude 28.129217°, Longitude 76.821365°, 2. Latitude 28.131176°, Longitude 76.822762°
3. Latitude 28.131564°, Longitude 76.821875°, 4. Latitude 28.130149°, Longitude 76.821347°

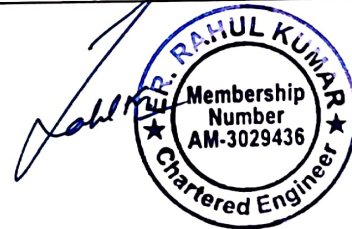


6) PHOTOGRAPHS OF DEVELOPMENT WORKS IN RESIDENTIAL SCHEME YADU RESIDENCY.



[Signature]
E. S. KUMAR
Membership
Number
AM-3029436
Chartered Engineer





7) COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Membership number	:	AM3029436
Name of the Scheme	:	"YADU RESIDENCY" RESIDENTIAL SCHEME
Name of the developer	:	M/s Insun Infrastructure & Developers Private Limited.
RERA registration & dated	:	RAJ/P/2022/1933 (12/04/2022)
Address of the scheme	:	Khasra No. 260/308, 395/256, 394/260/308 At Village Banbeer Pur, Tehsil Tijara, District Alwar (Rajasthan)
Area of scheme	:	16310.08 Sqm.
Saleable area of scheme	:	9980.39 Sqm.
Scheme Inspection on Dated	:	26/02/2025
Date of issue of completion certificate	:	27/02/2025

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

- A. C.C. Road work
Status of work: 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.

It is certified that all development works are completed as per requirement of Rajasthan Township Policy-2010. Hence the Completion Certificate is issued by the undersigned.

Note:

- Any dues and fees for obtaining the Completion Certificate to be deposited in the concerned Urban Local Authority by the Colonizers / Builder / Developer / Owner if applicable.
- Any legal /Financial issues/ Deviation related to above project like land title, lease, Ownership rights, approval & availability of amenities, Sale-Purchase of the project or any other is sole responsibility of Colonizers / Builder / Developer / Owner if applicable.

Place: - Jaipur
Dated: 27/02/2025


ER. RAHUL KUMAR
Chartered Engineer (Civil)

8.0) Summary of development charges against which various works have been completed by the developer in the Residential Scheme "YADU RESIDENCY".

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 development 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%
Total			250		250.0	100.0%

