

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 **13/07/2026**

To,

The Rakesh Prasad Chandrabansi,
Near Durga Agropolice Apartment, Room No.3,
Khetan Gali, Gandhi Nagar, Anandpuri
S.K Puri, Patna-800001.

Subject : Certificate of Cost Incurred for Development of [Project

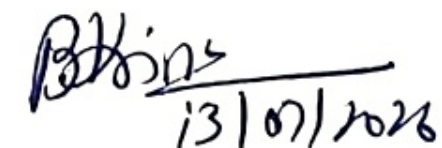
"VINAY BIHAR APARTMENT" No. of Building(s)/ G+4 Wing(s) of the Phase of the Project
Registration No-**BRERAP95843-1/214/R-1805/2024** situated on- MUSTAFAPUR, DANAPUR,PATNA,
BIHAR, the Plot bearing **Khata No. 62,148, Plot-805,807**, demarcated by its boundaries (Latitude and
longitude of the end points) **25.610816 to 85.04689"** to the **North, Naresh Singh, Subodh Kr Sinha
and Udit Kumar Sinha** to the **South**, Plot No-816P, Ram Sewak Mahato and Others to the **East**, Plot
No-808P, Priya Payal Others to the **West**, Plot No-816P, Suman Kumari, Others after Branch Road,
Division- Danapur, Village- Mustafapur, Block- Danapur, District- Patna, admeasuring **939.59. sq. mts**
area being developed by the Promoter **Rakesh Prasad Chandrabansi (Suraj Construction).**,.

Ref: Bihar RERA Registration Number **BRERAP95843-1/214/R-1805/2024**

Sir,

I, We _____ have undertaken assignment of
certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of
_____ Building(s)/ _____ Wing(s) of the _____ Phase
situated on the plot bearing/ CTS No. /Survey No./ Plot No. _____ of Village
_____ Block _____ Division _____ District
_____ PIN _____ admeasuring _____ sq.mts. area being
developed by [Owner /Promoter]

- Following technical professionals are appointed by Owner / Promoter :-
 - M/s /Shri/Smt. Uma Shankar Kumar as L.S. / Architect;
 - M/s /Shri/Smt. Sushil Kumar as Structural Consultant
 - M/s /Shri/Smt. Jitendra Kumar as MEP Consultant
 - M/s /Shri/Smt. _____ as Quantity Surveyor*
- 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.
- We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. Rs. 3,63,73,104 (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 **DANAPUR** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.


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UDHD, Government of Bihar

4. The Estimated Cost Incurred till date is calculated at Rs. **2,07,68,601** (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

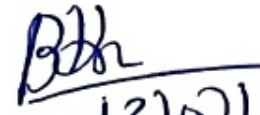
Building/Wing bearing Number _____ or called _____
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 30/06/2026 date of Registration is	Rs. 3,63,73,104.00
2.	Cost incurred as on 30/06/2026 (Based on the Estimated cost)	Rs. 2,07,68,601.00
3.	Work done in Percentage (As Percentage of the estimated cost)	57.09 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,56,04,503.00
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA

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	NA
2.	Cost incurred as on _____ (Based on the Estimated cost).	NA
3.	Work done in Percentage (As Percentage of the estimated cost).	NA
4.	Balance Cost to be Incurred (Based on Estimated Cost).	NA
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the	


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Estimated Cost (Annexure A).	NA
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Yours Faithfully,

Signature of Engineer.(License No.

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13/07/2023
BRAJESH KUMAR SINHA

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BR/UDHD/SE/23-0071

*Note :

1. The scope of work is to complete entire Real Estate Project as per Bihar 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)**