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)

Date:- 03-07-2026

To,
The **"Shivam Construction"**
Narendra Kumar Singh (Partner)
302 Patna Super Market, Fraser Road,
Opp. Doordarshan Kendra, Patna- 800001.

Subject: Expenditure certificate and RERA Bihar registration No.- [**BRERAP00085-1/68/R-139/2018**] for the construction work of Building No.-1, Wing No.-0 and Phase No.-0 of **"Bhagwat Pentagon Mall"** project. Which is situated at Khesra No./Plot No.- 68, 69, 70, Khata No.- 191, 192, 193, Thana No.- 23, CN No./CTS No./Survey No./Final Plot No.- 68, 69, 70. And its boundaries are demarketed by (Latitude- 25.6219 & Longitude- 85.0428), Main Road in the North, Apartment in the South, Commercial Block in the East, Sahayak Road in the West, Division- Patna, Village- Saguna, Block- Danapur, District- Patna, Pin Code- 801503, Whose land area is 2994.14 square meters. Which is being developed by **"Shivam Construction"**.

Ref: Bihar RERA Registration Number- **BRERAP00085-1/68/R-139/2018**.

Sir,

I **Pradeep Kumar** have undertaken assignment of certifying the Estimated cost for the project **"Bhagwat Pentagon Mall"** registered by Bihar RERA consisting of Building No.- 1, Wing No.- 0 and Phase No.-0. Which is situated at CN No. / CTS No. / Survey No. / Final Plot No.- 68, 69, 70, Division- Patna, Village- Saguna, District- Patna, Pin Code- 801503, having land area of 2994.14 square meters, which is being developed by **"Shivam Construction"**.

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

(i) M/s /Shri/Smt. Shubham Kumar as L.S. / Architect ;
(ii) M/s /Shri/Smt. Pradeep Kumar as Structural Consultant
(iii) M/s /Shri/Smt. Shailendra Kumar Sinha as MEP Consultant
(iv) M/s /Shri/Smt. Sanjeet Kumar as Quantity Surveyor *

2. 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 **Sanjeet Kumar 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(s) of the aforesaid project under reference as Rs. **23,38,17,000/-** (Revised Estimated Development Cost), (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 **Danapur Nagar Parishad, Danapur** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **15,96,12,467/-** (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 Occupancy Certificate/Completion Certificate from **Danapur Nagar Parishad, Danapur** (planning Authority) is estimated at Rs. **7,42,04,533/-** (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:

TABLE- A

Building /Wing bearing called "Bhagwat Pentagon Mall" (to be prepared separately for each Building /Wing of the Real Estate Project)

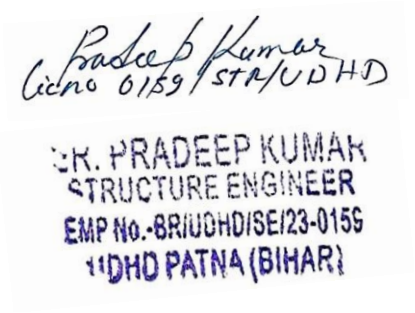
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is 23/08/2018.	Rs. 23,38,17,000/ (Revised Estimated Dev. Cost).
2.	Cost incurred as on 30/09/2025 (based on the Estimated cost)	Rs. 15,96,12,467/-
3.	Work done in Percentage (as Percentage of the estimated cost)	71.38% of the Estimated cost.
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,42,04,533/-
5.	Cost Incurred on Additional /Extra Items as on 30/09/2025 not included in the Estimated Cost (Annexure A)	Rs. 00.00

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 23/08/2018.	Rs. 23,38,17,000/- (Revised Estimated Dev. Cost).
2.	Cost incurred as on 30/09/2025 (based on the Estimated cost).	Rs. 15,96,12,467/-
3.	Work done in Percentage (as Percentage of the estimated cost).	71.38% of the Estimated cost.
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 7,42,04,533/-
5.	Cost Incurred on Additional /Extra Items as on 30/09/2025 not included in the Estimated Cost (Annexure A).	Rs. 00.00

Yours Faithfully,



Signature of Engineer.

(Licence 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 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