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—**18/10/2025**

To,

MODERN BATH PRIVATE LIMITED

Director Name-GYAN KAUSHIK

H/O- BIDYA BINOD SINGH, SHEIKHPURA, P.O- B.V COLLEGE, PATNA

Subject : Certificate of Cost Incurred for Development of [Project Name] VIDYA TOWER for Construction of Residential building(s)/ 02_Wing(s) of the first_ Phase (Bihar RERA Registration Number) **BRERAP02856-1/1311/R-1158/2021,** situated on ASHIYANA NAGAR BLOCK-PATLIPUTRA , PATNA the plot bearing C.S.No…140, 141../ Khata No.283 297 ./Survey no. … ./Thana No. 11……/ Tauzi No……../ Plot No. __140, 141__ demarcated by its boundaries (latitude- 26.799559 and longitude -80.917397 of the end points) _____ Village _ Khajpura __ Block Patna Division patna District -patna PIN Admeasuring 2056.32 sq.mts. area being developed by [Promoter] **MODERN BATH PRIVATE LIMITED**

Ref: Bihar RERA Registration Number _ **BRERAP02856-1/1311/R-1158/2021**

Sir,

I, MUKESH KUMAR GUPTA have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Residential Building(s)/ __02 Wing(s) of the _____ Phase situated on ASHIYANA NAGAR BLOCK- PATLIPUTRA , PATNA the plot bearing C.S.No…140, 141../ Khata No.283 297 ./Survey no. … ./Thana No. 11……/ Tauzi No……../ Plot No. __140, 141__ demarcated by its boundaries (latitude- 26.799559 and longitude -80.917397 of the end points) _____ Village _ Khajpura __ Block Patna Division patna District -patna PIN Admeasuring 2056.32 sq.mts. area being developed by [Promoter] **MODERN BATH PRIVATE LIMITED**

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt ER .PANKAJ KR. KARN as L.S. / Architect;
   (ii) M/s /Shri/Smt. MUKESH KUMAR GUPTA as Structural Consultant
   (iii) M/s /Shri/Smt._____ as MEP Consultant
   (iv) M/s /Shri/Smt. _____ 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)------ 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 MUKESH KUMAR GUPTA 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.**6,90,00,000/-** (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 _____ being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. ---5,86,50,000/--- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department

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 PMC (planning Authority) is estimated at Rs. 1,03,50,000.00/- (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 _01or called _____
(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 29-06-2021 date of Registration is	Rs.**6,90,00,000/-**
2.	Cost incurred as on 30/09/2025 (Based on the Estimated cost)	Rs.___5,86,50,000/-__
3.	Work done in Percentage (As Percentage of the estimated cost)	85 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,03,50,000.00/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.-NIL

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Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No -BR/UDHD/CE/23-0231

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 30-07-2021 date of Registration is	Rs.**6,90,00,000/-**
2.	Cost incurred as on ____30/09/2025 (Based on the Estimated cost).	Rs.___5,86,50,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	85 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1,03,50,000.00/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,

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

Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No. BR/UDHD/CE/23-0231

*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.

Annexure A

List of Extra/Additional Items executed with cost

(Which were not Part of the original Estimate of Total Cost)