

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

Ashiana Housing Ltd
3rd Floor, Apex Mall
Lalkothi, Tonk Road
Jaipur-302015, Rajasthan.

Sub: Certificate of Cost Incurred for Development of project “**Ashiana Nitara Phase 2**” for construction of units in the Project (RERA Registration Number **RAJ/P/2025/3468**) situated on the Plot bearing No./ Khasra Nos. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 demarcated by boundaries (latitude and longitude of the end points of whole project) 26.87414,75.68078 to the Northwest 26.872994,75.682887 to the Northeast 26.872177, 75.681246 to the Southwest 26.872080,75.682656 to the Southeast Village **Bhankrota Kalan** Tehsil **Sanganer** District **Jaipur** PIN **302026** admeasuring **10373.03** sq.mts. Area being developed by **Ashiana Housing Ltd.**

Sir,

I, Basker P. Pandita have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to the registered under RERA-Rajasthan, being **4** Building(s) of the project **Ashiana Nitara Phase 2** situated on the plot bearing No./ Khasra Nos. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 of Village **Bhankrota Kalan** Tehsil **Sanganer** District **Jaipur** PIN **302026** admeasuring **10373.03** sq.mts. Area being developed by **Ashiana Housing Ltd.**

1. I have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil and Allied works, of the project. Our estimated cost calculations are based on the drawings / plans made available for the project under reference by developer.
2. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 651396116** (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. 51564685** (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 Empanelled Architect (planning Authority) is estimated at **Rs. 599831431** (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 ABuilding bearing Number **Phase 2**

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

Sr. No.	Particulars	Amounts				Total
(1)	(2)	(3)				
		B-4	B-5	B-6	B-7	
1.	Total Estimated cost of the building as on 08/01/2025 date of Registration is	114619472	125969939	114619472	145254961	500463844
2.	Cost incurred as on 31-03-2025 (based on the Estimated cost)	0	0	0	10100310	10100310
3.	Work done in Percentage (as Percentage of the estimated cost)	0%	0%	0%	6.95%	2.02%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	114619472	125969939	114619472	135154651	490363534
5.	Cost Incurred on Additional / Extra Items as on 31-03-2025 Not included in the Estimated Cost (Annexure 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 08/01/2025 date of Registration is	150932272
2.	Cost incurred as on 31/03/2025 (based on the Estimated cost)	41464375
3.	Work done in Percentage (as Percentage of the estimated cost)	27.47%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	109467897
5.	Cost Incurred on Additional / Extra Items as on 31-03-2025 Not included in the Estimated Cost (Annexure A)	

Yours Faithfully,



Signature of Engineer

(Address 80/275, Patel Marg, Mansarovar,
Jaipur-302020)

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).

N.A.