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: 15/04/2026

To
The Ronak Homes Pvt Ltd (Name & Address of Promoter).
4th Road No-2
Sri Krishna Nagar Patna-800001

Subject: Certificate of Cost Incurred for Development of (Project Name) for Construction of Sahay Niwas building(s) _____ Wing(s) of the _____ phase (_____State RERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 1940.

Demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluka _____ District Patna PIN 800001 admeasuring 8139 Sqft sq.mts. area being developed by (Promoter)

Ref: State RERA Registration Number BRERA01070-2/104/R-1729/2024

Sir,

I/We Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, being Sahay Niwas Building(s)/_____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no. 1940 of Division _____ village _____ taluka _____ District Patna PIN 800001 admeasuring 8139 Sqft sq.mts. area being developed by (Owner/Promoter)

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) M/s./Shri/Smt._____ as Architect/Engineer/LS
(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 Drawing/Plans made

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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 _____ quantity Surveyor appointed by Developer/Engineer 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._____ (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 _____ (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	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on _____ date of Registration is	25600000.00
2	Cost incurred as on _____ (Based on Estimated Cost)	25189375.00
3	Work done in Percentage (as Percentage of the estimated cost)	98%.
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	410625.00

<insert table for each additional building /wing>

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Table - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	
2	Cost incurred as on _____	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

Yours Faithfully,

Shaistal Ranjan

Signature of the Engineer

(License No.....) BR/UDHD/CE/23-0016

Table – C

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1		
2		

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