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 :30.06.2026

To,
The **Rudra Constructions**
503, Hari Om Commerical Commplex
New Dakbunglow Road Patna, 800001.

Subject : Certificate of Cost Incurred for Development of **Radhe Villa** for Construction of One building(s)/ **1** Wing(s) **1** of the **1st** Phase (Bihar RERA Registration Number):- **BRERAP00178-5/133/R-1439/2022** situated on the Plot bearing Khesra No:- **34** Khata No. :- **54** Thana No.:- **42**, C.N. No./CTS No./ Survey No. /Final Plot No:- **34** demarcated by its boundaries (latitude and longitude of the end points) 25.602226, 85.027704 to the North 25.601989, 85.027675to the South 25.602072, 85.27876 to the East 25.602119, 85.027571 to the West 25.602084, 85.027940 of Division :- **Danapur** Village :- **Surya Nagar (Ashopur)** Block:- **Danpur** District :- **Patna** PIN 801503, admeasuring 754.43 sq.mts. area being developed by :- **Rudra Constructions**

Ref: Bihar RERA Registration Number :- **BRERAP00178-5/133/R-1439/2022**

Sir,

I/ We PANKAJ KR. KARN have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **1** Building(s)/ **1** Wing(s) of the **1st** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **34** of Division:- **Danapur** Village :- Surya Nagar (Ashopur) :- District :- **Patna** PIN :- admeasuring 754.43 sq.mts. area being developed by [Owner/Promoter] **Rudra Constructions**

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

(i) M/s /Shri/Smt PANKAJ KR. KARN (e.g. / Architect)

(ii) M/s /Shri/Smt PANKAJ KR. KARN as Structural Consultant

(iii) M/s /Shri/Smt _____ as MEP Consultant

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

ER. PANKAJ KR. KARN
(Empanelled Engineer)
BR/UDHD/CE/23-0012
OF BIHAR

cost 22 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_____ 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 509.36 Lakh (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 Patna Metropolitan Area Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 509.36 Lakh (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 Patna Metropolitan Area Authority (planning Authority) is estimated at NILL (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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 22/07/2022 date of Registration is Rs.450 Lakh Cost Estimated as on 30.06.2026	Rs. 509.36 Lakh
2	Cost incurred as on 30.06.2026 (based on the Estimated cost)	Rs. 509.36 Lakh
3	Work done in Percentage (as Percentage of the estimated cost)	100%
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 (Annexure A) Rs. _____	

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 22/07/2022 date of Registration Rs. 450 Lakh but cost increased	Rs. 509.36 Lakh
2	Cost incurred as on 30.06.2026 (based on the Estimated cost).	Rs. 509.36 Lakh
3	Work done in Percentage (as Percentage of the estimated cost).	100%
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 (Annexure A). Rs. _____	

Yours Faithfully,

Signature of Engineer.

(Licence No. ER-.....)

ER. PANKAJ KR. KARN
(Empanelled Engineer)
EMP. No.-BR/UDHD/CE/23-0012
UDHD.GOVT 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