Shyam Sunder Bhartia
B.E., FIE., FIV, FICA.
CHARTERED ENGINEER (INDIA)
Registration No. : F-117722-9
REGISTERED STRUCTURAL ENGINEER
(Reg. No. : BR/UDHD/SE/23-0060)
REGISTERED CIVIL ENGINEER
(Reg. No. : BR/UDHD/CE/23-0306)
MSME Regd. No. : UDYAM-BR-26-0007701
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OFFICE :
308, VARMA CENTRE, BORING ROAD CROSSING,
PATNA - 800001 (BIHAR)
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FORM No.2
[See Regulation 3]

ENGINEER'S CERTIFICATE

Ref No : 2026-2027/H630 Date : 22/07/2026

To,
The Venus Star Construction Pvt Ltd.
102-103 |Venus Heritage | Sheikhpura
More |Bailey Road |Patna |Bihar | Pin code: 800014

Subject : Certificate of Cost Incurred for Development of Venus Capital Heights for Construction of building(s)/Wing(s) of the Bihar RERA Registration Number: **BRERAP18202807032530013OE00** situated on the Plot bearing Khesra No/Khata No./Thana No./Tauzi No./C.N.No./CTS No./Survey No./ Final Plot No. PLOT NO.-25, 24, 153, 36, 38, 40, 33, 27, 86, 28-P, 42, 43, 154, 90, 155, 26, 156, 46-P, 48-P, 32-P, 83, 19-P, 87, 150-P, 152, 151, 88, 44, 173-P, 37, 39, 89, 157, 34-P, 172-P, 159-P, 35, 23-P, 84, 82, 81, 41, 85, 137-P, 160-P, demarcated by its boundaries **North Part** Plot No.- 48 to 149 and **East Part** Plot No.- 142, 138,137 to 177 Latitude of End point of the plot 25.355380 and demarcated by its boundaries **South Part** Plot No.- 48 to 173 and **West Part** Main Road And Part Plot No.- 46, 34, 53, 45, 65 Latitude of End point of the plot 85.011695 Village – Usri, Block – Danapur, District- Patna PIN-801503 admeasuring 304369.52 sq.mts. (Build up area) being developed by Venus Star Construction Pvt Ltd

Ref: Bihar RERA Registration Number : **BRERAP18202807032530013OE00**

Sir,

I/We **Shyam Sunder Bhartia** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under Bihar RERA, being Building(s)/ Wing(s) of the Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. Plot No.-25, 24, 153, 36, 38, 40, 33, 27, 86, 28-P, 42, 43, 154, 90, 155, 26, 156, 46-P, 48-P, 32-P, 83, 19P, 87, 150P, 152, 151, 88, 44, 173-P, 37, 39, 89, 157, 34-P, 172-P, 159-P, 35, 23-P, 84, 82, 81, 41, 85, 137-P, 160-P of Division Village - Usri Taluka District Patna PIN – 801503 admeasuring 304369.52 sq.mts. (Build up area) being developed by Venus Star Construction Pvt. Ltd.

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

   a. M/s Architect Hafeez Contractor as L.S./Architect;
   b. M/s Perceptive Ideas Consulting Engineering Pvt Ltd as Structural Consultant
   c. M/s Serene Design and Consultant Pvt Ltd as MEP Consultant
   d. M/s SuPr Engineering Consultants as Quantity Surveyor

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e. We have estimated the cost of the completion to obtain Occupancy 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 Drawings/plans made available to us for the project under reference bythe Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by M/s SuPr Engineering Consultants 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 12,41,46,00,000.00 (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 Occupancy 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.

3. The Estimated Cost Incurred till date is calculated at Rs. 1,95,83,43,025.00 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from Patna Metropolitan Area Authority (planning Authority) is estimated at Rs.10,45,62,56,975.00 (Total of Table A and B).

5. 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

Venus Capital Heights the Real Estate Project

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 10-03-2025 date of Registration is (Including Land)	Rs.12,67,09,41,367.00
2	Total Estimated cost of Development of project at the start of project (Excluding Land Cost)	Rs.12,41,46,00,000.00
3	Cost incurred as on 30-06-2026	Rs. 1,95,83,43,025.00
4	Work done in Percentage (as Percentage of the estimated Cost)	16%
5	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,45,62,56,975.00
6	Cost Incurred on Additional/Extra Items as can 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 on10-03-2025 date of Registration is (including Land)	Rs.12,67,09,41,367.00
	Total Estimated cost of Development of project at the start of project (Excluding Land Cost)	Rs.12,41,46,00,000.00
2	Cost incurred as on 30-06-2026.	Rs. 1,95,83,43,025.00
3	Work done in Percentage (as Percentage of the estimated cost).	16%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 10,45,62,56,975.00
5	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	**NA**

Yours Faithfully,

SHYAM SUNDER BHARTIA Chartered Engineer F-117722-9

SHYAM SUNDAR BHARTIA
Chartered Engineer
Regd. No. F – 117722 – 9

***Note:**

1. ThescopeofworkistocompleteentireRealEstateProjectasperdrawingsapprovedfrom 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 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