



TRIANGLE

Er. Nikhil Chaudhary

M.Eng (Civil & Structural), MIE(I), MCIV
Chartered Engineer, Registered Valuer,
Arbitrator, Surveyor & Loss Assessor.

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,

M/s Finetech Velentino Builders LLP

E-666, Nakul Path,
Lal Kothi Scheme,
Jaipur-15

Subject : Certificate of Cost Incurred for Development of PRIM WOODS EXTENSION Phase of the Project (RERA Registration Number RAJ/P/2023/2681) situated on the Khasra No./Plot No. 1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571 and 1080/572 demarcated by its boundaries (latitude and longitude of the end points) 26 ° 43' 26.7"N 75 ° 48' 46.4' E) village Dayalpura Tehsil Sanganer District Jaipur PIN 303905 admeasuring 57486.66 sq. Mtr. Area being developed by M/s Finetech Velentino Builders LLP.

Sir,

I Nikhil Chaudhary have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA - Rajasthan, being **RAJ/P/2023/2681** situated on the khasra no. situated on the Khasra No./Plot No. 1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571 and 1080/572 of Village Dayalpura, Tehsil Sanganer, District Jaipur PIN 303905 admeasuring 57486.66 sq.mtr. area being developed by M/s Finetech Velentino Builders 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. 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. 4,50,00,000.00/-** (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 the Quarter Ended Dec-2023 is calculated at **Rs. 3,34,905.00/-** (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. 4,46,65,095.00/-** 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:

Registered Valuer For Asset Class Land & Building
Under the Companies Act, 2013 &
the Companies Registered Valuers & Valuation Rules 2017
IBBI Reg. No. IBBI/RV.04/2023/15265
Reg. Valuer Mem. No. IIV-RVF/OM/1319/2022
Chartered Engineer (Institution of Engineer)-AM1939516
Member of Raj. Council of Income Tax Valuers (RCITV)

Triangle Atelier LLP

"Triangle Chambers" S-56, Himmat Nagar, Tonk Road, Jaipur (Raj.)-302018

Ph. : 9799570576, email : ncjaipurvaluation@gmail.com

Website : www.triangleengineers.in

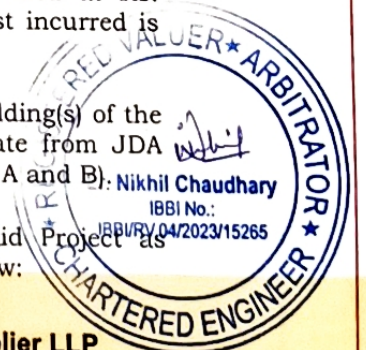


TABLE A

Building bearing Number Khasra No./Plot No. 1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571 and 1080/572 or called PRIM WOODS EXTENSION

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

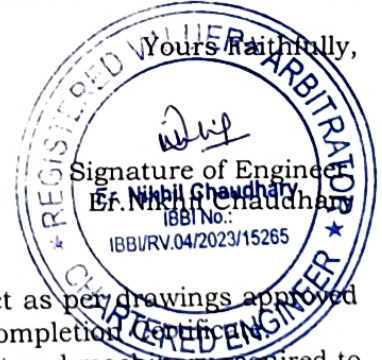
Sr. No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building as ondate of Registration is Dec-2023	Rs. N.A.
2	Cost incurred as on Quarter Ended Dec-2023 (based on the Estimated cost)	Rs. N.A.
3	Work done in Percentage (as Percentage of the estimated cost	Rs. N.A.
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. N.A.
5	Cost Incurred on Additional/Extra Items as on.....not included in the Estimated Cost (Annexure A)	Rs. N.A.

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 date of Registration is Dec-2023	Rs. 4,50,00,000.00
2	Cost incurred as on Quarter Ended Dec-2023 (Based on the Estimated cost).	Rs. 3,34,905.00
3	Work done in Percentage (as Percentage of the estimated cost).	0.74%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 4,46,65,095.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure-A).	Rs. 0.00

Yours faithfully,



* 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 Estimate of Total Cost) (1) (2) (3)