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 28/7/26.

To,
The Sai charan EngiCoN PVT LTD.
(Name & Address of Promoter),
Arjun Chainpur city Chainpur.
patna.

Subject : Certificate of Cost Incurred for Development of [Project Name] Sai bhojju. for Construction of Residential. building(s) ____ Wing(s) of the N/A Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No./ C.N.No./CTSNo./ SurveyNo./Final Plot No. 288(P) demarcated by its boundaries (latitude and longitude of the end points) ____ to the North ____ to the South ____ to the East ____ to the West of Division ____ Village ____ Block Sampat (Mk) District Patna PIN 804453 admeasuring 725 SqM sq mts. area being developed by [Promoter] Sai charan EngiCoN PVT LTD.

Ref: Bihar RERA Registration Number BRERAP2/30-2/180/R-1792/2024

Sir,

1. We Kumar Ujjawal have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Residential Building(s)/ 01 Wing(s) of the N/A Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. ____ of Division ____ Village Uddeini Taluka Hopalpur District Patna. PIN 804453. admeasuring 725 sqm. sq. mts. area being developed by [Owner/Promoter]

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

(i) M/s /Shri/Smt Md. Taquiddin Firoze L.S. / Architect ;
(ii) M/s /Shri/Smt Kumar Ujjawal - as Structural Consultant
(iii) M/s /Shri/Smt ____ as MEP Consultant
(iv) M/s /Shri/Smt ____ 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 ____ Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

Sai Charan Engineers Pvt ltd
Director
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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. 36782293/- (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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 20973238/- (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 30/6/2026. (planning Authority) is estimated at Rs. 15809055/- 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

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. 36782293/-
2	Cost incurred as on 30/6/2026. (based on the Estimated cost)	Rs. 20973238/-
3	Work done in Percentage (as Percentage of the estimated cost)	% 58.25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 15809055/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____

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 30/6/2026 date of Registration is	3678293/- Rs.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 2097 3238/-
3	Work done in Percentage (as Percentage of the estimated cost).	58.25%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

Kumar Ujjawal

S. Engineer

I/C U Reg.No.-M-15/3367

License No.- BR/UDGD/SE/23-0069

M - 15/3367

(Licence No)

BR/UDNP/SE/23-0069

*** 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 Occupancy Certificate / Completion Certificate
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. 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