

SUBHASH BATRA

(CIVIL ENGINEER)

R/o 4/71, SFS, Agrawal Farm, Mansarovar, Jaipur - 302020
Contact: +91-8003231515, E-mail: batrasubhash50@gmail.com

FORM R - 2

CERTIFICATE BY ENGINEER

To

The Partners

Pearl Spytech Realtors LLP

5th floor, Class of Pearl , K-48, Income Tax colony

Durgapura, Jaipur, 302018, RAJASTHAN

Subject: Certificate of Percentage of Completion of Construction Work of "Pearl Pristine" Building of the Phase of the Project (Rajasthan RERA Registration Number RERA - RAJ/P/2025/3648 situated on the Plot bearing No B-173, Rajender Marg, Bapu Nagar, demarcated by its boundaries (Latitude 26°53'10.14"N " and longitude 75°48'27.43E" of the end points District Jaipur PIN 302015 admeasuring 1114.84 sq.mts. area being developed by Pearl Spytech Realtors LLP (Promoter's Name)

Sir,

I, **Subhash Batra** have undertaken assignment certifying Estimated Cost for the Real Estate Project proposed to be registered under RERA -Rajasthan, being 1 Building of the Single Phase of the Project (Rajasthan RERA Registration Number RERA - RAJ/P/2025/3648 situated on the Plot bearing No B-173, Rajender Marg, Bapu Nagar, demarcated by its boundaries (Latitude 26°53'10.14"N " and longitude 75°48'27.43E" of the end points District Jaipur PIN 302015 admeasuring 1114.84 sq.mts. area being developed by Pearl Spytech Realtors LLP (Promoter's Name)

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 Drawing/Plans made available to us for the project under reference by developer.
2. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs.13,00,00,000/- (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.1,10,25,924/- (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 (Planning Authority) is estimated at Rs.11,89,74,076 /- (Total of Table A and B).

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6. 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 called Pearl Bhawani
(to be prepared separately for each Building of the Real Estate Project)

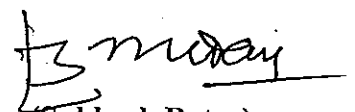
Sr. No.	Particulars	Amounts (in Rs.)
(1)	(2)	(3)
1	Total Estimated Cost of the building/Block as on 30.06.2023 date of Registration is	Rs13,00,00,000/-
2	Cost incurred as on 30.06.2025 Based on Estimated Cost)	Rs 1,10,25,924/-
3	Work done in Percentage (as Percentage of the estimated cost)	8.48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,89,74,076/-
5	Cost Incurred on Additional/Extra Items as on 30.06.2025 not included in the Estimated Cost (Annexure A)	NA

TABLE - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
(1)	(2)	(3)
1	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on 30.06.2025 date of Registration is	
2	Cost incurred as on 30.06.2025 (Based on Estimated Cost)	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully


(Subhash Batra)

Signature of Engineer

*Note

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1. The scope of work is to complete entire Real Estate Project as per drawings approved from time so as to obtain Occupation Certificate/Completion Certificate.
2. The estimated cost included all labour, material, equipment and machinery required to carry out entire work.
3. As this is 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)

Place:Jaipur

Date: 01.07.2025