

## FORM R-2

[See Regulation 3(4)]

### CERTIFICATE BY ENGINEER

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account- Project wise)

To,

The Builtpier Infra Pvt. Ltd.,  
E-107, Kanta Khaturiya Colony,  
Bikaner, Rajasthan - 334001

**Subject:** Certificate for cost incurred for development of "Sukhjan (Club-Apartments)" for construction of Group Housing Residential Flats of the First Phase (RERA Registration Number RAJ/P/2023/2663) situated on the Plot bearing Kh. No. 89/1(new), 92/1(old) demarcated by its boundaries (latitude and longitude of the end points) 28°0'26.01"N, 73°24'58.87"E to the north 28°0'22.48"N, 73°22'3.93"E to the south 28°0'26.96"N, 73°22'1.34"E to the east 28°0'21.62"N, 73°22'1.37"E to the west of Village - Shivbari, District - Bikaner, PIN - 334003 and measuring = 11367.35Sq.Mts. Area being developed by 'Builtpier Infra Private Limited'.

Sir,

I/We **Er. Paresh Agarwal** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under RERA-Rajasthan, being developed for Group Housing Residential Flats in the 1<sup>st</sup> & the Only Phase situated on the Plot bearing Kh.No. 89/1 (new), 92/1(old) Village - Shivbari, District - Bikaner, PIN - 334001 and measuring 11367.35 Sq. Mts. area being developed by 'Builtpier Infra Private Limited'.

1. We have estimated the cost of the completion to obtain occupation Certificate/completion certificate, of the civil and allied works, of the Plot(s) of the Project. Our Estimated cost calculations are based on the drawings/plans made available for the project under reference by the developer.
2. We estimate total Estimated cost of completion of Plot(s) of the aforesaid project under reference as **Rs. 110.00 Cr.** (Total of Total A and B). The estimated total cost of project is with reference to the civil and allied works required to be completed to the purpose of obtaining occupation certificate/completion certificate for the Plot(s).
3. The Estimated cost incurred till date is calculated as around **Rs. 27.05Cr.** (Total of Table A and B). The amount of estimated cost is calculated on the base of amount of Total estimated cost on construction in physical execution.
4. The Balance cost of completion of the civil and allied works of the Plot(s) of the subject project to obtain occupation certificate/Completion certificate form **UIT, BIKANER** (Planning Authority) is estimated as around **Rs.83Cr.** (Total of Table A & Table B).
5. I certify that the cost of the civil and allied works for the aforesaid project as completed on the date of this certificate is as given in **Table A and B** below :

15/04/2025  
Er. Paresh Agarwal  
B.Tech. Civil

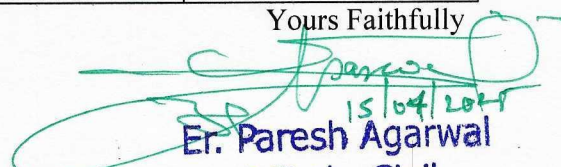
**TABLE A** (To be prepared separately for each Plot of the Real Estate Project)  
Plot bearing Kh. No.**89/1(new), 92/1(old)** or called Sukhjan (Club-Apartments) Near Vaishali  
Puram at JNV to Ashok Nagar Road, Bikaner (Rajasthan) -334001

| Sr. No. | Particulars                                                                                                    | Amounts                                       |
|---------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| (1)     | (2)                                                                                                            | (3)                                           |
| 1.      | Total Estimated Cost of the Building as on <b>22/08/2023</b> (date of Rera Registration) is;                   | <b>Rs. 95.00 Cr.</b>                          |
| 2       | Cost incurred as on date <b>31/03/2025</b> (based on the Estimated Cost Physical Execution)                    | <b>Rs. 20.25 Cr.</b>                          |
| 3       | Work done in % (as percentage of the Estimated cost)                                                           | <b>21.3% Approx. *(Cost Basis Estimation)</b> |
| 4       | Balance cost to be incurred (Based on Estimated Cost)                                                          | <b>Rs. 74.7 Cr.</b>                           |
| 5       | Cost incurred on Additional/Extra Item as on <b>31/12/2024</b> not included in the Estimated Cost (Annexure A) | <b>N.A.</b>                                   |

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

| S.N. | Particulars                                                                                                                                                     | Amounts              |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| (1)  | (2)                                                                                                                                                             | (3)                  |
| 1.   | Total Estimated Cost of the Internal and External Development works including amenities and Facilities in the layout as on 22/08/2023 (Date of Registration) is | Rs. 15.0 Cr.         |
| 2.   | Cost incurred as on <b>31/03/2025</b> (based on the Estimated Cost)                                                                                             | Rs. 6.8Cr. (Approx.) |
| 3.   | Work done in Percentage (as percentage of the estimated cost)                                                                                                   | <b>45%</b>           |
| 4.   | Balance cost to be incurred (Based on estimated Cost)                                                                                                           | Rs.8.2Cr. (Approax)  |
| 5.   | Cost incurred on Additional/Extra Item as on <b>31/03/2025</b> not included in the Estimated Cost (Annexure A)                                                  | N.A.                 |

Yours Faithfully

  
**Er. Paresh Agarwal**  
**B.Tech. Civil**

(Signature of Engineer)  
**ER. PARESH AGARWAL,**  
**BIKANER (RAJASTHAN)**

**\*NOTE:-**

1. The Scope of work is to complete entire Real Estate Project as per Drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
3. As this is an 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 specification are indicative and not exhaustive.

**Annexure A**

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost) (1) (2) (3). **None Yet**