

FORM No. 2
[Regulation 3]
ENGINEER'S CERTIFICATE
(Q2 2026-27)

(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,

The UMEED NAGAR TOWNSHIP
Director: MUKESH KUMAR
H.NO.-136, WARD NO.-18, SINGARHAT,
SOHSARAI, NALANDA, 803118

Subject: Certificate of Cost Incurred during (July to September 2026) for Development of "UMEED NAGAR TOWNSHIP" for Construction of building bearing the registration number Bihar RERA Registration Number [BRERAP40356-1/210/R-1514/2022] situated on the being developed on the Plot bearing Khata No.39, Khesra/Plot No. 213, Thana No- 20 demarcated by its boundaries (latitude 25,569498 and longitude 85.218067 of the end points) of the land situated in- Mauza- RANIPUR, CHAK MILKI division District PATNA admeasuring 9913.14 sq.mts., area being developed by the Promoter UMEED BUILDER & CONSTRUCTOR PRIVATE LIMITED

Ref: Bihar RERA Registration Number. BRERAP40356-1/210/R-1514/2022

Sir,

I/ We ----- have undertaken assignment as Structure Engineer Architect/ Licensed surveyor of certifying Percentage of execution of Work of the UMEED NAGAR TOWNSHIP Building(s)/-----Wing(s) of the Phase of the Project, situated on the plot bearing Plot bearing Khata No.39, Khesra/Plot No. 213, Thana No- 17 of Mauza- RANIPUR CHAKMILI Anchal: Patna Sadar Patna District PATNA admeasuring 9913.14 sq.mts area being developed by UMEED NAGAR TOWNSHIP

Following technical professionals are appointed by Owner / Promoter: —

- i. M/s /Shri/Smt _____ as L.S. / Architect;
- ii. M/s /Shri/Smt SHAILESH RANJAN 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. 83,67,90,945.00** (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 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. 69,37,05,724** (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. 14,30,85,221** (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 UMEED NAGAR TOWNSHIP
(To be prepared of the Real Estate Project)
Q2 2026-27

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>10-01-2023</u> date of Registration is	₹83,67,90,945.00
2	Cost incurred as on <u>30-09-2026</u> (Based on the Estimated cost)	Rs. 69,37,05,724
3	Work done in Percentage (As Percentage of the estimated cost)	<u>82.29 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14,30,85,221
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 Facilities in 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).	_____ %
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,

SHAIL K. RANJAN, E.M.P. STR. ENGINEER

NO.: BR/UDHD/SE/23-0110

UDHD, PATNA (BIHAR)

* Note:

Signature of Engineer. (License No.)

BR/UDHD/SE/23-0110

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.