

FORM No. 2

[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: 09/05/2026

To,

The

RAJ CONSTRUCTION

SHEIKHPURA, PO- BV COLLEGE,

PATNA , BIHAR- 800014.

Subject : Certificate of Cost Incurred for Development of **AJIT HIGHTS APARTMENT**

For Construction of building(s)/ Block- 2 of the Project RERA

REGISTRATION No.- **BRERAP00871-004/149/R-1652/2024** situated on the Plot bearing Khata no.- 82,93,56,60,95,81 (Old)/ 16,153,130,(New)., khesra no.- Plot NO. 210,188,189,206,211,212,209,208,141(Old)/ 316, 297,306,304,303(New), demarcated by its

Boundaries (latitude and longitude of the end points) i.e 26.144653 and 85.914637 to the East - B. K. Saphi, West - Amit Kumar Jha, North - Sitaram Koiri, South - Main Road, Project address – City- Lahariasarai, Block- Purab Bhigo, Hospital Road, District- Darbhanga, Bihar and measuring 3937 Sq. Mts. being developed by RAJ CONSTRUCTION.

Ref: Bihar RERA Registration Number - **BRERAP00871-004/149/R-1652/2024**.

Sir,

I/ We ----- have undertaken assignment of

Certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Building(s)/Block- 2 of the Project, situated on the Plot bearing Khata no.- 82,93,56,60,95,81 (Old)/ 16,153,130,(New)., khesra no.- Plot NO. 210,188,189,206,211,212,209,208,141(Old)/ 316, 297,306,304,303(New), Project address – City- Lahariasarai, Block- Purab Bhigo, Hospital Road, District- Darbhanga, Bihar and measuring 3937 Sq. Mts. Being developed by RAJ CONSTRUCTION.

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

- | | |
|-------------------------|----------------------------|
| i. M/s /Shri/Smt | as L.S. / Architect; |
| ii. M/s /Shri/Smt | 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 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 Schedule of rates (name of the schedule of Rates) and Drawings plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by _____ Quantity Surveyor* appointed by 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. 7,00,00,000.00**. 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. 3,61,52,363.93**. 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. 3,38,47,636.07**.
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 below:

TABLE A

Building /Wing bearing RERA Registration No- BRERAP00871-004/149/R-1652/2024

(To be prepared separately for each Building of the Real Estate Project)

Sr. No.	Particulars	Amounts(in Lakhs)
1	Total Estimated cost of the building/wing as on 18-08-2023 date of Registration is	Rs. 7,00,00,000.00
2	Cost incurred as on 31/03/2026 (Based on the Estimated cost)	Rs. 3,61,52,363.93
3	Work done in Percentage (As Percentage of the estimated cost)	51.64 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,38,47,636.07
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

Yours Faithfully,



SUSHIL KUMAR

Registration No.

BR/UDHD/SE/23-0111

License No. **UDHD, Govt. 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 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.