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)

To,

Date:30.09.2026----------

The ROYAL PREMIUM (Name&AddressofPromoter),
DEVELOPERS PVT. LTD. USHA COMPLEX ,MAIN ROAD ,
KANKARBAGH PATNA 800020

Subject: Certificate of Cost Incurred for Development of [Project Name] ROYAL ONKAR APARTMENT For Construction of 45% 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. **385** demarcated by its boundaries (latitude and longitude of the end points) 25.60/85.16 to the North MAIN ROAD to the South SRI NIWAS To the East ANANT SAH KA BAGICHA to the West of Division ROAD Village PATRAKAR NAGAR Block PATNA SADAR District PATNA PIN 800020 admeasuring 2826.17 sq.mts. area being developed by [Promoter]ROYAL PREMIUM DEVELOPERS PVT. LTD

Ref: Bihar RERA Registration Number BRERAP85201800379-12

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. **385** of Division PATNA Village PATRAKAR NAGAR Taluka KANKARBAGH District PATNA PIN 800020 admeasuring 2826.17 sq.mts.area being 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. 1100.77 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. _____(Total of Table A and B). The amount of Estimated Cost incurredis 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) isestimated at Rs._____(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/Wing bearing Number 1 or called _____
(tobepreparedseparatelyforeachBuilding/WingoftheRealEstateProject)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on 10.02.2025 Date of Registration is	Rs. 547 Lac
2	Cost incurred as on 30.09.2026 (based on the Estimated cost)	Rs. 223 Lac
3	Work done in Percentage (as Percentage of the estimated cost)	**45%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 324 Lac
5	Cost Incurred on Additional/Extra Items as on 30.09.2026 not included in the Estimated Cost (Annexure A)	Rs. NA

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

TABLEB

(TobepreparedfortheentireregisteredphaseoftheRealEstateProject)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 10.02.2025 date of Registration is	**Rs.547 LAC**
2	Cost incurred as on: 30.09.2026 (based on the Estimated cost).	Rs. 223 Lac
3	Work done in Percentage (as Percentage of the estimated cost).	**45%**
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 324 Lac
5	Cost Incurred on Additional/ Extra Items as on 30.09.2026 not included in the Estimated Cost (Annexure A).	Rs. NA

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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