

KGR ENGINEERS AND APPRAISERS

Er. Rahul Kumar (Chartered Engineer)

Approved Valuer & Chartered Engineer

Member of The Indian Institution of Valuers

Member of The Institution of Engineers (India)

Mail: kgrengineers.07@gmail.com

20, Natraj Nagar, Jaipur-302015.

Membership No. No. -CAT-I-F-6345

Membership No. No. - AM3029436

Phone No. +91 8955829798

Ref No. KGR/R-2 Certificate/344

Date: 10.09.2025

FORM R-2
[See Regulation 3(4)]
CERTIFICATE BY ENGINEER

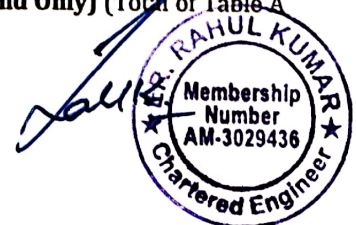
TO,
BHUMIJA REALSQUARE LLP
SHOP NO. 610, CROWN SQUARE GANDHI PATH,
VAISHALI NAGAR, JAIPUR, RAJASTHAN-302021

Subject: Certificate of Cost Incurred for Development of "EMPIRE 1ST" for development of land of the project (RERA Registration Number RAJ/P/2025/3912 Dated 17/06/2025) situated on Khasra No. 1927/593, 594 Village-Khora Shyamdas, Tehsil- Rampura Dabri, Jaipur- 303704 (Rajasthan) admeasuring 19300 sq. mts. area being developed by BHUMIJA REALSQUARE LLP.

Sir,

I Rahul Kumar Chartered Engineer have undertaken assignment of certifying estimated cost for the Real Estate Project proposed to be registered under RERA- Rajasthan, being "EMPIRE 1ST" situated on Khasra No. 1927/593, 594 Village-Khora Shyamdas, Tehsil- Rampura Dabri, Jaipur- 303704 (Rajasthan) admeasuring 19300 sq. mts. area being developed by BHUMIJA REALSQUARE LLP.

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil and Allied works, of the villa Building 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 plot development of the aforesaid project under reference as Rs. 15,00,00,000/- (Rs. Fifteen Crore Only) (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).
3. The Estimated Cost Incurred till date is calculated at Rs. 6,20,15,000.00/- (Rs. Six Crore Twenty Lakh Fifteen Thousand Only) (Total of Table A and B). 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 plots of the subject project to obtain Occupation Certificate/ Completion Certificate from (Planning Authority) is estimated at Rs. 8,79,85,000/- (Rs. Eight Crore Seventy Nine Lakh Eighty Five Thousand Only) (Total of Table A and B).



5. 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
(to be prepared separately for each Building of the Real Estate Project) – Not Applicable



Sr. No	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the building as on ----- date of Registration is -----	Rs.
2	Cost incurred as on (based on the 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.

TABLE B
Land bearing Khasra No. 1927/593, 594 Village- Khora Shyamdas,
Tehsil- Rampura Dabri, Jaipur- 303704 (Rajasthan)

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 17/06/2025 (Date of Registration.)	Rs. 15,00,00,000/-
2	Cost incurred as on 10/09/2025 (Based on the Estimated Cost)	Rs. 6,20,15,000.00/-
3	Work done in Percentage (as Percentage of the estimated Cost	41.34% Approx
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,79,85,000.00/-
5	Cost Incurred on Additional / Extra Items as on -----, not Included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully

Palace: - Jaipur
Date: - 10-09-2025



Er. RAHUL KUMAR
 Chartered Engineer


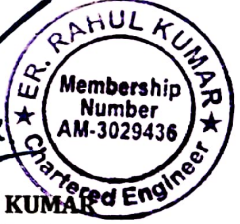
*** Note:**

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 specifications 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) -Not Applicable

Date – 10/09/2025
Place – Jaipur



ER RAHUL KUMAR
Chartered Engineer