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)

For the Quarter Ending **September 2026**

Date : 22/10/2026

To,

The ROOFTECH DEVELOPERS PVT. LTD.,
401, K.D. Vihar Complex, Near Reliance Trends,
East Boring Canal Road, Patna-800013, Bihar

Subject : Certificate of Cost Incurred for Development of [Project Name] Rooftech Royal Garden Phase-1 for Construction of **2** building(s)/ **2** Wing(s) of the **1** Phase (Bihar RERA Registration Number)situated on the Plot bearing Khesra No/Khata No. **249, 251** /Thana No./ Tauzi No./C.N.No./CTSNo./SurveyNo./Final Plot No. **577, 578, 577, 578** demarcated by its boundaries (latitude and longitude of the end points) **25.5735971, 85.0540364** to the North **Chart and road** to the South **Plots** to the East **Md. Jansar** to the West **Md ShamSher and others** of Division **Patna** Village **Janipur** Block **Phulwari** District **Patna** PIN **801505** admeasuring **6726.79** sq.mts. area being developed by [Promoter] **Rooftech Developers Pvt. Ltd.**

Ref: Bihar RERA Registration Number **BRERAP00105-1/29/R-90/2018**

Sir,

I/ We _____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **Rooftech Royal Garden** Building(s)/ **2** Wing(s) of the **1** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **577, 578, 577, 578** of Division **Patna** Village **Janipur** Taluka _____ District **Patna** PIN **801505** admeasuring **6726.76** sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

(i) M/s/Shri/Smt **Uma Shankar Kumar** as L.S./Architect;
(ii) M/s/Shri/Smt **Shushil Kumar** as Structural Consultant
(iii) M/s/Shri/ Smt. **Jitendra Kumar** as Mechanical/Electrical/Plumbing Consultant (MEP)
(iv) M/s/Shri/Smt _____ as Quantity Surveyor

1. 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

2. 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 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. **13,50,00,000** (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. **4,79,86,528.52** (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_____(planning Authority) is estimated at Rs. . **8,70,13,471.48** (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 Both or called (A,B)
(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 **16/07/2018** date of Registration is	Rs. **13,50,00,000.00**
2	Cost incurred as on **22/10/2026** (based on the Estimated cost)	Rs. **4,79,86,528.52**
3	Work done in Percentage (as Percentage of the estimated cost)	**45 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **8,70,13,471.48**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. _____

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. _____
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. _____

Yours Faithfully,

Signature of Engineer.

(Licence No.....)

SUDHIR 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 Occupation 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. 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)