

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)

To,

Date -15/10/2026

ANU DEVELOPERS (OPC) PVT. LTD.
R.k. Niwas, Road No-2 Extension,
Rajbansinagar, Patna- 800023

Subject:- Certificate of cost incurred for Development project having 1 No. of Building G+3 of the Indrawati Apartment bearing the Registration No-BRERAP193128071125010528E00 and being developed on the Khata No- 342, Plot No- 1955, Thana No. 20 demarcated by its boundaries (latitude 25.590754° and longitude 85.056833 ° of the end points) of the land situated in Mohalla- Rupaspur, Sabri Nagar, Mauza- Dhanaut, Ps- Rupaspur, Dist- Patna admeasuring- 5227Sqft. area being developed by the Promoter ANU DEVELOPERS (OPC) PVT. LTD.

Sir,

I, I. Er. Kumar Ujjwal have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Building "INDRAWATI APARTMENT" situated on the plot bearing Khata No- 342, Plot No- 1955, Thana No. 201/We AJIT SINGH have under taken assignment as Architect/Licensed Survey or of certifying Percentage of execution of Work of the "INDRAWATI APRTMENT" Project, situated on the Khata No- 342, Plot No- 1955, Thana No. 20 demarcated by its boundaries (latitude and longitude of the end points) of the land situated in Mohalla- Rupaspur, Sabri Nagar, Mauza- Dhanaut, Ps- Rupaspur, Dist- Patna Following technical professionals are appointed by Owners/Promoter:-

- (i) **Sri AJIT SINGH as Architect;**
- (ii) **Er. KUMAR UJJWAL as Structural Consultant**
- (iii) **Sri PRASHANT GAURAV as Electrical/Plumbing Consultant**
- (iv) **Sri VIKRAM KUMAR as Site Supervisor**

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that a person the date of this certificate, the

Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP193128071125010528E00 under Bihar RERA is as per table A here in below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table.

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 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 1,75,15,215/- (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 Rs. 1,60,00,000/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated CostThe 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 Municipal Corporation (planning Authority) is estimated at Rs.4,00,000/- (Total of Table A and B).
5. 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 _____ date of Registration is	Rs. 1,60,00,000/-
2.	Cost incurred as on ----- (Based on the Estimated cost)	Rs. 1784641/-
3.	Work done in Percentage (As Percentage of the estimated cost)	10 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,42,15,359/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	000

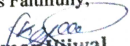
TABLE-B

(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. 1,60,00,000/-
2.	Cost incurred as on 30-06-2026 (Based on the Estimated cost).	Rs. 17,84,641/-

3.	Work done in Percentage (As Percentage of the estimated cost).	10 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,42,15,359/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	000

Yours Faithfully,


Kumar Ujjwal

Structure Engineer

UDHD Bihar Reg. No:-

BR/UDHD/SE/23-0069

Signature of Engineer.

(License No.....)

***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 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)**