

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 KIRTI SAPPHIRE for
Construction of 1 building Bihar RERA Registration Number- KIRTI
SAPPHIRE situated on the Plot bearing Khesra No- 410 Thana
demarcated by its boundaries (latitude and longitude of the end points)
Branch Road to the North Vasudev Singh to the South Shivnandan
Chaudhary to the East Late Rajkishore Yadav to the West
of Division- Danapur , Village- Babbakarpur, Block- Danapur, District-
Patna , PIN-801503 admeasuring 984 sq.mts area being
Developed by Kirti Sagar Construction Pvt Ltd**

Sir,

I/we Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under Bihar RERA, being 1 Building of
the Project, situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. 410 of
Division Danapur Village Babbakarpur District -Patna
PIN-801503 admeasuring 984 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 Brajesh Kumar Sinha as Structural Consultant
- (iii) M/s /Shri Jitendra Kumar as MEP Consultant

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
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 Brajesh Kumar Sinha quantity
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BK Sinha
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar



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 **4,19,77,800** (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 buildings **Danapur 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 **2,86,70,673** (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 Municipality is estimated at Rs **1,33,07,127** (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 :

BK Sinha
04/05/2026
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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 3,98,78,910/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>2,74,70,673</u> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>85</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,24,09,127 /-
5	Cost Incurred on Additional /Extra Items as on _____ _____ not included in the Estimated Cost (Annexure A)	Rs. <u>Nil</u> /-

Bhish
24/05/2026
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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. 20,98,890
2	Cost incurred as on _____ (based on the Estimated cost)	
3	Work done in Percentage (as Percentage of the estimated cost)	Rs 12,00,000 /-
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>60 %</u>
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs 8,98,000 /- Nil

Yours Faithfully,

Signature
 PRAJESH KUMAR SINHA
 Signature
 (Licence Registration No.)
 BR/UDHD/SE/23-0071
 UDHD, Government of Bihar

*** 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.