

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,
The Sai ashirwad construction pvt ltd (Name & Address of Promoter),
C/O-Rishu shree, Flat No-1B, 1st floor, Kamtaram sakhi enclave,
Khagaul road, mithapur, Pin-800001

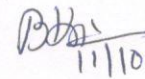
Subject: Certificate of cost incurred for Development of [project Name]-**SAI SAMRAT COMPLEX** No. of Building(s)/--01-- Wing(s) of the Phase -N/A---bearing the registration no. [Bihar RERA Registration Number]—BRERAP95525-4/202/R-1505/2022 situated on the Plot bearing C.S No.../khata no -297,302 /Survey No...../Thana no-38 / Tauzi no-BIHAR GOVT, Plot No. -399(P),400(P)---demarcated by its boundaries (latitude and longitude of the end points) of the land—25.5877N-&-85.2394 E village - SIMLI MURARPUR Block -PATNASADAR division PATNACITY District- PATNA PIN-800009 admeasuring-1524.44-- sq.mts., area being developed by the Promoter[Name] -SAI ASHIRWAD CONSTRUCTION PVT LTD.

Sir,
I/ We VINAY KUMAR have undertaken assignment of certifying Cost for the subject Real ESTATE Project registered under RERA, Bihar of SAI SAMRAT COMPLEX Building(s)- 01 Wing(s) of the N/A Phase Situated on the plot bearing CTS. no...../Survey No...../ Plot No. 399(P),400(P)---of Village- SIMLI MURARPUR Block- PATNACITY division PATNACITY District- PATNA PIN-800009 admeasuring-1524.44 sq.mts. area being developed by [Promoter's Name]- SAI ASHIRWAD CONSTRUCTION PVT LTD.

1. Following technical professionals are appointed by [Owner / Promoter]

- (i) M/s/Shri/Smt. AR. UMASHANKAR KUMAR as L.S. / Architect.
- (ii) M/s/Shri / Smt. BRAJESH KR.SINHA as Structural Consultant.
- (iii) M/s/Shri / Smt. JITENDRA KUMAR MEP Consultant.
- (iv) M/s/Shri / Smt. 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) 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, labor and other inputs made by developer, and the site inspection carried out by us.


11/10/2026

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

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 14 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.
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 SAMRAT COMPLEX

(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 23-12-2023 date of Registration is	Rs. 14,00,00,000/-
2	Cost incurred as on 30-9-2026 (Based on the Estimated cost)	Rs. 2,10,85,990/-
3	Work done in Percentage (As Percentage of the estimated cost)	15.06 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 11,89,14,010/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. N/A

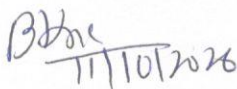

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TABLE B

(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	Rs. _____

Bt
11/10/22

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2	Cost incurred as on _____ (Based on the Estimated cost).	Rs. _____
3	Work done in Percentage (As Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

BK
11/10/2024

Yours Faithfully,
Signature of Engineer.(License No.....)
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