

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: 31-03-2026

To,

**GREEN GHAR INFRASTRUCTURE
AND CONSTRUCTION PVT. LTD.**

Flat No:-403C, Ashiyana Plaza, Bhagwanpur Chowk,
Muzaffarpur, Bihar-842001

Subject : Certificate of Cost Incurred for Development of **GREEN HEIGHT** for Construction of Basement + Ground +4 building(s)/Single Wing(s) of the Registration No:- **BRERAP0019-2/1211/R-1201/2021** situated on the Plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring **3359 sq.mts.** area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

Ref: Bihar RERA Registration Number **BRERAP0019-2/1211/R-1201/2021**

Sir,

I **Er. SADAN KHAN** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Basement + Ground +4 Building(s)/ Single Wing(s) of the project situated on the plot bearing Khata No. **143**, Plot No. **586(P)**, Khata No:- **144**, Plot No:- **584, 583(P)** demarcated by its boundaries (25.59736 and 85.200665 of the end points) of the Land Area **1518.12 Sq. Mtr.**, situated in Mohalla Maharani Colony, Road No:- 01 Mauza:- Rasidachak, Block:- Patna Sadar, division Patna Sadar District Patna PIN 800007, admeasuring Buildup area **3359 sq.mts.** Basement+ Parking Area:- 882.42 Sq. Mtr. Total Construction Area **4,241.42 Sq. Mtr.** area being developed by the Promoter GREEN GHAR INFRASTRUCTURE AND CONSTRUCTION P LTD.

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

- (i) Mr. Mukesh Kumar Architect;
- (ii) Mr. DI ARCHTECTS as Structural Consultant
- (iii) Mr. R.K Agarwal as Mechanical / Electrical / Plumbing Consultant (MEP)
- (iv) Mr. Gautam Kumar as Quality 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


Er. Sadan Khan
B. Tech (Civil) A.M.I.E.
MMC Lic No-03/2021

project. Our estimated cost calculations are based on the Schedule of rates **(Building Construction Department) 13533.20 Sq. Mtr.** 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. 6.70.00.000/-** (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 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. 3.76.10.000.00/-** (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 Occupation Certificate / Completion Certificate from **Patna Municipal Corporation** (planning Authority) is estimated at **Rs.2,93,90,000.00/-** (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 **01** or called **GREEN HEIGHT B+G+4**
(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 <u>31.03.2026</u> date of Registration is (Rs. Five Crore Forty Seven Lakhs Only)	<u>5,47,00,000.00/-</u>
2	Cost incurred as on <u>31.03.2026</u> (Based on the Estimated cost)	<u>3,55,55,000.00/-</u>
3	Work done in Percentage (As Percentage of the estimated cost) <u>65.00%</u>	65.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) Rs. (One Crore Ninty One Lakhs Forty Five Thousands)	<u>1,91,45,000.00/-</u>
5	Cost Incurred on Additional /Extra Items as on <u>31.03.2026</u> not included in the Estimated Cost (Annexure A) Rs._NIL	NIL

[Signature]
Er. Sadan Khar
B. Tech (Civil) A.M.I.E.
MMC Lic No-03/2021

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 31.03.2026 date of Registration is Rs. Sixty Eight Lakhs Fifty Thousands	68,50,000.00/-
2	Cost incurred as on 31.03.2026 (Based on the Estimated cost). Rs. Twenty Lakh Fifty Five Thousands)	20,55,000.00/-
3	Work done in Percentage (As Percentage of the estimated cost). 30 %	30%
4	Balance Cost to be Incurred (Based on Estimated Cost). Rs. Forty Seven Lakhs Ninty Five thousands five hundred	47,95,500.00/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2026 not included in the Estimated Cost (Annexure A). Rs. N.A	54,50,000.00/-

Yours Faithfully,


Er. Sadan Khar
B. Tech (Civil) A.M.I.E.
MMC Lic No-03/2021

Signature of Engineer.
Er. Sadan Khan
(License No. MMC/03/2021)

* 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.

Annexure A

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