

Form R-2
[See Regulation 3(4)]
CERTIFICATE BY ENGINEER

To,
The ONE REALTY GROUP
Plot No. 100 3rd Floor Kalyan Tower, Opp Rajul Augusta
Apartment, Vaishali Nagar, Jaipur, Raj - 302021

Subject: Certificate of Cost Incurred for Development of SPACE VILLAS for Construction of Group Housing (s) of the (RERA Registration Number: RAJ/P/2023/2600) situated at Khasra No 3228/301 Village Bhankrota Kalna, Jaipur Rajasthan 302026 measuring 6580 sq. mts. area

Sir,
I/We, Ajay Pal Singh have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA-Rajasthan being SPACE VILLAS for construction of Group Housing (RERA Registration Number: RAJ/P/2023/2512) situated at Khasra No 3228/301 Village Bhankrota Kalan, Jaipur Rajasthan 302026, being developed by M/s ONE REALTY GROUP.

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 developer.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 185000000 (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. 202314961/- 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 is estimated at Rs. NA/-
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 **Block-1**

Sr No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building as on 03.07.2023 date of Registration is	138750000
2	Cost incurred as on 30.06.2025 (based on the Estimated cost)	151736220.75/-
3	Work done in Percentage (as Percentage of the estimated cost)	109.36%
4	Balance Cost to be Incurred (Based on Estimated Cost)	-
5	Cost Incurred on Additional /Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure A)	12986220.75

TABLE B

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 03.07.2023 date of Registration is	46250000/-
2	Cost incurred as on 30.06.2025 (based on the Estimated cost).	50578740.25/-
3	Work done in Percentage (as Percentage of the estimated cost).	109.36%
4	Balance Cost to be Incurred (Based on Estimated Cost).	-
5	Cost Incurred on Additional /Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure A)	4328740/-

Total Expenditure of Table A & Table B is s 202314961
% of Total Expenditure is 91.44%

Yours Faithfully
AJAY PAL SINGH
Ajay
Ajay Pal Singh
Civil Engineer
(Engineer)