

Shailesh Ranjan  
Empaneled Engineer

Date: 30.06.2026

**ANNEXURE 2**  
**Form of the certificate to be obtained from Engineer**  
**ENGINEER'S CERTIFICATE**

To,  
The Om Constructions,  
112, Hariom Commercial Complex  
New Dakbunglow Road, Patna- 1

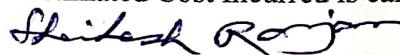
Subject : Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/ Wing(s) of the 1 Phase of the Project – **Laxmi Narayan Complex**, RERA Registration Number- **BRERAP22418- 3/136/ R- 1762/2024** situated on the Mauza- Mustfapur, C.S Plot no 635 & 636, Thana no 36, Tauzi no 5276, Khata no 188, 192, P.S. Danapur, Distt : Patna demarcated by its boundaries (latitude and longitude of the end points) Sri Sambhu Singh & Sanjay Kumar to the North, Sri Jitnarayan Singh to the South, Sri Jugeswar Mishra to the East, Danapur Khagul Road to the West of Division Patna Mauza- Mustfapur, District Patna PIN 801503 admeasuring 892.61 Sq.mts. area being developed by Om Construction.

Sir,

I/ We Shailesh Ranjan (Empaneled Engineer) have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Residential cum – commercial (Mix Development) Building(s)/ 1 Wing(s) of the 1 Phase of the Project, situated on the Mauza- Mustfapur, C.S Plot no 635 & 636, Thana no 36, Tauzi no 5276, Khata no 188, 192, P.S. Danapur, Distt : Patna demarcated by its boundaries (latitude and longitude of the end points) Sri Sambhu Singh & Sanjay Kumar to the North, Sri Jitnarayan Singh to the South, Sri Jugeswar Mishra to the East, Danapur Khagul Road to the West of Division Patna Mauza- Mustfapur, District Patna PIN 801503 admeasuring 892.61 Sq.mts. area being developed by Om Construction.

1. Following technical professionals are appointed by Owner / Borrower :— (1) Shri Ravi Kapoor (Kapoor and Associates,) as L.S. / Architect; (2) Shri Paras Nath Prasad Singh, ( Uni Tech Associate) as Electrical Consultant (3) Sri Amrendra Kumar (P.H. Engineers) as PHE consultant (V) Shri Abhishek Kumar as Structural Consultant (Vi) Shri Sachin Kumar as Site Engineer as Quantity 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 Shri Sachin Kumar, Site Engineer quantity Engineer appointed by Developer, 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. 5,33,50,000/- ( 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 Patna Bihar being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. 4. The Estimated Cost Incurred till date is calculated at Rs. 2,50,40,633/- (Total of Table A and B)\_. The amount of Estimated Cost Incurred is calculated on the base



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EMP.STR. ENGINEER  
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UDHD, PATNA (BIHAR)



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 Patna Bihar (planning Authority) is estimated at Rs. 2,83,09,367/- ( 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 1 or called Tower LAXMI NARAYAN COMPLEX (to be prepared separately for each Building /Wing of the Real Estate Project)

| S No.<br>(1) | Particulars<br>(2)                                                                                        | Amounts<br>(3)    |
|--------------|-----------------------------------------------------------------------------------------------------------|-------------------|
| 1.           | Total Estimated cost of the building/wing as on _____ date of Registration is                             | Rs 5,33,50,000/-  |
| 2.           | Cost incurred as on 30.06.2026 (based on the Estimated cost )                                             | Rs. 2,50,40,633/- |
| 3.           | Work done in Percentage ..... % (as Percentage of the estimated cost )                                    | Rs. 47%           |
| 4.           | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 2,83,09,367/- |
| 5.           | Cost Incurred on Additional /Extra Items as on 30.06.2026 not included in the Estimated Cost (Annexure A) | Rs. 0.00          |

TABLE B

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

| S No.<br>(1) | Particulars<br>(2)                                                                                                                                       | Amount<br>(3)     |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 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. 5,33,50,000/- |
| 2            | Cost incurred as on 30.6.2026 (based on the Estimated cost).                                                                                             | Rs. 2,50,40,633/- |
| 3            | Work done in Percentage ..... % (as Percentage of the estimated cost).                                                                                   | Rs. 47%           |
| 4            | Balance Cost to be Incurred (Based on Estimated Cost).                                                                                                   | Rs. 2,83,09,367/- |
| 5            | Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).                                                    | Rs. 0.00          |

Yours Faithfully,

ER. SHAILESH RANJAN, M.I.E.

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\* 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. (\*) 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.

Annexure A

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

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