FORM No. 2

[Regulation 3]

ENGINEER'S CERTIFICATE

(Q1 2026-27)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: **31/07/2026**

To,

The GHAR ANGAN BUILDCON
Director: RAKESH RANJAN
3rd Floor, Jagdamba Tower, Santusthi Lane,
Boring Road, Patna-800001

Subject : Certificate of Cost Incurred for Development of **Angan Heritage** for Construction of building bearing the registration number Bihar RERA Registration Number [**BRERAP61923-1/196/R-1498/2022**] situated on the Plot bearing Khata No **293**, Plot No. **690**, Thana No. **17,** demarcated by its Latitude (N) **25.6358**" and Longitude (E) **85.0678**" of the land situated in Mauza- **SIKANDARPUR, DANAPUR** village- **Danapur**, Division –**Patna**, District- **Patna** admeasuring **1725.36** sq. mts. area being developed by the GHAR ANGAN BUILDCON.

Ref: Bihar RERA Registration Number. **BRERAP61923-1/196/R-1498/2022**

Sir,

I,_____ have undertaken assignment of Structure Engineer Architect/ Licensed surveyor of certificate percentage of completion of construction work of project **ANGAN HERITAGE** situated on the plot wherein building **BRERAP61923-1/196/R-1498/2022** final plot no **690**, Khata no- **293,** Mauza- **SIKANDARPUR, DANAPUR** admeasuring **1725.36** sq. mts. area being developed by **GHAR ANGAN BUILDCON** .

Following technical professionals are appointed by Owner / Promoter: —

i. M/s /Shri/Smt_____as L.S. / Architect;
ii. M/s /Shri/Smt **MANOJ KUMAR** 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. **8, 00, 00,000.00** (Total of Table A and B). The estimatedTotal 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. 5,72,37,165.00 (**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_____(planning Authority) is estimated at **Rs. 2,27,62,835.00 (**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 ANGAN HERITAGE
(To be prepared of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **10-11-2022** date of Registration is	Rs. **8,00,00,000.00**
2	Cost incurred as on **30-06-2026** (Based on the Estimated cost)	**Rs. 5,72,37,165.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**71.54%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 2,27,62,835.00**
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 Facilitiesin the layout as on _____date of Registration is	Rs.
2	Cost incurred as on (Based on the Estimated cost).	Rs.
3	Work done in Percentage (As Percentage of the estimated cost).	00.00%
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,

Signature of Engineer.(License No .....)

*** 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.