



**Er. Mahesh Singhal**

B.E., M.I.E., M.I.C.I., F.I.V., Chartered Engineer,  
Approved Valuer, Arbitrator, Surveyor & Loss Assessor

Registered Valuer Immovable Property  
No. CAT-I/226/CCIT/JPR/Tech./09-10  
Under Ministry of Finance, Govt. of India

**REPORT NO:- 2021-22/V-II/066**

**DATE:- 28.10.2021**

### **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,

**RATNAWAT INFRASTRUCTURE CONSTRUCTION COMPANY LLP.  
PLOT NO. 48, 1ST FLOOR, MANOKAMNA, GOLIMAR GARDEN, SAHAKAR  
MARG, JAIPUR-302015**

**Subject :-** Certificate of Cost Incurred for Development of **PINNACLE** for Construction of 1 building(s) of the **PINNACLE** Phase (RERA Registration Number **RAJ/P/2017/020**) situated on the Plot bearing No. **KHASRA No. 35 (PART)**, Village:- **GRAM BHOJPURA, SAHAKAR MARG SCHEME, LAL KOTHI** Pincode:- **302015** demarcated by its boundaries (latitude and longitude of the end points) **265354.4 N 754736.9 E** to the North **265351.1 N 754737.0 E** to the South **265350.3 N 754739.0 E** to the East **265351.2 N 754740.0 E** to the West District:- **Jaipur** PIN-**302015** admeasuring **4492.60 sq. mts.** area being developed by **RATNAWAT INFRASTRUCTURE CONSTRUCTION COMPANY LLP.**

Sir,

I/ We **Er. Mahesh Singhal** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA-Rajasthan, being 1 Building(s) of the **PINNACLE** Phase situated on the Plot bearing No. **KHASRA No. 35 (PART)**, Village:- **GRAM BHOJPURA, SAHAKAR MARG SCHEME, LAL KOTHI** Pincode:- **302015** admeasuring **4492.60 sq. mts.** area being developed by **RATNAWAT INFRASTRUCTURE CONSTRUCTION COMPANY LLP.**

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. estimated cost calculations are based on the drawings/plans made available for the project under reference by developer.

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2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs:- 86,00,00,000/-** (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:- **30.09.2021** is calculated at **Rs:- 71,86,49,993.00/-** (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 subject project to obtain Occupation Certificate / Completion Certificate from **JDA** (planning Authority) is estimated at Rs:- **14,13,50,007.00 /-** ( 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

Building bearing Number **\_KHASRA No. 35 (PART), Village:- GRAM BHOJPURA, SAHAKAR MARG SCHEME, LAL KOTHI Pincode:- 302015\_** or called **PINNACLE**.

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

Sr.No	Particulars	Amounts
1	2	3
1	Total Estimated cost of the building as on <b>17.08.2017</b> date of Registration is (Out of Rs:- 86,00,00,000/- Estimated cost of building is-Rs:-	<b>79,66,02,577.00</b>
2	Cost incurred as on <b>30.09.2021</b> (based on the Estimated cost ) Rs:-	<b>66,51,03,499.00</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>83.49%</b>
4	Balance Cost to be Incurred (Based on Estimated Cost) Rs:-	<b>13,14,99,078.00</b>
5	Cost Incurred on Additional /Extra Items as on .....not included in the Estimated Cost (Annexure A)	<b>Nil</b>

  
**Er. Mahesh Singhal**  
B.E., M.T.E., M.I.C.I., F.I.V.  
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**TABLE B**

(to be prepared for the entire registered phase of the 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 <b>17.08.2017</b> date of Registration is (Out of Rs:- 86,00,00,000/- Estimated cost is-) Rs:-	<b>6,33,97,423.00</b>
2	Cost incurred as on <b>30.09.2021</b> (based on the Estimated cost ) Rs:-	<b>5,35,46,494.00</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>84.46%</b>
4	Balance Cost to be Incurred (Based on Estimated Cost) Rs:-	<b>98,50,929.00</b>
5	Cost Incurred on Additional /Extra Items as on .....not included in the Estimated Cost (Annexure A)	<b>Nil</b>

  
**Er. Mahesh Singhal**  
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 Approved Valuer, Arbitrator  
 Chartered Engineer  
**Signature of 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 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.
5. Cost pf stock material is not included in the total cost incurred.



6. Total estimated completion cost bifurcation as total building cost & total Internal-External Development and allied work cost are considered as per client (As per client's RERA registration).
7. The legal aspects are not considered I n this certificate.
8. This certificate is prepared based on available documents during my/our visit to the site and discussions made with the client.
9. Neither me/we nor my/our associate have any direct or indirect interest in the advance or assets valued.

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost) (1) (2) (3)



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