

H R GWALA

PAN NO. ACIPG 3705G, GST No. 08ACIPG3705G1ZV
Engineers. Project Management and Contractor
F-9/465, Chitrakoot Nagar, Jaipur-302021 (Raj.)
Mob No. +91- 97839 40001, 0141-2440687

FORM R-2

Date : 13.01.2023

[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 Shubham Landcon LLP
4th Floor S1A, Shri Gopalnagar S,
Gopalpura Bypass, Jaipur -302018

Subject : Certificate of Cost Incurred for Development of **Shubh Villa** for Construction of Row House(s) (RERA Registration Number **RAJ/P/2019/1145** situated on the Plot bearing No. **2503/1, 3109/2464, 3111/2498, 3113/2499, 3115/2502, 3117/2504** deDeccated by its boundaries (latitude and longitude of the end points) **26° 51' 38.4768" N / 75° 42' 37.6488" E** to the North **26° 51' 31.6872" N / 75° 42' 37.0296" E** to the South **26° 51' 35.1432" N / 75° 42' 40.9284" E** to the East **26° 51' 36.18" N / 75° 42' 35.0244" E** to the West of Village **Bhankrota Kalan** Tehsil **Sanganer**, District **Jaipur** PIN **302026** admeasuring **14870** sq. mts. area being developed by **Shubham Landcon LLP**

Sir,

I/ We **Er. H R GWALA** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA-Rajasthan, being **Shubh Villa** project situated on the plot bearing No. **2503/1, 3109/2464, 3111/2498, 3113/2499, 3115/2502, 3117/2504** of Village **Bhankrota Kalan** Tehsil **Sanganer** District **Jaipur** IN **Rajasthan** admeasuring **14870** sq.mts. area being developed by **Shubham Landcon LLP**

1. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil and Allied works, 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 aforesaid project under reference as Rs. 350000000 (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. 255153400.00/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.



Hari Ram Gwala
Chartered Engineer
M-129964-0

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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 Jaipur Development Authority (planning Authority) is estimated at Rs. 94846600.00/- 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

Real Estate Project Called SHUBH VILLA

(to be prepared separately for the entire registered Real Estate Project)

Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Project as on 31st Dec 2022 date of Registration is	Rs. 335000000.00
2	Cost incurred as on 31st Dec 2022 (based on the Estimated cost)	Rs. 246144232.00
3	Work done in Percentage (as Percentage of the estimated cost)	73.47%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 88855768.00
5	Cost Incurred on Additional/Extra Items as on 31st Dec 2022 not included in the Estimated Cost (Annexure A)	Rs. -

TABLE B

(to be prepared for the entire registered Real Estate Project)

Sr. No.	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 31st Dec date of Registration is	15000000
2	Cost incurred as on 31st Dec 2022 (based on the Estimated cost).	9009168
3	Work done in Percentage (as Percentage of the estimated cost).	60.06
4	Balance Cost to be Incurred (Based on Estimated Cost).	5990832
5	Cost Incurred on Additional/Extra Items as on 31st Dec 2022 not included in the Estimated Cost (Annexure-A).	N/A


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Er. H R GWALA
Yours Faithfully,
Signature of Engineer.
(Address.....)

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* 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.

Annexure A

List of Extra / Additional Items Executed with cost (which were not part of the original Estimated of Total cost) (1) (2) (3)

CALCULATION SHEET OF PROJECT

(FOR RERA Registration Number RAJ/P/2019/1145)

(FOR TABLE A & TABLE B OF RERA FORM R-2)

CHARTERED ENGINEER CERTIFICATE REGARDING COST OF CONSTRUCTION OF RESIDENTIAL GROUP HOUSING PROJECT KNOWN AS "SHUBH VILLA" SITUATED AT KHASRA NO. 2503/1, 3109/2464, 3111/2498, 3113/2499, 3115/2502, 3117/2504 of Village Bhankrota Kalan Tehsil Sanganer District Jaipur IN Rajasthan.

(TOTAL PLOT / LAND AREA OF "SHUBH VILLA 14870 Sq. Mtr.)

1. INTRODUCTION

I HAVE BEEN ENGAGED BY OWNERS OF SHUBHAM LANDCON LLP to inspect and submit the Chartered Engineer's Certificate regarding progress of construction work in Residential Group Housing Project known as "SHUBH VILLA" situated at Khasra No. 2503/1, 3109/2464, 3111/2498, 3113/2499, 3115/2502, 3117/2504 of Village Bhankrota Kalan Tehsil Sanganer District Jaipur IN Rajasthan.

Accordingly I visited the site on 31st Dec, 2022 and inspected the Residential Building which is under construction. During my inspection I found that construction work has started in Row house no. 1 to 3, 22, 23, 29 to 30, 78, 96 to 97, L1 to L8 & E1 to E6 as per below mention table in Brief Description & Row House No. 04 to 21, 24 to 28, 31 to 36, 37 to 55, 59 to 77, 79 to 82, 85 to 92, 94 & 95 is ready to shift unit.


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2. BRIEF DESCRIPTION

The Property under valuation comprises of Residential Group Housing Project known as "SHUBH VILLA" situated at Khasra No. 2503/1, 3109/2464, 3111/2498, 3113/2499, 3115/2502, 3117/2504 of Village Bhankrota Kalan Tehsil Sanganer District Jaipur IN Rajasthan.

