

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 : 09-10-2026

To,
The Director,
Ashiana Creators Private Limited,
405-406, Boring Road Crossing, Patna 800013

Subject: Certificate of Cost Incurred for development of **Ashiana Green City** No. of Building(s)/ **04** Wing(s) 2 of the Phase **02** of the Project [**BRERAP00237-2-122-R-1253-2021**] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 406-408-426-427-429-431-433 demarcated by its boundaries (latitude 25.6298 and longitude 85.0363 of the end points), to the North:- Ashiana Green City PH1 to the South Plot Number 431 (part) to the East : Umesh Thakur & Survey Part Plot Number 406,407 to the West of Devi Mandir Road Division, Danapur Village : Chamarichak Mauja Mainpur Shankar Block - Danapur District Patna PIN 801503 admeasuring 31547.38 sq.mts. area being developed by Ashiana Creators Pvt Limited.

Sir,

I/ We **SCON Private Limited** have undertaken assignment of certifying Percentage of certifying Estimated cost for the subject real estate project proposed to be registered under Bihar RERA being of the Ashiana Green City PH2, Patna Building(s)/04 Wing(s) __ of the second Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No 406-408-426-427-429-431-433 of Division, Danapur Village : Chamarichak Mauja Mainpur Shankar Block - Danapur District Patna PIN 801503 admeasuring 31547.38 sq.mts. area being developed by Ashiana Creators Pvt

Following technical professionals are appointed by Owner / Promoter:—

- (i) M/s/Shri/Smt. Vishnu Kumar Choudhary (CKC Pvt Ltd) as L.S. / Architect.
- (ii) M/s /Shri / Smt. Brajesh Sinha (SCON Pvt Ltd.) as Structural Consultant
- (iii) M/s /Shri / Smt. Mani Samuel (PROCON) as MEP Consultant
- (iv) M/s /Shri / Smt. Bam Bam Singh as Site Supervisor

1. We have estimated the cost of the completion to obtain Occupancy 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 _____ 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 87,50,00,000.00/-** (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 Occupancy Certificate / Completion Certificate for the building(s) from the **Danapur Nagar Parishad** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

BRAJESH KUMAR SINHA *BK*
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar
09/10/2026

3. The Estimated Cost Incurred till date is calculated at Rs. 74,00,00,000.00 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from **Danapur Nagar Parishad** (planning Authority) is estimated at **Rs. 11,71,20,997.00** (Total of Table A and B).
5. 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 N/A or called BLOCK A
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30-12-2021 date of Registration is	Rs.33,43,26,125/-
2	Cost incurred as on date 31-03-2026 (based on the Estimated cost)	Rs.28,19,33,975/-
3	Work done in Percentage (as Percentage of the estimated cost	85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,23,92,150/-
5	Cost Incurred on Additional /Extra Items as on 31-07-2025 not included in the Estimated Cost (Annexure A)	Rs.00.00/-

TABLE A
Building /Wing bearing Number N/A or called BLOCK B
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30-12-2021 date of Registration is	Rs.38,49,74,625/-
2	Cost incurred as on date 31-03-2026 (based on the Estimated cost)	Rs.32,46,45,363/-
3	Work done in Percentage (as Percentage of the estimated cost	85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.6,03,29,262/-
5	Cost Incurred on Additional /Extra Items as on 31-07-2025 not included in the Estimated Cost (Annexure A)	Rs.00.00/-

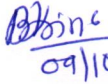

BRAJESH KUMAR SINHA
 Registration No.
 BR/UDHD/SE/23-0071
 UDHD, Government of Bihar

TABLE A

Building /Wing bearing Number N/A or called BLOCK C (LIG/EWS)
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30-12-2021 date of Registration is	Rs.11,41,00,000/-
2	Cost incurred as on date 31-03-2026 (based on the Estimated cost)	Rs.9,62,44,510/-
3	Work done in Percentage (as Percentage of the estimated cost	76%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,78,85,240/-
5	Cost Incurred on Additional /Extra Items as on 31-07-2025 not included in the Estimated Cost (Annexure A)	Rs.3,00,000/-

TABLE A

Building /Wing bearing Number N/A or called BLOCK D
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30-12-2021 date of Registration is	Rs.4,78,03,000/-
2	Cost incurred as on date 31-03-2026 (based on the Estimated cost)	Rs.3,50,55,156/-
3	Work done in Percentage (as Percentage of the estimated cost	57%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,78,85,240/-
5	Cost Incurred on Additional /Extra Items as on 31-07-2025 not included in the Estimated Cost (Annexure A)	Rs.00.00/-

BK Singh
09/10/2026
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	Amount
1	Total Estimated cost of the building/wing as on 30-12-2021 date of Registration is	Rs. 87,50,00,000/-
2	Cost incurred as on date 30-09-2026 (based on the Estimated cost)	Rs. 73,78,79,003/-
3	Work done in Percentage (as Percentage of the estimated cost	83.79%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 13,71,20,997/-
5	Cost Incurred on Additional /Extra Items as on 30-09-2026 not included in the Estimated Cost (Annexure A)	Rs. 3,00,000.00/-

Your Faithfully

Bhisho
09/10/2026

Signature of Engineer
(License Number 11/STR-E/15/NPDN)

BRUNESH KUMAR SINHA
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 Occupancy Certificate / Completion Certificate.
(*) 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 (*).
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. All components of work with specifications are indicative and not exhaustive