ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for the withdrawal of Money from Designated Account – Project wise)

Date: 02.10.2026

To

The Abhinav Awas Pvt. Ltd.

Gola Road, Danapur, Patna.

Subject: Certificate of Cost incurred for Development of ABHINAV ENCLAVE for Construction of 1 Building, of the project [BRERAP00143-004/87/R-1609/2023] situated on the Plot Khata No. 807 Survey Plot No. 1059 demarcated by its boundaries (Latitude - 25.626781 and Longitude - 85.05899 of the end points) Sri Kapil Singh to the North, Part Plot No. 1059 Sri Umesh Kumar & Nilu Devi to the South, Branch Road to the East, Sri Ramyatan Singh to the West of the Near Chandrashekhar Nagar, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1248.01.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. [BRERAP00143-004/87/R-1609/2023]

Sir,

I/We Vijay Kumar have undertaken assignment as Architect/Engineer of certifying Estimated Cost for the Subject Real Estate Project ABHINAV ENCLAVE registered under Bihar RERA, being situated on the plot bearing Survey Plot No. 1059 of the Near Chandrashekhar Nagar, Gola Road, Danapur, District – Patna, PIN – 801503, admeasuring 1248.01.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. as per the approved plan.

1. Following technical professionals are appointed by the Promoter:
   (i) M/s./Shri/Smt. Manoj Kumar as Architect/Engineer/LS
   (ii) M/s./Shri/Smt. Vijay Kumar as Structural Consultant
   (iii) M/s./Shri/Smt. Gopal Krishna Prasad as MEP Consultant
   (iv) M/s./Shri/Smt. Shailesh Kumar as Quantity Surveyor

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 Drawing/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

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Shailesh Kumar quantity Surveyor appointed by Developer/Engineer 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 5,86,00,000.00 for both buildings/wings, (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 of the building(s) from the Nagar Parishad, Danapur Nizamat, Patna being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs 3,08,29,626/- (Total of Table A & 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 Nagar Parishad, Danapur Nizamat, Patna is estimated at Rs 5,86,00,000/- for both buildings/wings, (Total of Table A & B)

6. I certify that the cost of Civil, MEP and allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below;

Table – A

Building/Wing of Abhinav Enclave

Sl. No.	Particulars	Amount (in Rs.) Approx
1	Total Estimated Cost of the building/wing as on 19.06.2024 is	5,86,00,000.00
2	Cost incurred as on_____ (Based on Estimated Cost)	3,08,29,626.00
3	Work done in percentage (as percentage of the estimated cost)	52.6%
4	Balance cost to be incurred (Based on estimated cost)	2,77,70,374.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table C)	-

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Table – B

(to be prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on 19.06.2024 is	
2	Cost incurred as on_____	
3	Work done in percentage (as percentage of the estimated cost)	
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 (Table C)	

Yours Faithfully,

Signature of the Engineer
(License No.)

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STRUCTURAL ENGINEER
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Table – C

List of Extra/Additional Items executed with Cost
(Which are not part of the original Estimate of Total Cost)

Sl. No.	Items	Cost
1		
2		