

FORM No. 2
[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: 11/10/2026

To
SAI ASHIRWAD CONSTRUCTION PVT. LTD.
C/o Rishu Shree, Flat No. 1B, 1st Floor, Kamta Ram Sakhi Enclave,
Khagaul Road, Mithapur, Patna-800001

Subject: Certificate of Cost Incurred for Development of **SAI MAHADEV ENCLAVE** No. of building(s)/ 01 Wing(s) of the Phase NA bearing the registration no. **BRERAP95525-2/74/R-1391/2022 Dt.17-05-2022** situated on the Plot bearing C.S. No/Khata no. – 503, 506/ Survey No./Thana No. – 40 / Tauzi no. Bihar Govt., Plot No.- 2023, 2024 (P) demarcated by its boundaries (latitude and longitude of the land 25.5642°N & 85.0397°E village – NAWADA Block – Phulwari Sharif division District – Patna, PIN – 801507 admeasuring 2842.75 sq.mtrs. area being developed by the Promoters **SAI ASHIRWAD CONSTRUCTION PVT. LTD.**

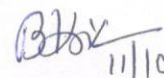
Sir,
I/ We VINAY KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, Bihar of SAI MAHADEV ENCLAVE being Building(s)/ 01 Wing(s) of the NA Phase situated on the plot bearing C.N. No...../Survey no..../Plot no 2023 & 2024(P) of Village – NAWADA, Block – Phulwari Sharif, Division District- Patna PIN – 801507 admeasuring 2842.75 sq.mtrs. area being developed by Promoters **SAI ASHIRWAD CONSTRUCTION PVT. LTD.**

1. Following technical professionals are appointed by Promoter:-

- I. Shri AR. Rakesh Ranjan Rajee as L.S. / Architect;
- II. Shri Brajesh Kumar Sinha as Structural Consultant
- III. Shri Kriti Nath Jha as MEP Consultant.
- IV. Shri Vinay 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 Schedule of rates (Name of the schedule of Rates) Quantity Surveyor/BIHAR SCHEDULE OF RATE-2022 and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by VINAY 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. 18 Cr. (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 for the building(s) from the **Patna Metropolitan Area Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.


11/10/2026
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (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 Occupation Certificate / Completion Certificate from Patna Metropolitan Area Authority (planning Authority) is estimated 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:

TABLE A:

Building /Wing bearing Number 01 or called SAI MAHADEV ENCLAVE

(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 17-05-2022 date of Registration is	18,00,00,000/-
2	Cost incurred as on 30-09-2026 (Based on the Estimated cost)	6,50,98,403/-
3	Work done in Percentage (As Percentage of the estimated cost)	36.17%
4	Balance Cost of the Incurred (Based on Estimated Cost)	11,49,01,597/-
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	N/A

TABLE B

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

Sr.No.	Particulats	Amounts
1	Total Estimated cost of the Internal and External Development Work including amenities and Facilities in the layout as on _____ date of Registration.	
2	Cost incurred as on _____ (Based on the Estimated cost)	
3	Work Done in Percentage (Based on 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 (Annexure A)	



Signature of Engineer
(Licence No.....)

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