

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 HEIGHTS No. for Construction of 2 Buildings, of the project [BRERAP00143-010/78/R-1716/2024] situated on the Plot Khata No. 1548, 697, 1550, 1540 & 684 Survey Plot No. 8350, 8352, 8355, 8356 & 8357 demarcated by its boundaries (Latitude -25.580916 and Longitude - 84.949102 of the end points) Sri Bihari Singh to the North, Sri Kishori Singh to the South, Sri Satya Narayan Singh to the East, Branch Road to the West of the Village – Jaitipur, Block – Bihta, District – Patna, PIN – 800111, admeasuring 3800.34 sq. mts. Area being developed by Abhinav Awas Pvt. Ltd. [BRERAP00143-010/78/R-1716/2024]

Sir,

I/We Sushil Kumar have undertaken assignment as Architect/Engineer of certifying Estimated Cost for the Subject Real Estate Project ABHINAV HEIGHTS registered under Bihar RERA, being situated on the plot bearing Survey Plot No. 8350, 8352, 8355, 8356 & 8357 of the Village – Jaitipur, Block – Bihta, District – Patna, PIN – 800111, admeasuring 3800.34 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. Uma Shankar Kumar as Architect/Engineer/LS
 - (ii) M/s./Shri/Smt. Sushil Kumar as Structural Consultant
 - (iii) M/s./Shri/Smt. Jitendra Kumar 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 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 11,44,91,521.00 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 PMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs 3,03,84,427/- (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 PMAA is estimated at Rs 11,44,91,521/- 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 Number – Block A & Block B

Sl. No.	Particulars	Amount (in Rs.) Approx	
		Block - A	Block - B
1	Total Estimated Cost of the building/wing as on 19.06.2024 is	5,00,90,040.00	6,44,01,480.00
2	Cost incurred as on _____ (Based on Estimated Cost)	2,81,34,427.00	22,50,000.00
3	Work done in percentage (as percentage of the estimated cost)	56%	4%
4	Balance cost to be incurred (Based on estimated cost)	2,19,55,613.00	6,21,15,480.00
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table C)	-	-

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,


SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar

Signature of the Engineer
(License No. _____)

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		