

**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)

To,

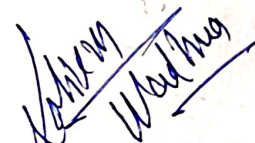
**The SHRI BALAJI SUNSHINE BUILDERS**  
**Plot no 36, Kardhani Enclave,**  
**Kalwar Road, JAIPUR (Rajasthan) 302012**

**Subject:** Certificate of cost Incurred of Development of construction proposed project **NIRWANA HEIGHTS** Apartment having RERA Reg. No. RAJ /P/2022/2236 situated at **Plot No. 87, Village kanakpura , Residential Scheme- Nikunj Villas Jaipur – 302012 ( Rajasthan )** admeasuring Area **1042.59 Sq.Mtr.** being developed by **SHRI BALAJI SUNSHINE BUILDERS.**

Sir,

I **LOKESH WADHWA** have undertaken assignment of certifying Estimated Cost for the real Estate Project Reg. No. RAJ /P/2022/2236 situated at **Plot No. 87, Village kanakpura , Residential Scheme- Nikunj Villas Jaipur – 302012 ( Rajasthan )** admeasuring Area **1042.59 Sq.Mtr.** being developed by **SHRI BALAJI SUNSHINE BUILDERS.**

1. We 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 drawings/plans made available for the project under reference by developer.
2. We estimate Total Estimated Cost of completion of the project of the a fore said project under reference as 8,88,00,000.00 (Total of Table A). 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 project.
3. The Estimated Cost incurred till date is calculated at 5,28,36,000.00 (Total of Table A). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 **Competent Authority** is estimated at 3,59,64,000.00 (Total of Table A)
5. I Certify that the Cost and allied Work for the aforesaid Project as completed on the date of this certificate is as given in Table B below :

  
**Er Lokesh Wadhwa**  
**M Tech (Str) B. Tech. (Civil)**

**TABLE B**

(To be prepared for the entire Registered phase of The Real Estate Project)

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 31.08.2022	8,88,00,000.00
2	Cost of Incurred as on 20.01.23 (based on the Estimated cost)	5,28,36,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	59.50%
4	Balance Cost to be incurred (Based on Estimated Cost)	3,59,64,000.00
5	Cost Incurred on Additional/Extra items as on ----- not included in the Estimated Cost	0.00

Yours Faithfully,

*Lokesh Wadhwa*  
**Er Lokesh Wadhwa**  
 M Tech (Str) B. Tech. (Civil)

Er. Lokesh Wadhwa  
 Add. 303, Mahimapuram, Jaipur  
*Jogitpma*

\*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 labour, 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 specifications are indicative and not exhaustive.
5. Cost of Stock Material is not included in the total cost incurred.
6. Total Estimated completion cost bifurcation as total building cost & total internal external development and allied work cost are considered as per client (as per client's RERA Registration).
7. The legal aspect are not considered in this certificate.
8. This certificate is prepared based on available documents during my/our visit to the site and discussion made with the client.
9. Neither me/we nor my/our associates have any direct or indirect interest in the advance or assets valued.