

FORM-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:-01.10.2026

To,

M/s SKY DEVELOPERS
RajaBazar, Samanpura, Patna-800014

Subject: Certificate of cost Incurred for Development of “**Raghu Nandan Dhyamukhi Niwas**” for Construction of building(s) –Block-A & Block-B Wing(s) of the 01 phase (Bihar RERA Registration Number **BRERAP31647-1/182/R-1489/2022**. Situated and lying at Plot No-**259 &260**, Khata No.- **147/247**, Demarcated by its boundaries (latitude & longitude of the end points) of the land **LAT- 25.618727 N, Long- 85.081352E** demarcated by its Latitude (N) 25.611442', Longitude (E) 85.08'4796' of the land situated Belal Masjid Samanpura Raja Bazar,Mauza- Salempur Dumra, P.S- Shastri nagar , Dist – Patna 14 , , ad measuring 1960.90 Sq.mts. area being developed by the Promoter Sky Developers

Sir,

I **ER. AMRENDRA KUMAR** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of execution of Work of the **Raghu Nandan Dhyamukhi Niwas** Project, Situated on the plot bearing PlotNo.**259&260**, khata no- **147/247** of Village Raja Bazar road,District-Patna, PIN 800014 admeasuring 1960.60 sq.mts.area being developed by sky developers

1. Following technical professionals are appointed by owner/promoter:-

- (I) Sri Er. Pankaj Kr. Karn as L.S/Architect;
- (II) Sri **Er. Amrendra Kumar** as Structural Consultant
- (III) Sri Er. Durgesh Nandan Prajapati as MEP Consultant
- (IV) Sri Er./Praful Kumar as Site Supervisor

2. We have estimated the cost of the completion to obtain occupationcertificate/completion certificate, of the civil, MEP and Allied works, of theBuilding(s) of the project, our estimated cost calculations are based on the Schedule of Rates (Building Department Bihar) & 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 **Er. Amrendra Kumar** quantity Surveyor* appointed by Developer/Engineer and the assumption of the cost of material, labour and otherinputs 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 12,65,00,000.00** (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 occupation certificate/completion certificate for the building(s)(Block-A & Block-B) from the PATNA MUNICIPAL CORPORATION being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. **1,87,75,675.53** (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 PATNA MUNICIPAL CORPORATION (planning Authority) is estimated at Rs **36,43,73,733.35** (Total of table A and B).
6. I certify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in table A and B below:

TABLE- A

Building (Block-A & Block-B)/Wing called VIDYA TOWER (to be prepared separately for each Building/Wing of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the building including land cost as on 08/01/2026 date of Registration is	Rs. 13,50,00,000.00/-
2	Cost incurred as on 31/12/2022 (based on the Estimated cost) excluding Land Cost	Rs. 12,53,90,000.00/-
3	Work done in percentage (as percentage of the estimated cost)	59.00%
4	Balance cost to be incurred Based on Estimated cost).	Rs. 1,88,21,275.53
5	Cost incurred on Additional/Extra item as on 31./12/2022 not included in the Estimated cost (Annexure-A)	Rs. _____/-

TABLE- B

(To be prepared for the entire registered Phase of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 29/06/2021 date of Registration.	12,53,90,000.00/-
2	Cost incurred as on _____ (based on the Estimated cost) Rs. _____/-	
3	Work done in percentage (as percentage of the estimated cost)	Rs 7,42,38,493.00/-

	80%	
4	Balance cost to be incurred (Based on Estimated cost) Rs. _____/-	5,11,51,507.00/-
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A)Rs. _____/-	

Yours Faithfully



ER. AMRENDRA KUMAR

(Structural Engineer)

Reg. No.-BR/UDHD/SE/23-0129

Signature & Name (IN BLOCK LETTERS) of
L.S./Architect

* Note

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by officer 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 marked (*) and in case quantity are being calculated by office of Engineer, then 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 specification are indicative and not exhaustive.