FORMNo.2
[SeeRegulation3]

ENGINEER'SCERTIFICATE

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

Date:- 30.09.2026.

To,
The ROYAL PREMIUM (Name & Address of Promoter),
DEVELOPERS PVT. LTD. USHA COMPLEX ,MAIN ROAD ,
KANKARBAGH PATNA 800020

Subject: Certificate of Cost Incurred for Development of [Project Name] ROYAL GAYATRI ARCADE For Construction of 90% building(s) 1 Wing(s)of the 1 Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTS No./Survey No./Final Plot No. 383 ,386 demarcated by its boundaries (latitude and longitude of the end points) 26.61/85.14 to the North BRANCH ROAD to the South CHAMAN LAL To the East S.K SINGH to the West of Division JAGDISH APTT Village SALIMPUR AHARA Block PATNA SADAR District PATNA PIN- 800001 admeasuring 1826.15 sq.mts. area being developed by [Promoter] ROYAL PREMIUM DEVELOPERS PVT. LTD

Ref: Bihar RERA Registration Number BRERAP00379-031/37/R-1684/2024

Sir,

I/We SUSHIL KUMAR have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being PMC Building(s)/ 1 Wing(s) of the 1 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 383,386 of Division Village SALIMPUR AHARA Taluka EXHIBITION ROAD District PATNA PIN 800001 admeasuring 1826.15 sq.mts.areabeing developed by[Owner/Promoter]

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

   (i) M/s /Shri/Smt JAI RAM PRASAD as L.S./Architect;
   (ii) M/s /Shri/Smt SUSHIL KUMAR as Structural Consultant
   (iii) M/s /Shri/Smt _____asMEPConsultant
   (iv) M/s /Shri/Smt SHAILESH Kr.RANJAN 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 _____Quantity Surveyor*appointed by Developer/Engineer, and the assumption of

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

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. 512 LAC Inc Land (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 280 lac (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 PMC (planning Authority) is estimated at Rs.232 Lac incl land (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 :

TABLEA

Building/WingbearingNumber 1 or called _____
(tobepreparedseparatelyforeachBuilding/WingoftheRealEstateProject)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on 02.05.2024 Date of Registration is	Rs. 512 Lac (Incl. Land)
2	Cost incurred as on 30.09.2026 (based on the Estimated cost)	Rs.280 lac
3	Work done in Percentage (as Percentage of the estimated cost)	**90%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 232 Lac
5	Cost Incurred on Additional/Extra Items as on 30.9.2026 not included in the Estimated Cost (Annexure A)	Rs. 1.65 lac

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

TABLEB

(To be preparedfortheentireregisteredphaseoftheRealEstateProject)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 02.05.2024 date of Registration is	**Rs. 512 Lac (incl Land)**
2	Cost incurred as on: 30.09.2026 (based on the Estimated cost).	**Rs. 280 Lac**
3	Work done in Percentage (as Percentage of the estimated cost).	**90%**
4	Balance Cost to be Incurred (Based on Estimated Cost).	**Rs. 2.32 Lac**
5	Cost Incurred on Additional/ Extra Items as on 30.09.2026 not included in the Estimated Cost (Annexure A).	**Rs. 1.65 Lac**

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. Allcomponentsofworkwithspecificationsareindicativeandnotexhaustive

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BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar