

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 : 31.05.2021

[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. As declared by promoter to RERA, the calculation of project cost has been done keeping as 50% for plotted development and 50% for Row Houses.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 100000000 (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. 177684008.72/- (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. -77684008.72/- 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 31 st Mar 2021 date of Registration is	Rs. 100000000
2	Cost incurred as on 31 st Mar 2021 (based on the Estimated cost)	Rs. 177684008.72
3	Work done in Percentage (as Percentage of the estimated cost)	177.68%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. -77684008.72
5	Cost Incurred on Additional/Extra Items as on 31 st Mar 2021 not included in the Estimated Cost (Annexure A)	Rs. 77684008.72

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 31 st Mar 2021 date of Registration is	N/A
2	Cost incurred as on 31 st Mar 2021 (based on the Estimated cost).	N/A
3	Work done in Percentage (as Percentage of the estimated cost).	N/A
4	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5	Cost Incurred on Additional/Extra Items as on 31 st Mar 2021 not included in the Estimated Cost (Annexure-A).	N/A

Hari Ram Gwala
Chartered Engineer
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Hrgwala

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 Mar, 2021 and inspected the Residential Building which is under construction. During my inspection I found that construction work has started in Row house no. 04 to 21, 24 to 30, 32 to 35, 36 to 47, 48 to 55, 59 to 71, 72 to 82 & 85 to 92 as per below mention table in Brief Description & Row House No. 31 is ready as a sample unit.

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.



Hari Ram Gwala
Chartered Engineer
M-129984-0

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The "SHUBH VILLA" includes 97 Row House, 8 EWS, 8 LIG & 12 Retail Shops type in & its facilities are provided.

Row House No.	Description of Work
04 to 21	Unit No. 5 to 21 Flooring Work Completed & Paint Work in Progress & Unit No. 04 Brick Work Completed
24 to 35	Paint Work in progress
36 to 47	Flooring & Electrical work is in progress
48 to 55 & 59	External Plaster, Electrical & Sanitary work is in progress
60 to 71	Internal Plaster, Electrical & Sanitary work in progress
72 to 82 & 85 to 92	Brick work, Electrical & Sanitary work in progress
External Work	Electrical Work is in progress

3. PRESENT STAGE OF CONSTRUCTION WORK & COST OF CONSTRUCTION AS ON DATE 31ST Mar, 2021 OF INSPECTION

As on date of my inspection i.e. 31ST Mar, 2021 the construction work has started of Row House No. 04 to 21, 24 to 30, 32 to 35, 36 to 47, 48 to 55, 59 to 71, 72 to 82 & 85 to 92 work in progress.

Floor/Built up Area are: -

Type	Construction Area	Unit	Stage of Work Completed %
Type A (Units - 25 to 34, 37 to 46, 49 to 55, 61 to 70, 73 to 82, 85 to 92)	90269.3	Sq. Ft.	52.02
Type B (Units - 24, 35, 36, 47, 48, 59, 60, 71, 72)	16488.054	Sq. Ft.	56.38
Type C (Units - 5 to 20)	25445.12	Sq. Ft.	70.37
Type E (Unit - 21)	1950	Sq. Ft.	57.41
Type H (Unit - 4)	1925	Sq. Ft.	51.11

APPROX. COST OF CONSTRUCTION AS ON DATE 31ST Mar, 2021 OF INSPECTION:-

Stage of Construction	Quantity (Sqft)	Rate (Rs.)	Amount (Rs.)
BOUNDARY WALL & LAVELLING WORK	9866.60	4.48	276265.00
SEWARAGE LINE, Electrical & Water Line work			5922585.20
TOTAL			61,98,850.20
MISC CONSTRUCTION			LS(RS.) 168364721.52
(Site Office construction, Site Construction, Electricity Connection, Consultancy charges & Decketing Expenses, Material etc.)			
BUILDING MATERIAL AT SITE			LS (RS.) 31,20,437.00
TOTAL VALUE OF BUILDING CIVIL, MISC CONSTRUCTION: -			LS (RS.) 177684008.72
Total cost of construction incurred as on date of inspection 31st Mar, 2021			SAY (RS.) 177684008.72

Hari Ram Gwala
Chartered Engineer
M-129964-0

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Status of the Project:-

As per my inspection as on date 31st Mar, 2021 the construction work is in progress Row house no. 04 to 21, 24 to 35, 36 to 47, 48 to 59, 60 to 71 & 72 to 92 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)
(Chartered Engineer)
Date:- 31.05.2021

Hari Ram Gwala
Chartered Engineer
M-129984-0