

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date : 08.07.2026

To,
M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.
MANAGING DIRECTOR-SRI PRASHANT KUMAR
101,JAMUNA COMPLEX, J.P. NAGAR,ASHIYANA ROAD,PATNA-800025

Subject : Certificate of Cost Incurred for Development of GREEN MEADOWS for Construction of building(s) (Bihar RERA Registration Number) BRERAP181128070325300431E00 situated on the Plot bearing Khesra No. 241,242,244,245(P),246,247(P),251,253(P),254(P),284(P), Khata No. 182, 167, 183, 189, 178, 293,294 Thana No. 36, Tauzi No. BIHAR SARKAR, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.597538° Longi. 85.040838° to the North, Lati. 25.597649° Longi. 85.041552° to the South, Lati. 25.597658° Longi. 85.040757° to the East, Lati. 25.597646° Longi. 85.040897° to the West of Division DANAPUR, Village MUSTAFAPUR, Block- DANAPUR, District- PATNA, PIN- 801105, admeasuring 10442.14 sq.mts. area being developed by M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.

Ref: Bihar RERA Registration Number BRERAP181128070325300431E00
Sir,

I, VIJAY KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of GREEN MEADOWS situated on the plot bearing Survey Plot No. 241,242,244,245(P),246,247(P), 251,253(P),254(P),284(P), of Division DANAPUR, Village- MUSTAFAPUR, Taluka – DANAPUR, District – PATNA, PIN- 8001105, admeasuring 10442.14 sq.mts. area being developed by M/S YASH RAJ BUILDERS AND PROMOTERS PVT.LTD.

1. Following technical professionals are appointed by Owner / Promoter :—

- | | |
|---------------------------|--------------------------|
| (i) Shri ARUN KUMAR | as L.S. / Architect ; |
| (ii) Shri VIJAY KUMAR | as Structural Consultant |
| (iii) M/s /Shri/Smt _____ | as MEP Consultant |
| (iv) Shri SHAILESH KUMAR | as Quantity Surveyor * |

2. We have estimated the cost of the completion to obtain Occupancy 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 SHAILESH KUMAR Quantity Surveyor* appointed by


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BRUDHD/SE/23-0077

Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 70,73,58,096.00 (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 Occupancy Certificate / Completion Certificate for the building(s) from the PATNA METROPOLITAN AREA AUTHORITY PATNA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 7,26,24,000.00 (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 Occupancy 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 work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

GREEN MEADOWS

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 70,73,58,096.00
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 7,26,24,000.00
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 10.27%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 63,47,34,096.00
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N/A

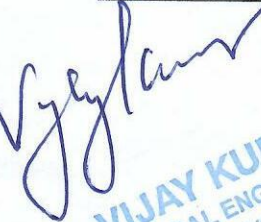
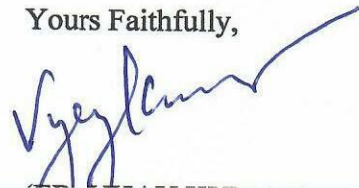

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TABLE B

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

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

Yours Faithfully,



In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. 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.

5. All components of work with specifications are indicative and not exhaustive