

**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:-06-10-2026

To,  
M/S ANUP RAJ VISHAL SAGAR CONSTRUCTION,  
PARTNER -SRI VISHAL SAGAR ,S/O SRI ANUP RAJ YADAV  
,AT.- SHIV RAJ YADAV PATH, MOHANPUR, PUNAICHAK,  
PATNA, STATE – BIHAR, PIN – 800023, Mobile –8210056285,  
E mail – vishalsagar6644@gmail.com

Subject : Certificate of Cost Incurred for Development of “YASHODA RAJ KUMARI ENCLAVE” No. of Building(s)/ 01 Wing(s) of the ..... Phase of the Project M/S ANUP RAJ VISHAL SAGAR CONSTRUCTION ,Phase of the Project BRERA P95816-1/139/R-1774/2024 situated on NEAR RPS ENGG.COLLEGE ROAD ,MUSTAFAPUR, PATNA, the Plot bearing Khata No. 110 , Plot No. 876(P) , demarcated by its boundaries (Latitude and longitude of the end points) 25°60'44.69",85°04'60.39" to the North , 25° 60'43.38",85°04'61.22" to the South , 25° 60'43.57",85°04'65.59" to the East ,25° 60'44.49",85°04'56.42" to the West ,Division- Danapur , Village- Mustafapur, Block- Patna Sadar, District- Patna , PIN- 801105,admeasuring 2067.17 sq. mts area being developed by the Promoter M/S ANUP RAJ VISHAL SAGAR CONSTRUCTION  
Ref: Bihar RERA Registration Number BRERA P95816-1/139/R-1774/2024

Sir,

I **Vijay Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, BRERA P95816-1/139/R-1774/2024 situated on NEAR RPS ENGG.COLLEGE ROAD ,MUSTAFAPUR , Patna, the Plot bearing Khata No. 110 , Plot No. 876(P) , demarcated by its boundaries (Latitude and longitude of the end points) 25°60'44.69",85°04'60.39" to the North , 25° 60'43.38",85°04'61.22" to the South , 25° 60'43.57",85°04'65.59" to the East ,25° 60'44.49",85°04'56.42" to the West ,Division- Danapur , Village- Mustafapur, Block- Patna Sadar, District- Patna

Following technical professionals are appointed by Owner/ Promoter:

Shri Manoj Kumar as L.S./Architect;

Shri Vijay Kumar as Structural Consultant

Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri Rohit Shekhar as Site Supervisor

1. We have estimated the cost of the completion to obtain Occupancy 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 \_\_\_\_\_ Quantity Surveyor\* appointed by Developer/Engineer, and the assumption of

  
ER. VIJAY KUMAR  
STRUCTURAL ENGINEER  
RED. NO. BR/UDHD/SE/23-0077

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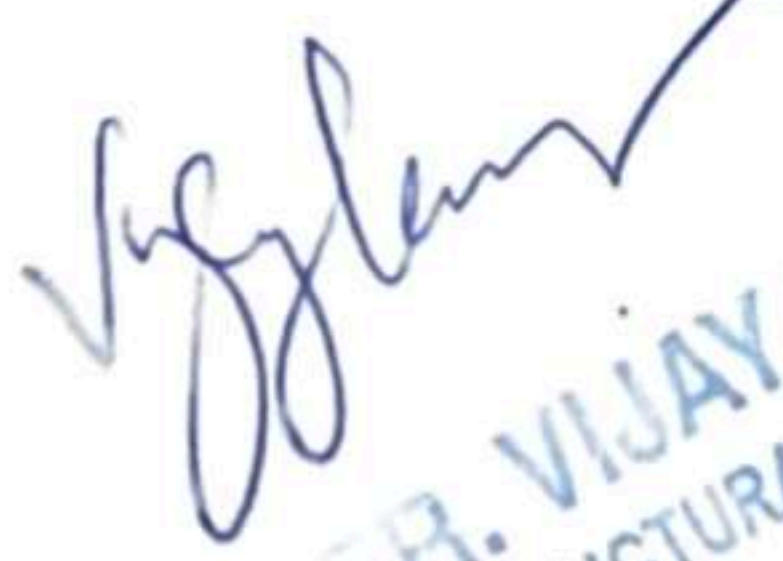
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Shri Vijay Kumar as Structural Consultant

Shri Krishna Gopal Prasad as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri Rohit Shekhar as Site Supervisor

1. We have estimated the cost of the completion of the building(s) of the project. Our estimated cost Certificate, of the Civil, MEP and Allied works, made available to us for the project under reference by the calculations are based on the Drawings/plans and quantity for the entire work as calculated by 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

  
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the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 5,15,07,156/- ( 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 Occupancy Certificate / Completion Certificate for the building(s) from the \_\_\_\_\_ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at Rs. Zero (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from (planning Authority) is estimated at Rs. 5,15,07,156/- (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 NA or called "YASHODA RAJ KUMARI ENCLAVE"**  
**(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<br>..... date of Registration is                          | Rs. 5,15,07,156   |
| 2       | Cost incurred as on .....<br>(based on the Estimated cost )                                               | Rs...0.00         |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 0 %               |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                  | Rs. 5,15,07,156/- |
| 5       | Cost Incurred on Additional /Extra Items as on<br>.....not included in the<br>Estimated Cost (Annexure A) | NA                |

*Vijay Kumar*  
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STRUCTURAL ENGINEER  
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