

COMPLETION CERTIFICATE

OF DEVELOPMENT WORKS IN

“GH 04 KRISH SEASONS PHASE 2” RESIDENTIAL SCHEME (PLOTTED)

SITUATED AT PLOT NO. GH-04 IN KHASRA NO. 359, 360, 361 & 499/451, AT VILLAGE BUREDA, TEHSIL TAPUKARA, DISTRICT KHAIRTHAL-TIJARA (RAJASTHAN)



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



KGR ENGINEERS AND APPRAISERS
(PROP. ER. RAHUL KUMAR)
Chartered Engineer (Civil) & Approved Valuer
Membership No. AM3029436
Email Id: -krassociate.07@gmail.com
Phone No. +91 8955829798

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1. INTRODUCTION

The residential known as “GH 04 KRISH SEASONS PHASE 2” is a plotted scheme located at Plot no. GH-04 in Khasra no. 359, 360, 361 & 499/451, At Village Bureda, Tehsil Tapukara, District Khairthal-Tijara (Rajasthan). The scheme is proposed over a land area is **4735.32 Sqm. Or 5663.44 Sq. Yds.** It is a residential scheme for plotted development approved under the provisions of the Rajasthan Township Policy 2010. The scheme falls in an area of BIDA. As per Township Policy 2010, 04 Nos. Plots (i.e. Plot No. 318, 322, 323 & 324 having total area of 355.95Sqm.) equaling to 12.5% have been kept mortgage by BIDA (Bhiwadi Integrated Development Authority) against the internal development work of the project. The area distribution of the land use & area analysis of the scheme is as follows:

LAND AREA ANALYSIS FOR “G.H.-04”				
S. No.	Land Use	Area (In Sqm.)	Area (In Sq. Yds.)	Percentage (%)
1.	Residential Area	2815.98	3367.91	59.47%
2.	Park / Green	392.42	469.33	8.29%
3.	Safe Corridor	166.84	199.54	3.52%
4.	Road Area	1360.08	1626.66	28.72%
TOTAL AREA		4735.32	5663.44	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)

- 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 / CRRRI.
- c) Granular Sub-base (200mm compacted)
- d) 1st layer WBM/WMM Base (230mm compacted)
- e) 2nd layer Sand Bed (20-30mm compacted)
- f) 3rd layer Interlocked paver block (60-70mm Grade M30)



- **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 PROJECT KNOWN AS “GH 04 KRISH SEASONS PHASE 2”

S. No.	Heading	Status	% Of Work Done
1	SUB-BASE & SUB GRADE (1st& 2nd layer)	1 &2 Layers complete	100%
	Interlocked paver block & C.C. Road (3rd Layer)	Completed	100%
2	Sewer Line	Completed	100%
3	Water supply	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%

Rahul Kumar

RAHUL KUMAR
 Membership Number
 AM-3029436
 Chartered Engineer

5.) SATELLITE IMAGE OF RESIDENTIAL PROJECT KNOWN AS “GH 04 KRISH SEASONS PHASE 2”.

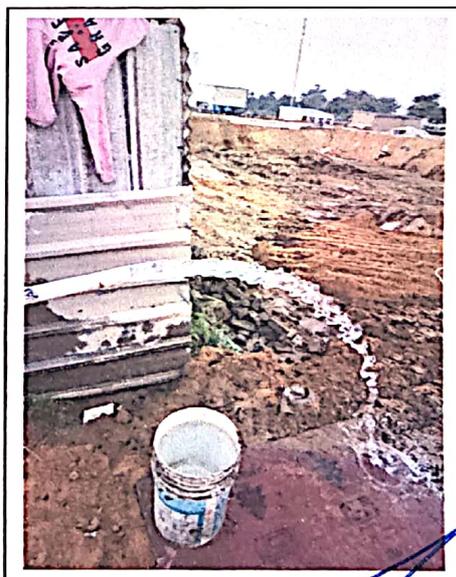
GPS Co-Ordinates:

1. Latitude 28.118711°, Longitude 76.819320°
2. Latitude 28.118265°, Longitude 76.819054°
3. Latitude 28.117985°, Longitude 76.819657°
4. Latitude 28.118387°, Longitude 76.819928°

