

03
25-26

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:.....

To,
Kirti Sagar Construction Pvt Ltd
Lalti Palace, Near Maruti Alankar Service Centre
Ranjan Path, Bailey Road, Patna-801503

Subject: Certificate of Cost Incurred for Development of Kirti Raman Residency for Construction of 4 buildings situated on the Plot, Bearing Plot No. 410 demarcated by its boundaries Part Plot No-166 to the North Branch Road to the South Part Plot 166 to the East Part Plot 166 to the West of Division Danapur Village Saguna Block Danapur District Patna PIN 801503 admeasuring 5407.31 sq.mts area being developed by Kirti Sagar Construction Pvt Ltd

Sir,

I Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 4 Building(s)/, situated on the Plot No. 410 of Division _____ Danapur _____ village Saguna District Patna

PIN 801503 admeasuring 984 sq.mts. area being developed by Kirti Sagar Construction Pvt Ltd

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

- (i) M/s/Shri Pawan Kumar as L.S. / Architect ;
- (ii) M/s /Shri / Brajesh Kumar Sinha as Structural Consultant
- (iii) M/s /Shri / Jitendra Kumar as MEP Consultant

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 Brajesh Kumar Sinha quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs

1
B.K. Sinha
21/04/2020
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar



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 48,25,33,000 (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) Danapur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.2,67,77,688_(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 Danapur Municipality is estimated at Rs 1,52,00,111.98_(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 1

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 43,42,79,700 /-
2	Cost incurred as on (based on the Estimated cost)	Rs 25,58,25,444/-
3	Work done in Percentage (as Percentage of the estimated cost)	65 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 27,84,54,256
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nil

BK Singh
29/04/24

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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. 4,82,53,300/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 2,93,01,320/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,89,51,980
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully,

Bhon
29/04/2026
Signature of Engineer
BRAJESH KUMAR SINHA
(Licence No. Registration No:....)
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

*** 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.