

# NIRMAL JAIN ARCHITECTURAL SERVICE

ASSOCIATES  
ARCHITECTS • ENGINEERS • VALUERS • SURVEYORS • VASTU CONSULTANTS • INTERIOR DESIGNERS

"NIRMAL NIKET", JAIPUR ROAD, AJMER 305001

Proprietor :

**Yash Jain**

B.E. (Hons) Civil Eng.

Reg. Valuer for Income Tax & Wealth Tax

Reg. No. Cat-I/18-19/01/22

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 GS DREAM HOME LLP,  
Saral 1<sup>st</sup> Floor, Near Patel Stadium,  
Jaipur Road, Ajmer, Rajasthan


Subject : Certificate of Cost Incurred for development of **Dream Homz** building (s) of the **1st** phase of the project (RERA Registration number **RAJ/P/2020/1259**) situated on the **KH No 1296,1306 demarcated by its boundaries** ( latitude and longitude of the end points ) "74.66446950788378 & 26.543471134731366" to the north "74.66426029558062 & 26.54290485315177" to the south" "74.665590671252 & 26.542362563933825" to the east "74.6658964430797 & 26.542890456126027" to the west , at village **Makarwali, Ansal Township, Janana hospital road, Ajmer PIN 305004** admeasuring 224781 sq. Ft. Area being developed by **GS DREAM HOME LLP** [ promoters name]

Sir,

I **Yash Jain Proprietor of Nirmal Jain Architectural Service** has undertaken assignment of certifying estimated cost for the subject Real Estate project proposed to be registered under RERA-Rajasthan, being **A, B and C & D** building(s) of the **Dream Homz** phase **1st** phase of the project (RERA Registration number **RAJ/P/2020/1259**) situated on the **KH No 1296,1306** of at village **Makarwali, Ansal Township, Janana hospital road, Ajmer PIN 305004** admeasuring 224781 sq. Ft. Area being developed by **GS DREAM HOME LLP** [ promoters name]

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 drawings/plans made available for the project under reference by developer.

1. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. **240000000/- (Rupees Twenty four 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).
2. The estimated cost incurred till date is calculated as Rs. **119361821/- (Rupees Eleven crore Ninety three lakhs sixty one thousand eight hundred twenty one only) (total of table A and B)**. The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
3. The balance cost of completion of the civil and allied works of the subject project to obtain occupation certificate / completion certificate from Ajmer Development

  
Approved Valuer (A.I.V.) (A.M.I.E.)  
Chartered Engineer (India)  
NIRMAL JAIN ARCHITECTURAL SERVICE  
Nirmal Niket, Jaipur Road, AJMER



Authority, Ajmer (planning authority) is estimated at Rs. **120638179/- (Rupees twelve Crores six lakhs thirty eight thousand one hundred seventy nine only) ( Total of table A and B).**

4. 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 / **Tower A** or called \_\_\_\_\_  
( 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 20th May 2020 date of registration is	80997000/-
2	Cost incurred as on 31st Dec 2021 (Based on the estimated cost )	809970/-
3	Work done in percentage ( as percentage of the estimated cost)	1%
4	Balance cost to be incurred ( based on estimated cost )	80187030/-
5	Cost incurred on additional / extra items as on 31st Dec 2021 not included in the estimated cost (Annexure A)	-

**TABLE -A**

Building bearing number / **Tower B** or called \_\_\_\_\_  
(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 20th May 2020 date of registration is	76734000/-
2	Cost incurred as on 31st Dec 2021 (Based on the estimated cost )	61770870/-
3	Work done in percentage ( as percentage of the estimated cost)	80.50%
4	Balance cost to be incurred ( based on estimated cost )	14963130/-
5	Cost incurred on additional / extra items as on 31st Dec 2021 not included in the estimated cost (Annexure A)	-

  
**YASH JAIN B.E. Civil (Hons.)**  
**Approved Valuer (A.I.V.) (A.M.I.E.)**  
**Chartered Engineer (India)**  
**NIRMAL JAIN ARCHITECTURAL SERVICE**  
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**TABLE -A**

Building bearing number / **Tower C** or called \_\_\_\_\_  
 ( 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 20th May 2020 date of registration is	43071000/-
2	Cost incurred as on 31st Dec 2021 (Based on the estimated cost )	32243360/-
3	Work done in percentage ( as percentage of the estimated cost)	74.86%
4	Balance cost to be incurred ( based on estimated cost )	10827640/-
5	Cost incurred on additional / extra items as on 31st Dec 2021 not included in the estimated cost (Annexure A)	

**TABLE -A**

Building bearing number / **Tower D** or called \_\_\_\_\_  
 ( 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 20th May 2020 date of registration is	30502500/-
2	Cost incurred as on 31st Dec 2021 (Based on the estimated cost )	20894213/-
3	Work done in percentage ( as percentage of the estimated cost)	68.50%
4	Balance cost to be incurred ( based on estimated cost )	9608287/-
5	Cost incurred on additional / extra items as on 31st Dec 2021 not included in the estimated cost (Annexure A)	-

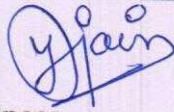
  
**YASH JAIN** B.E. Civil (Hons.)  
 Approved Valuer (A.I.V.) (A.M.I.E.)  
 Chartered Engineer (India)  
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**TABLE B**  
**(To be prepared for the entire registered phase of the Real Estate Project)**

Sr. No.	Particulars	Amount
-1	-2	-3
1	Total estimated cost of the internal & external development works including amenities & facilities in the layout as on 20th May 2020 date of registered is	8695500/-
2	Cost incurred as on 31st Dec 2021 (Based on the estimated cost )	3643408/-
3	Work done in percentage ( as percentage of the estimated cost)	41.90%
4	Balance cost to be incurred ( based on estimated cost )	5052092/-
5	Cost incurred on additional / extra items as on 31st Dec 2021 not included in the estimated cost (Annexure A)	

**Yours faithfully,**



**Signature of Engineer**

**For Nirmal Jain Architectural Service**  
**Approved Valuer (A.I.V.) (A.M.I.E.)**  
**Chartered Engineer (India)**  
**NIRMAL JAIN ARCHITECTURAL SERVICE**  
**Nirmal Niket, Jaipur Road, AJMER**

**(Yash Jain)**

**Prop.**

**( Address: - Nirmal Niket**

**Jaipur Road, Ajmer 305001**

**Reg. No. Cat-I/18-19/01/22)**

• **Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved form 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)