The "SHUBH VILLA" includes 113 Row House, & 12 Retail Shops type in & its facilities are provided.

Row House No.	Description of Work
1	Brick work & Inter Plaster work completed & External Plaster is in progress
2 & 3	Foundation work Completed & Plinth work completed
04 to 21	Unit No. 4 to 21 All Work Completed.
22 & 23	Ground & First Floor Roof Completed & Brick work in progress & electrical work in progress
24 to 35	Unit No. 24 to 28, 31 to 35 All work Completed & Unit No. 29 to 30 Sanitary Fixtures work in progress & paint work in progress
36 to 47	All Work Completed
48 to 55 & 59	48 to 55 & 59 All work Completed
60 to 71	60 to 71 All Work Completed
72 to 82 & 85 to 92	All Work Completed
94 & 95	Unit No. 94 All work completed & Unit No. 95 Plaster & Floor Tile work in progress
96 & 97	Brick work completer & Plaster, Electrical work in progress
E1 to E6	Brick Work & Electrical work in Progress
L1 to L8	Ground & First Floor Brick work in progress
External Work	Work is in progress

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3. PRESENT STAGE OF CONSTRUCTION WORK & COST OF CONSTRUCTION AS ON DATE 31st Dec, 2022 OF INSPECTION

As on date of my inspection i.e. 31st Dec, 2022 the construction work has started of Row House No. 1 to 3, 22, 23, 29 to 30, 78, 96 to 97, L1 to L8 & E1 to E6 work in progress.
Floor/Built up Area are: -

Type	Area	Unit	Average Work Completed
Type A (Units - 25 to 34, 37 to 46, 49 to 55, 61 to 70, 73 to 82, 85 to 92 & 94)	90269.3	Sq. Ft.	99.34
Type B (Units - 24, 35, 36, 47, 48, 59, 60, 71, 72 & 95)	18320	Sq. Ft.	100.00
Type C (Units - 5 to 20)	25445.12	Sq. Ft.	100.00
Type D (Units - 2)	2030	Sq. Ft.	9.26
Type E (Unit - 21)	1950	Sq. Ft.	93.95
Type F (Unit - 1)	2030	Sq. Ft.	68.52
Type G (Unit - 3)	2030	Sq. Ft.	9.26
Type H (Unit - 4)	1925	Sq. Ft.	95.17
Type I (Unit - 23)	2155	Sq. Ft.	46.30
Type J (Unit - 22)	2155	Sq. Ft.	46.30
Type K (Unit - 96)	1830	Sq. Ft.	68.52
Type L (Unit - 97)	1830	Sq. Ft.	68.52
Type M (L1)	1442	Sq. Ft.	56.94
Type N (L2)	1474	Sq. Ft.	55.71
Type O (L3)	1503	Sq. Ft.	54.63
Type P (L4)	1540	Sq. Ft.	53.32
Type Q (L5)	1570	Sq. Ft.	52.30
Type R (L6)	1534	Sq. Ft.	53.53
Type S (L7)	1569	Sq. Ft.	52.33
Type T (L8)	1600	Sq. Ft.	51.32
Type U (E1)	1083	Sq. Ft.	54.79
Type V (E2)	1083	Sq. Ft.	54.79
Type W (E3)	1126	Sq. Ft.	52.70
Type X (E4)	1110	Sq. Ft.	53.46
Type Y (E5)	1110	Sq. Ft.	53.46
Type Z (E6)	1121	Sq. Ft.	52.94

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APPROX. COST OF CONSTRUCTION AS ON DATE 31st Dec, 2022 OF INSPECTION:-

Stage of Construction	Quantity (Sqft)	Rate (Rs.)	Amount (Rs.)
BOUNDARY WALL & LAVELLING WORK	9866.60	4.48	276265.00
STP STRUCTURE	385000 ltr	3.50	1347500.00
GARDEN BOUNDARY WALL WORK	140 MTR.	2750	385000.00
CURVE STONE FIXING	400 MTR.	80	32000.00
Others External Work	5962.44Sqft	25	149063.00
SEWARAGE LINE, Electrical & Water Line work			5922585.00
Road Developing Exp			424755.00
Transformer Foundation & Panel Work			472000.00
TOTAL			9009168.00

MISC CONSTRUCTION LS(RS 246144232.00
(Site Office construction, Site Construction, Electricity Connection, Consultancy charges &
Decketing Expenses, Material etc.)
BUILDING MATERIAL AT SITE LS (RS.) 7406527.00
TOTAL VALUE OF BUILDING CIVIL, MISC CONSTRUCTION: - LS (RS.) 255153400.00
Total cost of construction incurred as on date of inspection 31st Dec, 2022 SAY (RS.)
255153400.00

Status of the Project:-

As per my inspection as on date 31st Dec, 2022 the construction work is in progress Row house no. 1 to 3, 22, 23, 29 to 30, 78, 96 to 97, L1 to L8 & E1 to E6 on the said Residential project.

I hereby certify that above facts are correct and true to best of my knowledge and belief.

I have no direct and indirect interest with the owners of the property which may be regarded as inconsistent without appointment as independent chartered engineer / value in present case.

Issued without prejudice



(Er. H R GWALA) **Hari Ram Gwala**
(Chartered Engineer)
Date:- 13.01.2023
Chartered Engineer
M-129964-0