

Date:-22.07.2026

**FORM 2**  
[See Regulation 3]  
**ENGINEER'S CERTIFICATE**

**(To be submitted at the time of Registration of ongoing Project and Withdrawal of Money from Designated Account – Project wise)**

To,  
Hira Panna InfraProjects LLP,  
PlotNo-100A, Patliputra Colony,  
Patliputra, Patna, Bihar

**Subject:-** Certificate of Cost Incurred for Development of **The Emperor** for 3 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP93630-002/84/R-1594/2023** situated on the **Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja-Sikandarpur, Danapur, Dist- Patna, Bihar.** Demarcated by its boundaries (latitude- 25.633603 and longitude-85.068532 of the endpoints) to the North **Bujhouni Singh, Dullar Mahta and Budhaili Mahto Prt Plot 663 & 662** to the South **Shivdhar Singh and Part Plot 649** to the East **Palak Singh, Sudama Mahto, Part Plot no.- 651** to the West **Road of Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja- Sikandarpur, Danapur, Dist- Patna, Bihar.** and measuring **15887.17** Sq. mts. Total Built-up Area being developed by **Hira Panna InfraProjects LLP.**

Ref: Bihar RERA Registration Number- **BRERAP93630-002/84/R-1594/2023**

Sir,

I/We **Prabhakar Kumar Singh** have undertaken assignment of certifying estimated cost of the subject Real Estate Project proposed to be registered under Bihar RERA, being **The Emperor** for 3 No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP93630-002/84/R-1594/2023** situated on the **Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja-Sikandarpur, Danapur, Dist- Patna, Bihar** and measuring **15887.17** Sq. mts. Total Built-up Area being developed by Promoter- **Hira Panna InfraProjects LLP.**

*Prabhakar Singh.*  
**Er. Prabhakar Kumar Singh**  
Reg. No.-BR/UDHD/CE/23-0209

1. Following Technical Professional are appointed by Owner/Promoter:-
  - i. AR. Ratan Kumar Reg. No.- CA/2023/158462 As L.S/Architect
  - ii. Er.Utkarsh Reg. No.- 04/STRU/18/NPDN as Structural Consultant.
  - iii. Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
  - iv. M/s Shri/Smt ..... as MEP Consultant.
  - v. 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 drawing/plans made available to us for the project under reference by the Developer and Consultants and schedule of items and quality for the entire work as calculated by under Construction quantity surveyor\* appointed by Developer, 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 estimated total Estimated cost of completion of the building (s) of the aforesaid project under reference as **Rs. 52,51,80,000.00/-** (Total of table A & B ) The estimated total Cost of project is with Reference to civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (s) from the concerned authority Nagar Parishad being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at **Rs. 25,06,82,866.22/-**-(Total of table A & 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. 27,44,97,133.78 /-** (Total of Table A & B )
6. I Certify that the cost of 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:-

*Prabhakar Singh.*  
**Er. Prabhakar Kumar Singh**  
Reg. No.-BR/UDHD/CE/23-0209

**Table–A**

Building/wing bearing Number 1 or called **The Emperor**

**(To be prepared separately for each Building/wing of the Real Estate project )**

| Sl. No. | Particulars                                                                                                 | Amount                       |
|---------|-------------------------------------------------------------------------------------------------------------|------------------------------|
| 1       | Total Estimated Cost of the building/wing as on 25-06-2023 date of Registration is                          | <b>Rs.52,51,80,000.00/-</b>  |
| 2.      | Estimated Development cost of the project at the start of The project. (Excluding Land Cost)                | <b>Rs. 39,00,00,000.00/-</b> |
| 3       | Cost incurred as on 31.12.2025<br>(Based on the Estimated Cost)                                             | <b>Rs. 25,06,82,866.22/-</b> |
| 4.      | Work done in percentage<br>(As percentage of the estimated cost)                                            | <b>47.73%</b>                |
| 5.      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                    | <b>Rs. 27,44,97,133.78/-</b> |
| 6.      | Cost Incurred on Additional/Extra Items as on 31.12.2025 not included in the Estimated Cost ( Annexure – A) | <b>Rs. Nil</b>               |

**Table–B**

Building/wing bearing Number 1 or called **The Emperor**

**(To be prepared separately for each Building/wing of the Real Estate project )**

| Sl.No. | Particulars                                                                                                                                                   | Amount                       |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1      | Total Estimated Cost of the internal and external Development works Including amenities and facilities in the Layout as on 25-06-2023 date of Registration is | <b>Rs.52,51,80,000.00/-</b>  |
| 2.     | Estimated Development cost of the project at the start of The project. (Excluding Land Cost)                                                                  | <b>Rs. 39,00,00,000.00/-</b> |
| 3.     | Cost incurred as on 31.12.2025<br>(Based on the Estimated Cost)                                                                                               | <b>Rs. 25,06,82,866.22/-</b> |
| 4.     | Work done in percentage<br>(As percentage of the estimated cost)                                                                                              | <b>47.73%</b>                |
| 5.     | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                      | <b>Rs. 27,44,97,133.78/-</b> |
| 6.     | Cost Incurred on Additional/Extra Items as on 31.12.2025 Not included in the Estimated Cost (Annexure– A)                                                     | <b>Rs. Nil</b>               |

Yours faithfully

*Prabhakar Singh.*  
**Er. Prabhakar Kumar Singh**  
Reg. No.-BR/UDHD/CE/23-0209

(Prabhakar Kumar Singh)

Contact No. 8709238565

Signature of Engineer

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 quality Surveyor, Whose Certificate of Quantity calculated can be relied upon by the engineer. In case 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 estate 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 specification are indicative and not exhaustive.
6. This certificate does not certify construction quality.

Annexure –A

List of Extra/Additional items Executed with cost  
(Which were not part of the original Estimate of Total Cost)  
No Any

*Prabhakar Singh.*  
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