

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,

VATIKA LIMITED

Unit No. - A002, INXT City Centre, Ground Floor,

Block- A, Sector-83, Vatika India Next,

Gurugram, Haryana- 122012

Subject : Certificate for cost incurred for development of VATIKA INFOTECH CITY Plot(s) for Part-A area (RERA Registration Number RAJ/P/2019/884) situated on the Khasra No. 77, 78, 79, 80, 81, 90, 91, 92, 93, 85, 86, 87, 94, 95, 96, 97, 98, 99, 100, 106, 119, 120, 121, 122, 20, 21, 101/1064, 103, 150/1066, 145/1065, 54, 139, 143, 144, 147, 148, 150, 151, 152, 153, 154, 155, 123, 55,61, 145, 146, 129, 134, 135, 136, 137, 138, 88, 89, 101, 102, 104, 105, 127, 173, 174/1256 of village- Thikariya, Khasra No. 395, 396, 586/397, 397 of village- Prathvisinghpura urf Naiwala, Khasra No. 187, 188, 189, 28/2 of village Balmukundpura urf Nada, Khasra No. 532, 542, 543/1, 545, 532/1166, 546, 500/1239, 548/1, 548/2, 543, 501/1286, 540, 541, 538, 544, 548, 549, 1383/534, 533 of village- Sanjhariya and Khasra No. 13, 14, 15, 16, 17, 18, 19/1 of village- Bagrukurd, Tehsil- Sanganer, District-Jaipur, PIN-302042 demarcated by its boundaries Latitude 26°50'57''N and Longitude 75°03'55''E, admeasuring 240732.88 sq mtrs. area being developed by VATIKA LIMITED

Dear Sir,

I/We Maneesha Sarma have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project registered under RERA-Rajasthan, being VATIKA INFOTECH CITY Plot(s) for Part-A area situated on the Khasra No. 77, 78, 79, 80, 81, 90, 91, 92, 93, 85, 86, 87, 94, 95, 96, 97, 98, 99, 100, 106, 119, 120, 121, 122, 20, 21, 101/1064, 103, 150/1066, 145/1065, 54, 139, 143, 144, 147, 148, 150, 151, 152, 153, 154, 155, 123, 55,61, 145, 146, 129, 134, 135, 136, 137, 138, 88, 89, 101, 102, 104, 105, 127, 173, 174/1256 of village- Thikariya, Khasra No. 395, 396, 586/397, 397 of village- Prathvisinghpura urf Naiwala, Khasra No. 187, 188, 189, 28/2 of village Balmukundpura urf Nada, Khasra No. 532, 542, 543/1, 545, 532/1166, 546, 500/1239, 548/1, 548/2, 543, 501/1286, 540, 541, 538, 544, 548, 549, 1383/534, 533 of village- Sanjhariya and Khasra No. 13, 14, 15, 16, 17, 18, 19/1 of village- Bagrukurd, Tehsil- Sanganer, District-Jaipur, PIN-302042, admeasuring 240732.88 sq mtrs area being developed by VATIKA LIMITED .

Manesha

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. 101,60,00,000/-** (Rs 30,00,00,000/- development cost + Rs71,60,00,000/- interest cost against principal loan) Total of Table 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 i.e. **31st Dec, 2023** is calculated at Rs 96,38,00,000/- (Rs 25,38,00,000/- against development + Rs 71,60,00,000/- against interest on principal loan) Total of Table B. The amount of estimated cost 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 plot(s) of the subject project to obtain occupation certificate/completion certificate form ___ (Planning Authority) is estimated at Rs 4,62,00,000/- against development as shown in 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 B** below :

TABLE A

(To be prepared separately for each plot of the Real Estate Project)

S.No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated Cost of the Plot as on date of Registration is	NA
2	Cost incurred as on (based on the Estimated Cost)	NA
3	Work done in Percentage (as percentage of the Estimated cost)	NA
4	Balance cost to be incurred (Based on Estimated Cost)	NA
5	Cost incurred on Additional/Extra Item as on.....not included in the Estimated Cost (Annexure A)	NA

TABLE B

Plotted Development: Vatika Infotech City for Part-A Area

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

S.No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated Cost of the Internal and External Development	Rs. 101,60,00,000/-

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	works including amenities and Facilities in the layout as on 08/03/2019 date of Registration is (i) Development Cost Rs 30,00,00,000/- (ii) Interest Cost on principal loan Rs 71,60,00,000/-	
2	Cost incurred as on 31/12/2023 (based on the Estimated Cost) (i) On development ; Rs 25,38,00,000/- (ii) On interest against principal loan; 71,60,00,000/-	Rs. 96,98,00,000/-
3	Work done in Percentage (as percentage of the estimated cost)	84.60 %
4	Balance cost to be incurred (Based on estimated Cost) (i) On development ; Rs 4,72,00,000/-	Rs 4,72,00,000/-
5	Cost incurred on Additional/Extra Item as on.....not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully

Name and Sign of Engineer
(Ms Maneesha Sarma)

***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 specification are indicative and not exhaustive.