

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 JAN AAWAS PROJECT
Star Public School, Kishangarh Road,
Khairthal, Alwar (Rajasthan)

Subject : Certificate of Cost Incurred for Development of Jan Aawas Vatika for Construction of four Building(s) of the first Phase of the Project [RERA Registration No. RAJ/P/2017/122] situated on the Plot bearing No..738/929 demarcated by its boundaries longitude 28.11344 and latitude 76.7434 28*11'47.93"N, 76*74'37.90"E to the North other land to the South other land to the East 18 meter wide road ,to the West other land ,village Rabarka Tehsil Tijara District Alwar PIN 301707 admeasuring 12607.49 sq.mts. area being developed by JAN AAWAS PROJECT

Sir,

I/ We Kuldeep Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA – Rajasthan, being four Building(s) of the first Phase situated on the plot bearing No. 738/929 village Rabarka Tehsil Tijara District Alwar PIN 301707 admeasuring 12607.49 sq.mts. area being developed by JAN AAWAS PROJECT

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 drawing/plans made available for the project under reference by developer.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 345352000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil and allied work 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. 31,45,39,695/- (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 Building(s) of the project to obtain Occupation Certificate / Completion Certificate from UIT, Bhiwadi is estimated at Rs. 3,08,12,305/- (Total of Table A and B)
5. I certified 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

Building bearing Number L-2 or called Orchid

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

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the building as on 31/12/2021. date of Registration is	Rs. 95095000/-
2	Cost incurred as on ...31/12/2021..... (based on the Estimated cost)	Rs.9509500/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NILL
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	NILL

Building bearing Number.....E-01 or called Merigold

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

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the building as on31/12/2021..... date of Registration is	Rs. 39567500/-
2	Cost incurred as on ..31/12/2021..... (based on the Estimated cost)	Rs 39567500/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	NILL
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.....NILL.

Building bearing Number L-3 or called LOTUS

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

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the building as on ...31/12/2021..... date of Registration is	Rs 99750000/-
2	Cost incurred as on ...31/12/2021..... (based on the Estimated cost)	Rs 87161550/-
3	Work done in Percentage (as Percentage of the estimated cost)	87.38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 12588450/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.....NILL

Building bearing Number..... or called TULIP
(to be prepared separately for each Building of the Real Estate Project)

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the building as on ...31.12.2021..... date of Registration is	Rs.58520000/-.....
2	Cost incurred as on ...31/12/2021..... (based on the Estimated cost)	Rs 45066252/-.
3	Work done in Percentage (as Percentage of the estimated cost)	77.01%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 13453748/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.....NILL

TABLE B

(to be prepared for the Entire Registered Phase of the Real Estate Project)

EXTERNAL

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development work including amenities and Facilities in the layout as on ...31.12.2021..... date of Registration is	Rs.52419500/-.....
2	Cost incurred as on31/12/2021..... (based on the Estimated cost)	Rs.47701745/-
3	Work done in Percentage (as Percentage of the estimated cost)91%.....
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs..4717755/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.....NILL.....

Yours Faithfully,
Signature of Mr. Kuldeep Kumar

Address:- D2-102, Krich city, phase-2,
Tapukara, Bhiwadi

Note :-

- 1) The scope of work is to be 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 Estimate of Total cost)(1)(2)(3)