

FORM R-2

CERTIFICATE BY ENGINEER

To,

M/s Surefin Advisors Private Limited,
59 A/1, Friends East Colony,
Opposite to Ashram Chowk,
New Delhi - 110065

Subject: Certificate of Cost Incurred for Development of Project – **SHUBHASHRAY UPTOWN PHASE III**, for Construction of building of the Third Phase (**RERA Registration Number – RAJ/P/2021/1530**) situated on the Plot bearing Khasra No (744, 745, 746, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760) demarcated by its boundaries (latitude and longitude) 28° 5' 29.98"N - 76° 49' 16.06"E, 28° 5' 28.54"N - 76° 49' 19.34"E, 28° 5' 30.65"N - 76° 49' 20.95"E, 28° 5' 27.38"N - 76° 49' 25.83"E, 28° 5' 26.03"N - 76° 49' 25.28"E, 28° 5' 23.73"N - 76° 49' 20.19"E, 28° 5' 25.23"N - 76° 49' 16.75"E, 28° 5' 26.20"N - 76° 49' 17.46"E, 28° 5' 27.44"N - 76° 49' 14.96"E of Village Dhiriya Was Tehsil Tijara, Bhiwadi District Alwar PIN 303107, admeasuring **25,311.73 sq. Meters** area being developed by **M/s Surefin Advisors Private Limited (Promoter)**.

Sir,

I **Akhil Goel** have undertaken assignment of certifying estimated Cost for the Subject Real Estate Project registered under RERA – Rajasthan, being Building of the Third Phase situated on the Plot bearing Khasra No (744, 745, 746, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760) of Village Dhiriya Was Tehsil Tijara, Bhiwadi District Alwar PIN 303107, admeasuring 25,311.73 sq. meters area being developed by M/s Surefin Advisors Private Limited (Promoter).

1. We 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. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **3,92,59,257** (Total of Table A & 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. **3,80,02,154** (approx.) (Total of Table A & B). The amount of Estimated Cost included is calculated on the base of amount of Total Estimated Cost incurred is calculated on the base 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. **12,57,103**. (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 Total of Table A & B below:

TABLE A
Building bearing Block Number "H" & called Tower H

Sr. No	Particulars	Amounts (Approx.)
(1)	(2)	(3)
1	Total Estimated cost of the building as on date of Registration is	3,60,31,257
2	Cost incurred as on 31st March 2025 (based on the Estimated cost)	3,53,10,319
3	Work done in Percentage (as Percentage of the estimated cost)	98%
4	Balance Cost to be incurred (Based on Estimated cost)	7,20,938
5	Cost incurred on Additional /Extra items as on 31st March 2025 not included in the Estimated Cost (Annexure A)	0.00

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

Sr. No	Particulars	Amounts (Approx.)
(1)	(2)	(3)
1	Total Estimated cost of the Integral and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 32,28,000
2	Cost incurred as on 31st March 2025 (based on the Estimated cost)	26,91,835
3	Work done in Percentage (as Percentage of the estimated cost)	83.39%
4	Balance Cost to be incurred (Based on Estimated cost)	5,36,165
5	Cost incurred on Additional /Extra items as on 31st March 2025 not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully

Dated: 15/04/2025



Signature of Engineer

Name: Akhil Goel

Address: 24/6, Third Floor,
Vyas Marg, Shakti Nagar, Delhi,
110007

*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 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.