

FORM R-2
APPENDIX

[See Regulation 11(3) (i) (a)] **CERTIFICATE BY ENGINEER**

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from RERA Retention Account)

To,

**The MANTRA LIFESTYLE HOMES PRIVATE LIMITED,
4TH FLOOR, UNIQUE DESTINATION, LAXMI MANDIR CROSSING TONK
ROAD, Jaipur , Rajasthan 302015.**

Subject: Certificate for cost incurred for development of [**Unique Apex Towers Phase I**] for construction of “**Unique Apex Towers Phase I**” Building(s) of the NA Phase (RERA Registration Number (**RAJ/P/2017/453**) situated on the **Khasra No./ Plot No. 550/1, 550/2, 550/3**, demarcated by its boundaries (latitude and longitude of the end points) _____to the north_____ to the south_____ to the east_____ to the west of **Village- Pal Road , Jodhpur - 342008 (Rajasthan)**, admeasuring **13964.82 sq. mts.** area being developed by **M/S MANTRA LIFESTYLE HOMES PRIVATE LIMITED.**

Sir,

I **DIVYEJEET MAROTHIYA** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under -RERA-Rajasthan, being “**Unique Apex Towers Phase I**” Building(s) of the NA Phase situated on the **Khasra No./ Plot No. 550/1, 550/2, 550/3**, of **Village- Pal Road , Jodhpur - 342008 (Rajasthan)**, admeasuring **13964.82 sq. mts.** area being developed by **M/S MANTRA LIFESTYLE HOMES PRIVATE LIMITED.**

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 drawings/plans made available for the project under reference by the developer.
2. We estimate total Estimated cost of completion of Building(s) of the aforesaid project under reference as **Rs. 49,00,00,000 /-** (Total of Total A and B).The estimated total cost of project is with reference to the civil and allied works required to be completed to the purpose of obtaining occupation certificate/completion certificate for the Building(s).
3. The Estimated cost incurred till date is calculated at **Rs. 27,65,04,000/-**(Total of Table A and B).The amount of estimated cost is calculated on the base of amount of Total estimated cost.


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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 form_____ (Planning Authority) is estimated at **Rs. 21,34,96,000/-** (Total of Table A and Table B).
5. I certify that the cost of the civil and allied works for the aforesaid project as completed on the date of this certificate is as given in **Table A** and **B** below:

TABLE A

Building: - Unique Apex Towers Phase I (Tower B.)

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

S.No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated Cost of the Building as on 17.11.2017 date of Registration is	₹ 13,25,00,000
2	Cost incurred as on 31/03/2025 (based on the Estimated Cost)	₹ 12,61,45,750
3	Work done in Percentage (as percentage of the Estimated cost)	95.20%
4	Balance cost to be incurred (Based on Estimated Cost)	₹ 63,24,250
5	Cost incurred on Additional/Extra Item as on 31/03/2025 not included in the Estimated Cost (Annexure A)	Rs. -----/-

TABLE A

Building: - Unique Apex Towers Phase I (Tower C.)

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

S.No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated Cost of the Building as on 17.11.2017 date of Registration is	₹ 13,25,00,000
2	Cost incurred as on 31/03/2025 (based on the Estimated Cost)	₹ 7,79,06,250
3	Work done in Percentage (as percentage of the Estimated cost)	58.79%
4	Balance cost to be incurred (Based on Estimated Cost)	₹ 5,45,93,750
5	Cost incurred on Additional/Extra Item as on 31/03/2025 not included in the Estimated Cost (Annexure A)	Rs. -----/-


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TABLE A**Building: - Unique Apex Towers Phase I (Tower D.)****(To be prepared separately for each building of the Real Estate Project)**

S.No.	Particulars	Amounts
(1)	(2)	(3)
1.	Total Estimated Cost of the Building as on 17.11.2017 date of Registration is	₹ 13,25,00,000
2	Cost incurred as on 31/03/2025 (based on the Estimated Cost)	₹ 6,25,12,000
3	Work done in Percentage (as percentage of the Estimated cost)	47.16%
4	Balance cost to be incurred (Based on Estimated Cost)	₹ 6,99,88,000
5	Cost incurred on Additional/Extra Item as on 31/03/2025 not included in the Estimated Cost (Annexure A)	Rs. -----/-

Total Expenditure TABLE-A = Rs. 5,85,12,000 /-

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TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

S.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 17.11.2017 date of Registration is	₹ 5,25,00,000
2	Cost incurred as on 31/03/2025 (based on the Estimated Cost)	₹ 99,40,000
3	Work done in Percentage (as percentage of the estimated cost)	24.85%
4	Balance cost to be incurred (Based on estimated Cost)	₹ 4,25,60,000
5	Cost incurred on Additional/Extra Item as on 31/03/2025 not included in the Estimated Cost (Annexure A)	Rs. ----- /-

Yours Faithfully

DIVYAJEET MAROTHIYA
B. TECH (CIVIL)

***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 labor, 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 specification 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)


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