

ENGINEER'S CERTIFICATE

Date:

To,

The Skywalk Infrastructure Private Limited , 2/1 85, New Patliputra Colony, Patna-800013.

Subject: Certificate of cost Incurred for Development of Project "Nirmana" for Construction of Residential building, Bihar Rera Registration No.-BRERAP14600-004/117/R-1606/2023 situated on Jhujhun Mahal Road, Khesra/Plot No.-473(P), 512(P), Khata No.-15,19 Thana No.-18, Mauza-Yarpur, Patna-800001, demarcated by its boundaries (latitude 25.5931N and longitude 85.193E.....of the end points) to The North 7 feet wide lane to the south 5 feet wide lane to the East 11 feet wide lane to the West 11 feet wide lane of Division admeasuring 10416 Sq.ft area being developed by Skywalk Infrastructure Private Limited.

Ref: Bihar RERA Registration No.- BRERAP14600-004/117/R-1606/2023

Sir,

I/We **SHAILESH RANJAN** have undertaken assignment of certified estimated cost for the subject Real Estate Project proposed to be registered under JHARERA, being Nirmana Residential Building situated on the plot bearing Khesra/Plot No.-473(P), 512(P), Khata No.-15,19 Thana No.-18, Mauza-Yarpur, District-Patna, Pin-800001 admeasuring 10416 sq.ft.area being developed by Skywalk Infrastructure Private Limited.

1. Following technical professionals are appointed by owner/promoter:-
 - (I) Ar. Rohan Kumar Bharti as L.S/Architect
 - (II) ER. SHAILESH RANJAN as L.S/Engineer
2. We have estimated the cost of the completion to obtain occupation certificate/completion certificate, of the civil, MEP 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 and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ quantity Surveyor* appointed by us.
3. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as Rs _____ (Total of table A and 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) from the _____ being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. _____ (Total of table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
5. The balance cost of completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain occupation certificate/ completion certificate from _____ (planning Authority) is estimated at Rs. _____ (Total of table A and B).
6. I certify that the cost of the Civil, MEP 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

Building/Wing bearing Number _____ or called _____
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the building/wing as on _____ date of Registration is	Rs. 3,55,42,500/- Cost of land 88,56,000/-
2	Cost incurred as on 31.03.2026 (based on the Estimated cost)	Rs. 2,98,27,639.73/-
3	Work done in percentage (as percentage of the estimated cost)	Work as per estimated cost 83.92% but as per actual work 100% of the building work is completed
4	Balance cost to be incurred (Based on Estimated cost)	Rs. 57,14,860.27/-
5	Cost incurred on Additional/Extra items on _____ not included in the Estimated cost (Annexure-A)	

TABLE-B

(To be prepared for the entire registered Phase 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 _____ date of Registration is	Rs. 3,55,42,500/- cost of land 88,56,000/-
2	Cost incurred as on 31.03.2026 (based on the Estimated cost)	Rs. 2,98,27,639.73/-
3	Work done in percentage (as Percentage of the estimated cost)	Estimated cost 83.92% but as per actual work 100%

4	Balance cost to be incurred (Based on Estimated cost)	Rs. 57,14,860.27/-
5	Cost incurred on Additional/Extra item as on _____ not included In the Estimated cost(Annexure-A)	

TABLE-C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No	Items	Cost
1		
2		

Yours Faithfully

Shilesh Ranjan

Signature of Engineer

(License No. **R. SHALESH RANJAN, M.I.E.**
CIVIL ENGINEER
EMP NO.-BR/UDHD/CE/23-0018
UDHD, BIHAR (PATNA)