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 :30/09/2026

To,

The LOVELY RANI CONSTRUCTION PVT LTD
301, Rajkrishna Apartment, East Boring Canal Road, Patna

Subject : Certificate of Cost Incurred for Development of DEOBAIJ PEARL HEIGHT for Construction of RESIDENTIL building(s)/ 03 Wing(s) of the 01 Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./ Thana No./ Tauzi No./ C.N.No./ CTS No./ Survey No./ Final Plot No. 1118,1119,1126,1127,1,128 demarcated by its boundaries (latitude and longitude of the end points) 25.638767 & 85.078834 to the North Ajit Mohan & Atindra Mohan to the South Yamuna Awas Grih Nirman Samiti to the East Road to the West of Division Late Amrendra Prasad Singh & Manorma Devi , Village Digha Block PATNA SADAR District -PATNA PIN 800011 admeasuring3856.01 sq.mts. area being developed by LOVELY RANI CONSTRUCTION PVT ltd.

Ref: Bihar RERA Registration Number - BRERAP20082804062631 1030E00

Sir,

I/We Brajesh Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Residentil Building(s)/ 03 Wing(s) of the 00 Phase situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. . 1118,1119,1126,1127,1,128 of Division DIGHA Village Digha, Taluka Digha District-Patna, PIN-800011 admeasuring 3856.01 sq.mts. area being developed by LOVELY RANI CONSTRUCTION PVT LTD.

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

(i) M/s / Shri / Smt Amit Kumar as L.S. / Architect ;

(ii) M/s / Shri / Smt Brajesh Kumar Sinha as Structural Consultant

(iii) M/s / Shri / Smt Deepak Kumar as MEP Consultant

(iv) M/s / Shri / Smt Rajiv Kumar as Quantity Surveyor *

2. 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 Rajiv 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.

30/09/2026

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

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 36,01,58,615.00 (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 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. 7,74,66,912.00 (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 Occupancy Certificate / Completion Certificate from Municipal Corporation (Planning Authority) is estimated at Rs.29,73,30,416.00 (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 Block A or called 01

(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 Rera date of Registration is 29/06/2026	Rs. 10,38,73,101.00
2	Cost incurred as on records (based on the Estimated cost)	Rs. 2,17,95,774.00
3	Work done in Percentage (as Percentage of the estimated cost)	21%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,20,77,327.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 16,23,403.00

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Building /Wing bearing Number Block B or called 02

(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 Rera date of Registration is 29/06/2026	Rs. 9,72,70,914.00
2	Cost incurred as on records (based on the Estimated cost)	Rs. 1,89,40,933.00
3	Work done in Percentage (as Percentage of the estimated cost)	19.47%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,83,29,981.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 14,48,853.00

Building /Wing bearing Number Block C or called 03.

(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 Rera date of Registration is 29/06/2026	Rs. 12,04,26,179.00
2	Cost incurred as on records (based on the Estimated cost)	Rs. 2,57,95,774.00
3	Work done in Percentage (as Percentage of the estimated cost)	22%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,46,30,405.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 17,46,403.00

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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 Project Report date of Registration is 29.06.2026	Rs. 3,85,88,421.00
2	Cost incurred as on (based on the Estimated cost).	Rs. 84,62,877.00
3	Work done in Percentage (as Percentage of the estimated cost).	22 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,01,25,544.00
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	Rs. 15,96,345.00

Yours Faithfully,

30/09/2026

Signature of Engineer.

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UDHD, Government of Bihar

Licence No.

*** 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 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

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