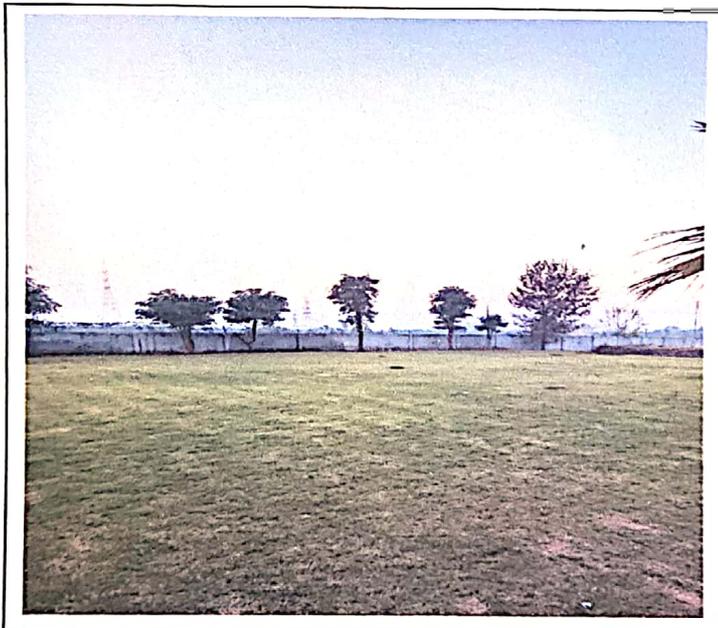
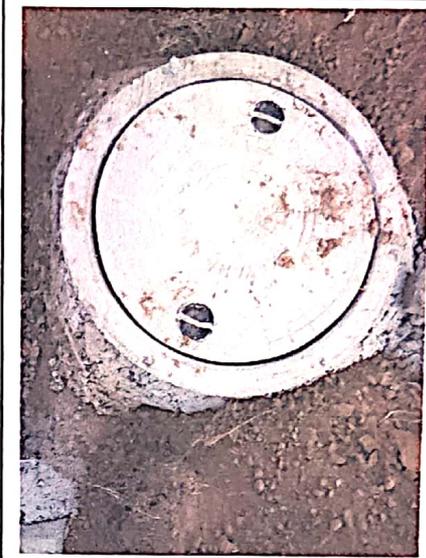
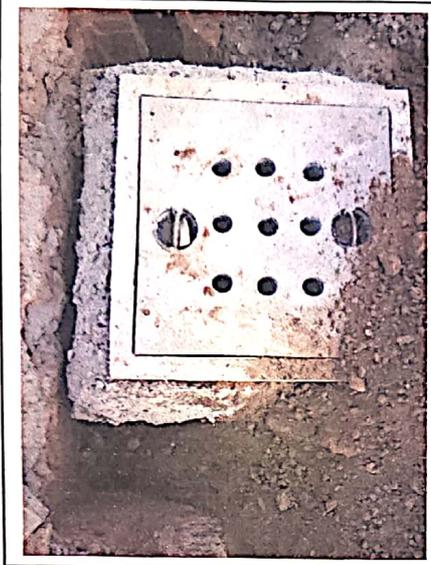
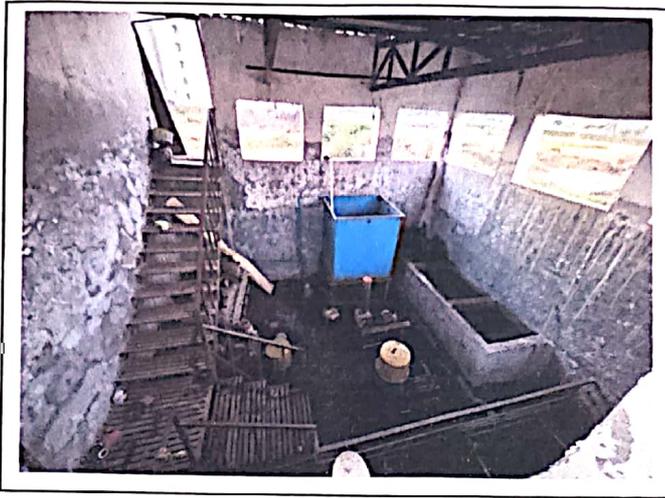


Rahul Kumar
RAHUL KUMAR
Membership Number AM-3029436
Chartered Engineer

6) PHOTOGRAPHS OF DEVELOPMENT WORKS IN RESIDENTIAL PROJECT KNOWN AS "GH 04 KRISH SEASONS PHASE 2".



Rahul Kumar
MEMBER RAHUL KUMAR
Membership Number AM-3029436
Chartered Engineer



Rahul Kumar
ER. RAHUL KUMAR
Membership Number AM-3029436
Chartered Engineer
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COMPLETION CERTIFICATE

Name of the Chartered Engineer	:	ER. RAHUL KUMAR
Membership Number	:	AM-3029436
Name of the Scheme	:	"GH 04 KRISH SEASONS PHASE 2" RESIDENTIAL PROJECT.
Name of the developer	:	M/S CRYSTAL BUILDTECH PVT. LTD.
Address of the scheme	:	In Khasra Plot no. GH-04 in Khasra no. 359, 360, 361 & 499/451, At Village Bureda, Tehsil Tapukara, District Khairthal-Tijara (Rajasthan).
Land area of the project	:	4735.32 Sqm. Or 5663.44 Sq. Yds.
Saleable area of the project	:	2815.98 Sqm. Or 3367.91 Sq. Yds.
Scheme Inspection on Dated	:	15/01/2026
Date of issue of completion certificate	:	16/01/2026

I hereby certify that the residential plotted project named "GH 04 KRISH SEASONS PHASE 2" RESIDENTIAL PROJECT" situated in Khasra no. 359, 360, 361 & 499/451, At Village Bureda, Tehsil Tapukara, District Khairthal-Tijara (Rajasthan) area admeasuring 4735.32 Sqm. owned and developed by M/S CRYSTAL BUILDTECH PVT. LTD. was inspected by the undersigned. It is certified that all development works i.e. Road work, Water supply work, Boring, Sewer line lying work, Tree Plantation, Rain water harvesting work, Electrification work 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: 16/01/2026



ER. RAHUL KUMAR
Chartered Engineer (Civil)
Membership No. AM3029436