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 **: 09-10-2026**

To,

The KUNWAR PRITHIVIRAJ SINGH BUILDERS AND DEVELOPERS PVT LTD.

Add : B - 401, 4th Floor, B-Block, Ambuja Neotia City Centre Mall, Lodipur, Patna G.P.O., Patna, Phulwari, Bihar, India, 800001

Subject : Certificate of Cost Incurred for Development of **VASHUNDHARA MANSION** for Construction of **3** building(s)/ A, B & C Wing(s) of the Project. (BRERAP183428070425311229E00) situated on the plot bearing Khesra No **437,434,435** / Khata No : 130,51,87 / Thana No : **33** demarcated by its boundaries (latitude and longitude of the end points) **25.605742** and **85.026555** Village **DIBHRA** Block **DANAPUR** Division **DANAPUR** District **PATNA** PIN **801503.** Admeasuring **5578.77** sq.mts. area being developed by **KUNWAR PRITHIVIRAJ SINGH BUILDERS AND DEVELOPERS PVT LTD** Ref: Bihar RERA Registration Number **BRERAP183428070425311229E00**

Sir,

I, We **Dhananjay Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, Bihar of **Vasundhara Mansion** Building(s)/ **3** Wing(s) of the Project Block situated on the plot bearing/ CTS No. /Survey No./ Plot No. **437 , 434 ,435** of Village **Dibra** Block **DANAPUR** Division **DANAPUR** District **Patna** PIN **801503** admeasuring **3491.74** sq.mts. area being developed by **KUNWAR PRITHIVIRAJ SINGH BUILDERS AND DEVELOPERS PVT LTD** [Promoter]

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) Shri **UmaShankar Kumar** as L.S. / Architect;
   (ii) Shri **Sushil Kumar** as Structural Consultant
   (iii) Shri **Jitendra Kumar** as MEP Consultant

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) 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 **AMRENDRA KUMAR** Quality 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. **34 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 **PMAA** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 3,54,36,128.00** (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 **PMAA** (planning Authority) is estimated at Rs. **30,45,63,872.00** (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 BRERAP183428070425311229E00 or called VASHUNDHARA MANSION

(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	Rs. 34 Cr.
2.	Cost incurred as on 30-09-2026 (Based on the Estimated cost)	Rs. 3,54,36,128.00
3.	Work done in Percentage (As Percentage of the estimated cost)	A: 3% B: 32% C: 34%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 30,45,63,872.00
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.	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. 34 Cr.
2.	Cost incurred as on 30.09.2026 (Based on the Estimated cost).	Rs. 3,54,36,128.00
3.	Work done in Percentage (As Percentage of the estimated cost).	A: 3% B: 32% C: 34%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 30,45,63,872.00
5.	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Signature of Engineer.(License No.....)

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

*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 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.