

Ref.No.:- 24-25-129

Date: - 31-03-2025



**Shyam Design Consultants**  
Ganesham Gokul Vatika  
Gandhi Path west Vaishali Nagar  
Jaipur 302021

**FORM R - 2**  
**~~CERTIFICATE BY ENGINEER~~**

**To**

**M/S Astha Real Estate Through Proprietor Shri Bena Ram Paraswal s/o Shri Jodha Ram Paraswal.  
Plot No.- 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jaipur. ( Rajasthan.)**

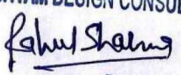
Subject: Certificate of Estimated Cost for Residential Flats Project 'ASTHA PRIME '  
( Residential Flats ) (RERA Registration Number: RAJ/P/2025/3586) situated on the Plot No.-52 Scheme-  
Manpur Devri urf Golyawas. Jaipur, State Rajasthan. (Rajasthan) admeasuring 912.83 SQ.MT. are being  
developed by M/S Astha Real Estate Through Proprietor Shri Bena Ram Paraswal s/o Shri Jodha Ram  
Paraswal.

Sir,

I Rahul Sharma have undertaken assignment certifying Estimated Cost for the Real Estate Project proposed to  
be registered under RERA -Rajasthan, being being Structural Consultant for construction of Residential Flats  
Project 'ASTHA PRIME ' ( Residential Flats ) (RERA Registration Number: RAJ/P/2025/3586) situated on  
the Plot No.-52 Scheme- Manpur Devri urf Golyawas. Jaipur, State Rajasthan. (Rajasthan) admeasuring  
912.83 SQ.MT. are being developed by M/S Astha Real Estate Through Proprietor Shri Bena Ram Paraswal  
s/o Shri Jodha Ram Paraswal.

I have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the  
Civil and Allied works, of the Building(s) of the Project. Our estimated cost calculations are based on the  
Drawing/Plans made available to us for the project under reference by developer.

Authorized signatory  
For shyam Design Consultants

  
For SHYAM DESIGN CONSULTANTS  
RAHUL SHARMA  
B.Tech. (Civil) M.Tech. (Stru.)

Rahul Sharma  
B.E.[Civil]M.tech[Stru.]

1. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.7,56,00,000/- (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s).
2. The Estimated Cost Incurred till date is calculated at Rs. 5,67,00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
3. The Balance Cost of Completion of the Civil and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from Jaipur Development Authority (Planning Authority) is estimated at Rs. 1,89,00,000/-(Total of Table A and B).
4. I certify that the Cost of the Civil and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

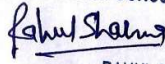
**TABLE - A**

Building/Block bearing Number \_\_\_\_\_ or called \_\_\_\_\_

**(to be prepared separately for each Building of the Real Estate Project)**

| Sr. No. | Particulars                                                                                          | Amounts (in Rs.) |
|---------|------------------------------------------------------------------------------------------------------|------------------|
| 1       | Total Estimated Cost of the building/Block as on 17.03.2025 date of Registration is                  | Rs. 7,56,00,000  |
| 2       | Cost incurred as on 31.03.2025 (Based on Estimated Cost)                                             | Rs. 5,67,00,000  |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                        | 75 %             |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                | Rs. 1,89,00,000  |
| 5       | Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A ) | NILL             |

Authorized signatory  
For shyam Design Consultants

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RAHUL SHARMA  
B.Tech. (Civil) M.Tech. (Stru.)

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**TABLE - B**  
**(to be prepared for the entire registered phase of the Real Estate Project)**

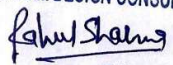
| Sr. No. | Particulars                                                                                                                                        | Amounts (in Rs.) |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| (1)     | (2)                                                                                                                                                | (3)              |
| 1       | Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is | Rs. ....         |
| 2       | Cost incurred as on Based on Estimated Cost)                                                                                                       | Rs. ....         |
| 3       | Work done in Percentage (as Percentage of the estimated cost)                                                                                      | Rs. ....%        |
| 4       | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                              | Rs. ....         |
| 5       | Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A )                                                     | Rs. ....         |

**\*Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time so as to obtain Occupation Certificate/Completion Certificate.
2. The estimated cost included all labour, material, equipment and machinery required to carry out entire work.
3. As this is estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
4. All components of work with specifications are indicative and not exhaustive.

Place: Jaipur  
Date: 31.03.2025

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