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 :-

To,
Kirti Sagar Construction Pvt Ltd
Lalti Palace, Near Maruti Alankar Service Centre
Ranjan Path, Bailey Road, Patna-801503

Subject : Certificate of Cost Incurred for Development of Project-Name Kirti Residency for Construction of one building situated on the Plot bearing Khesra No- 477 demarcated by its boundaries Abhay Kumar Singh to the North Branch Road to the South Arun Kumar Singh to the East Suresh Pal to the West of Division - Danapur Village- Mainpura Block_____District-Patna PIN -801503 admeasuring 607 sq.mts area being Developed by Kirti Sagar Construction Pvt Ltd

Sir,

I/ We Scon Private Limited have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 01 Building(s)/ of the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 477_of

Division Danapur Village -Mainpura District-Patna

PIN- 801503 admeasuring 607 sq.mts. area being developed by [Owner/Promoter]

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

   (i) M/s/Shri Uma Shankar as L.S. / Architect ;

   (ii) M/s /Shri Scon Private Limited as Structural Consultant

   (iii) M/s /Shri Jitendra Kumar 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 Drawings/plans made available

04/07/2026
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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 assumption of the cost of material, labour and other inputs 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 2,86,51,650 (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs 2,72,66,196 (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 Danapur Municiaplity is estimated at Rs 13,85,456 (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:

04/05/2026

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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_____date of Registration is	Rs. 2,72,19,067.5/--
2	Cost incurred as on _____ (based on the Estimated cost)	Rs 2,72,66,196/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 0
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A)	Rs. N/A

31/01/2024

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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 _____date of Registration is	Rs. 14,32,582/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs 11,02,807
3	Work done in Percentage (as Percentage of the estimated cost)	85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,29,774 /-
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A)	Rs.N/A /-

Yours Faithfully,

04/05/2026

Signature of Engineer

BRAJESH KUMAR SINHA

(Licence Registration No.....)

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*** 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 Occupation 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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