

Date-30/06/2024

FORM R-2
APPENDIX

[See Regulation 11(3)(i)(a)] CERTIFICATE BY ENGINEER

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from RERA Retention Account)

To,

Riyasat Infratech Developers LLP
603, 6th Floor Okay Plus Tower
Near K.V.5, Mansarovar, Jaipur

Subject: Certificate for cost incurred for development of [RIYASAT COMMERCIAL HUB ZONE-A] Commercial plotted development scheme (RIYASAT COMMERCIAL HUB ZONE-A) development of land the NA Phase (RERA Registration Number (RAJ/P/2024/3080) situated on the Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199, at Village – Sitarampura, Tehsil -Sanganer, and District – Jaipur, admeasuring 15950.00 sq. mts. Area being developed by M/S Riyasat Infratech Developers LLP.

Sir,

I **DIVYEJEET MAROTHIYA** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under -RERA-Rajasthan, being “RIYASAT COMMERCIAL HUB ZONE-A” situated on the Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199, at Village – Sitarampura, Tehsil -Sanganer, and District – Jaipur, admeasuring 15950.00 sq. mts. Area being developed by M/S Riyasat Infratech Developers LLP.

1. We have estimated the cost of the completion to obtain occupation Certificate/completion certificate, of the civil and allied works, of the Plotted of the Project. Our Estimated cost calculations are based on the drawings/plans made available for the project under reference by the developer.
2. We estimate total Estimated cost of completion of Plotted of the aforesaid project under reference as **Rs. 6,35,00,000/-** (Total of Total A and B).The estimated total cost of project is with reference to the civil and allied works required to be completed to the purpose of obtaining occupation certificate/completion certificate for the plotted.
3. The Estimated cost incurred till date is calculated at **Rs. 3,98,45,500/-** (Total of Table A and B).The amount of estimated cost is calculated on the base of amount of Total estimated cost.


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B. TECH (CIVIL)

4. The Balance cost of completion of the civil and allied works of the plotted of the subject project to obtain occupation certificate/Completion certificate form Jaipur Development Authority (Planning Authority) is estimated at **Rs. 2,36,54,500/-** (Total of Table A and Table B).
5. I certify that the cost of the civil and allied works for the aforesaid project as completed on the date of this certificate is as given in **Table A** and **B** below:

TABLE A

Residential scheme: - RIYASAT COMMERCIAL HUB ZONE-A

Khasra No. 171, 172, 195/594, 196/595, 195, 196, 647/197, 648/197, 198, 199 Village-Sitarampura, Tehsil -Sanganer, and District – Jaipur,
(to be prepared separately for each Commercial project of the Real Estate Project)

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

S.No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the project as on 09/04/2024 date of registration is	Rs. 6,35,00,000/-
2	Cost incurred as on 30/06/2024 (based on the Estimated cost)	Rs. 3,98,45,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	62.75 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,36,54,500/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2024 not included in the Estimated Cost (Annexure A)	Rs. Nil


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TABLE B

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

S.No.	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs.
2	Cost incurred as on(based on the Estimated cost)	Rs.
3	Work done in Percentage (as Percentage of the estimated cost)	Rs.
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.
5	Cost Incurred on Additional / Extra Items a onnot included in the Estimated Cost (Annexure A)	Rs.

Yours Faithfully

दिव्यजीत मारोठिया
DIVYAJEET MAROTHIYA
B. TECH (CIVIL)

***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 specification 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)

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