ACON ENGICON PVT. LTD.

BUILDING DESIGN & CONSTRUCTION

201, 2nd Floor, Crystal City Building, Beside of OYO Hotel Kosut, Mithapur, Patna-800001

Mob: 9334124293, 8210647057

ATC : Alma Limited : ATC Code: 123110 Visit www.alma.in

AN ISO 9001 : 2008 Certified Company (Germany. Crt. No.-51211)

Registration & Recognitions:

* Ministry of Corporate Affairs (Govt. of India) * Reg. All India IT Association (AIITA) * Member of World IT Federation WIF, USA
* Approved & Accredited by DOEACC Society * Global Associate IIML, Mauritius * Global Associate ICAL, Australia
* Alma london - united kingdom international subsidiary of alma limited india

Ref No : .....

Date: .....

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 ------ 30/06/2025

To,
The ------ **NSA Construction Pvt Ltd,**
Director- Shri Neeraj Kumar Dubey & Shri Nirantar Kumar Dubey
S/o- Late Nitya Nand Dubey, Add:- Sindhu Bhawan Road no.9, Patel Nagar, Patna.

Subject : Certificate of Cost Incurred for Development of [Project Name] **NITYA HOMES** for Construction of **Residential Apartment** building(s)/ Wing(s) of the Phase (Bihar) RERA Registration Number) situated on the plot bearing C.S.No **1272**./ Khata No...**717**...../Survey no. ...../Thana No. ...**09**.../ Tauzi No...**5563**/ Plot No. **1272** demarcated by its boundaries (latitude and longitude of the end points) Village **B Bhattacharya Road** Block Division **Patna** District **Patna** PIN Admeasuring **13968.01** sq.mts. area being developed by [Promoter] **NSA Construction Pvt Ltd** Ref: Bihar RERA Registration Number

Sir,

I, We **Arun Kumar Singh** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **Residential Apartment** Building(s)/ Wing(s) of the Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. **1272** of Village **B Bhattacharya Road, Patel Nagar** Block Division **Patna** District **Patna** PIN admeasuring **1368.01** sq.mts. area being developed by **[NSA CONSTRUCTION PVT LTD.**

1. Following technical professionals are appointed by Owner / Promoter :-
   - (i) M/s /Shri/Smt. **Arun Kumar Singh** as L.S. / Architect;
   - (ii) M/s /Shri/Smt. **Arun Kumar Singh** as Structural Consultant
   - (iii) M/s /Shri/Smt. **Acon Engicon Pvt. Ltd** 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 Quality 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.

अखिल भारतीय सूचना प्रौद्योगिकी संगठन
All India IT Association
NEW SOUTH WALES AUSTRALIA
Alma London United Kingdom
IIML MAURITIUS

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (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. ---------- (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. _____ (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 _____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 ____17/8/2023_____ date of Registration is	Rs._3,56,90,000/-
2.	Cost incurred as on _30/06/2025_____ (Based on the Estimated cost)	Rs._2,58,28,607/-
3.	Work done in Percentage (As Percentage of the estimated cost)	72 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 98,61,393/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs._N.A._

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._N.A._
2.	Cost incurred as on _____ (Based on the Estimated cost).	Rs._N.A._
3.	Work done in Percentage	

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	(As Percentage of the estimated cost).	Rs._N.A._%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs._N.A._
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs._N.A._

Yours Faithfully,

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

Arun Kumar Singh
Structural Engineer
LIC No. BR/UDH/LSE/23-026

*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 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)

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