

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 13.10.2026

To,
Kumar Heights Venture Private Limited
206, Hem Plaza, Frazer Road,
Patna- 800001

Subject: Certificate of Percentage of Completion of Construction Work of-01 No. of Building(s) of the Project Abeer Heights, Real Estate Regulatory Authority, Bihar BRERAP202428050826160930E00 situated on the Plot bearing khasra no./ Final Plot no-116 P demarcated by its boundaries 25.574637 latitude and 85.060979 longitude of the endpoints Ram Prakash Singh to the North, Road NH 98 to the South, Kedar Nath Ray to the East and Mahima Sharan Ray & Rajnath Ray to the West, District- Patna and measuring 2185.92 sq.mts being developed by Kumar Heights Venture Private Limited.

Ref: Real Estate Regulatory Authority, Bihar, Registration Number- BRERAP202428050826160930E00

Sir,

I/ We Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Real Estate Regulatory Authority, Bihar, being 01 Building(s) of the Project, situated on the plot bearing khasra no./ Final Plot no 116 P, Phulwarisharif – village District- Patna, PIN- 801505 and measuring 2185.92 sq.mts. Area being developed by Kumar Heights Venture Private Limited.

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

- (i) Shri Sudhendu Ranjan as Architect;
- (ii) Shri Shailesh Ranjan as Structural Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, and Allied works, of the Building 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

_____ 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 of the aforesaid project under reference as Rs 11.97 Cr. 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. 11.97 Cr (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 is estimated at Rs 11.97 Cr (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:
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TABLE A

Building "Abeer Heights "

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 03/08/2026 date of Registration is	Rs. 11,97,00,000 /-
2	Cost incurred as on 30/09/2026 (based on the Estimated cost)	Rs. 1,43,64,580/-
3	Work done in Percentage (as Percentage of the estimated cost)	12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,53,35,420/-
5	Cost Incurred on Additional/Extra Items as on 30/09/2026 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE B

Sr.No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 03/08/2026 date of Registration is	Rs. 11,97,00,000/-
2	Cost incurred as on 30/09/2026 (based on the Estimated cost)	Rs. 1,43,64,580/-
3	Work done in Percentage (as Percentage of the estimated cost)	12%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,53,35,420/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NA.

Yours Faithfully



Signature of Engineer

Note

13/10/2026
 SHAILISH RANJAN, I.E.
 EMP. STR. ENGINEER
 NO.: BR/UDHD/SE/23-0110
 BHAD PATNA (BIHAR)

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.