

BIMAL CHANDRA ASTHANA  
CIVIL ENGINEER  
Contact No. 9828023719

Flat No. L-207 Ashiana Aangan  
ALWAR BYE PASS ROAD, BHIWADI-301019

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 LIMITED

Unit No. 4 & 5, 3rd Floor,

Plot No.-2, Southern Park, Saket District Centre, Saket, New Delhi-110 017

**Subject:** Certificate of percentage of completion of construction work of RESIDENTIAL COMPLEX Building(s) of the Project Ashiana Nirmay Phase 4 having RERA registration number RAJ/P/2021/1554 dated 10/06/2021 situated at Khasra No 169 (P), 171,172, 173, 174 & 179 Village Thara Post Office Khijuriwas Alwar 301018,, Rajasthan demarcated by its boundaries (latitude and longitude of the end points) 28 ° 09' 46. 20 " to the North, 28 ° 09' 46.27" to the South 76°48'52.11 " to the East 76 ° 48 ' 49.76 " to the West District Alwar Rajasthan, admeasuring 10,471 sq.mts. area being developed by ASHIANA HOUSING LIMITED

Sir,

I, Bimal Chandra Asthana have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to the registered under RERA-Rajasthan, being 02 Building(s) of Ashiana Nirmay Phase 4 situated on the plot bearing Khasra No 169 (P), 171,172, 173, 174 & 179 Village Thara Post Office Khijuriwas Alwar 301018, Rajasthan admeasuring 10,471 sq.mts. area being developed by ASHIANA HOUSING 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 developer.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 34, 91, 66,487** (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 as on the date **31<sup>st</sup> December 2022** is calculated at **Rs.17,35,37,813** (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 Empaneled Authority is estimated at **Rs. 17,56,28,674** (Total of Table A and B).

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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 B-03 Block**

(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 date of Registration is	14,76,64,258
2.	Cost incurred as on <b>31<sup>st</sup> Dec. 2022</b> (based on the Estimated cost)	08,23,28,145
3.	Work done in Percentage (as Percentage of the estimated cost)	56%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	6,53,36,113
5.	Cost Incurred on Additional / Extra Items as on ..... Not included in the Estimated Cost (Annexure A)	Nil

**TABLE A**

**Building bearing Number B-07 Block**

(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 date of Registration is	14,21,70,229
2.	Cost incurred as on <b>31<sup>st</sup> Dec. 2022</b> (based on the Estimated cost)	08,91,88,824
3.	Work done in Percentage (as Percentage of the estimated cost)	63%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	5,29,81,405
5.	Cost Incurred on Additional / Extra Items as on ..... Not included in the Estimated Cost (Annexure A)	Nil

  
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**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	5,93,32,000
2.	Cost incurred as on <b>31<sup>st</sup> Dec. 2022</b> (based on the Estimated cost)	20,20,844
3.	Work done in Percentage (as Percentage of the estimated cost)	3%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	5,73,11,156
5.	Cost Incurred on Additional / Extra Items as on ..... Not included in the Estimated Cost [Annexure A]	Nil

Yours faithfully



**[Bimal Chandra Asthana]**  
**Civil Engineer**  
**Registration No. T-020586-2**  
**The Institution of Engineers (India)**

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 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].