

**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,

Sankalp Infraheights Private Limited  
E-123,124, Behind IOC Petrol Pump  
Sahkar Marg,  
Jaipur

**Subject:** Certificate of Cost Incurred for Development of the project, **THE INDEX**, having (RERA Registration Number: RAJ/P/2021/1644) situated at Plot No. 251/G-2, Pratap Nagar, Jaipur, Rajasthan-302033 admeasuring 3587.91 sq.mts which is being developed by Sankalp Infraheights Private Limited.

Sir,

I Sandeep Gupta has undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under RERA-Rajasthan, being Structural Consultant for construction of project, The Index, (RERA Registration Number: RAJ/P/2021/1644) situated Plot No. 251/G-2, Pratap Nagar, Jaipur, Rajasthan-302033 admeasuring 3587.91 sq.mts which is being developed by Sankalp Infraheights 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 to us for the project under reference by the Developer.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **60,00,00,000/-** (Total of Table A & B). The estimated Total Cost of project is with reference to the Civil, MEP 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. **2,00,00,000/-**. (Total of Table A & 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 UIT (planning Authority) is estimated at Rs. **58,00,00,000/-** (Total of Table A & 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 A**

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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building as on 02 <sup>nd</sup> September, 2021 date of Registration is Rs.	45,00,00,000/-
2.	Cost incurred as on 31 <sup>st</sup> December, 2021 (Based on Estimated Cost) Rs.	2,00,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	4.45%
4.	Balance Cost to be Incurred (Based on Estimated Cost) Rs.	43,00,00,000/-
5.	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> December, 2021 not included in the Estimated Cost (Annexure A)	Nil

**TABLE B**

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

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 02 <sup>nd</sup> September, 2021 date of Registration is	15,00,00,000/-
2.	Cost incurred as on 31 <sup>st</sup> December, 2021 (Based on Estimated Cost)	0
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	15,00,00,000/-
5.	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> December, 2021 not included in the Estimated Cost (Annexure A)	Nil



Place- Jaipur  
Date- 24/01/2022

Yours Faithfully  
  
SANDEEP GUPTA  
BTECH, METCH/CIVIL ENGINEER  
M-06/036177

Signature of Engineer

**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 estimated of total cost) (1) (2) (3)