

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: - 08.10.2026

To,

M/s MAURYA VIHAR INFRA PRIVATE LIMITED

202, SANKALP ENCLAVE APARTMENT, 90 FEET ROAD,

HANUMANNAGAR, KANKARBAGH, PATNA, BIHAR: - 800020

Subject: Certificate of Cost Incurred for Development of [Project Name] **MAURYA CRYSTAL PARADISE** for Construction of **Residential** building(s)/ **01** Wing(s) of the **1st** Phase (Bihar RERA Registration Number **BRERAP190828040925311230E00** situated on the Plot bearing Khesra No **1754(P)**, / Khata No. **331**, / Thana No. **38**, / Tauzi No **280**, / C.N. No./CTS No./Survey No./Final Plot No. **1754** demarcated by its boundaries (latitude and longitude of the end points) **25.561565° - 85.244511°** to the North **25.562715° - 85.255915°** to the South **25.56105° - 85.244391°** to the East **25.561123° - 85.244091°** to the West of Division **PATNA** Village **Didarganj** Block **PATNA SADAR** District **PATNA** PIN **800008** admeasuring **2530.00** sq. mts. area being developed by

[Promoter] **MAURYA VIHAR INFRA PRIVATE LIMITED**

Ref: **Bihar RERA Registration Number BRERAP190828040925311230E00**

Sir,

I/We **SUSHIL KUMAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **MAURYA CRYSTAL PARADISE** Residential Building(s)/ **01 (ONE)** Wing(s) of the **1st** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **1754** of Division **PATNA SADAR** Village **Didarganj** Taluka District **PATNA** PIN **800008** admeasuring **2530.00** sq. mts. area being developed by

[Owner/Promoter]

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

- (i) M/s /Shri/Smt **UMA SHANKAR KUMAR** as L.S. / Architect;
- (ii) M/s /Shri/Smt **SUSHIL KUMAR** as Structural Consultant
- (iii) M/s /Shri/Smt **JITENDRA KUMAR** as MEP Consultant
- (iv) M/s /Shri/Smt **JITENDRA KUMAR** 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 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 Mr. Jitendra Kumar 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. 11,00,00,000 (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 Metropolitan Area Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date 30/09/2026 is calculated at Rs. 2,08,70,049 (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. 11,00,00,000 (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 (G+06) or called _____
(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>dt 06.09.2025</u> date of Registration is	Rs. <u>11,00,00,000</u>
2	Cost incurred as on <u>dt 30.09.2026</u> (based on the Estimated cost)	Rs. <u>2,08,70,049</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>18.97 %</u>
4	Balance Cost to be Incurred as on <u>dt 30.09.2026</u> (Based on Estimated Cost)	Rs. <u>8,91,29,951</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL

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 dt 06.09.2025 date of Registration is	Rs. <u>11,00,00,000</u>
2	Cost incurred as on dt 30.09.2026 (based on the Estimated cost).	Rs. <u>2,08,70,049</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>18.97 %</u>
4	Balance Cost to be Incurred as on dt 30.09.2026 (Based on Estimated Cost).	Rs. <u>8,91,29,951</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,


SUSHIL KUMAR

Registration No.

BR/UDHD/SE/23-0111

(**SUSHIL KUMAR**)
UDHD, Govt. of Bihar

STRUCTURE ENGINEER

(Registration / License No.)

BR/UDHD/SE/23-0111