

FORM NO. 2

[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 ::17/10/2026

To,
Kumar Construction ,
Ground Floor, Mangal Market Sheikhpura ,
Bailey Road, PO - B.V College, P.S – Shastri nagar
Patna - 800014

Subject:: Certificate of cost incurred for development of (Project Name) Raghuvar complex for construction of no.of building(s) - 04 Towers(s) namely Tower-01(G+8), Tower-02(B+G+7), Tower-03(G+7) and Tower-04 (G+8), of the _____ phase (BRERAP12586-001/03/R-1699/2024 State RERA Registration number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 596, 580, 593, 594, 595, 592, 591, 590, 589, 600, 601 (P).

Demarcated by its boundaries (latitude-**25.596349** and longitude **-85.046056** of the end points).

Vaccant land to the North Road to the South Vaccant land to the East Road to the West of Division-Danapur village-Mustafapur taluka-Danapur, 11490.78 sq. mts. Area being developed by (Promoter) Kumar Construction.

Ref:State RERA Registration Number BRERAP12586-001/03/R-1699/2024

Sir,

I/We _____ have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under State RERA, being _____ building(s)

_____ wing(s) of the _____ Phase situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. 596, 580, 593, 594, 595, 592, 591, 590, 589, 600, 601 (P). Of Division- Danapur village- Mustafapur taluka- Danapur, 11490.78 sq. mts. Area being developed by (Owner / Promoter) Kumar Construction.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) M/s./Shri/Smt . Abhishek Mittal as Architect/Engineer/LS

(ii) M/s./Shri/Smt. Builtech Services Inc. as Structural Consultant

(iii) M/s./Shri/Smt. Unitech Associate as MEP Consultant

(iv) M/s./Shri/Smt. Ashlesh kumar 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

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R. PRADEEP KUMAR
CIVIL ENGINEER
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M-1782672A.M.L.E.

Drawing/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 69,91,16,416/- quantity Surveyor appointed by Developer/Engineer 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. 69,91,16,416/- (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 P.M.A.A being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at 13,64,69,191.50/- (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. 56,26,47,224.50/- (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 Tower-02 (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on _____ date of Registration is	23,54,26,010/-
2	Cost incurred as on <u>30/09/2026</u> (Based on Estimated Cost)	5,88,56,502.50/-
3	Work done in Percentage(as Percentage of the estimated cost)	25.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	17,65,69,507.50/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	N/A

Pradeep Kumar
 C.No 0437/EM/CDH
R. PRADEEP KUMAR
CIVIL ENGINEER
 BR/UDHDCE23-0437
 BHUPATNA (BIHAR)
 02/09/2026
 02/09/2026

Building/Wing bearing Number Tower-03 (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on _____ date of Registration is	31,39,01,350/-
2	Cost incurred as on <u>30/09/2026</u> (Based on Estimated Cost)	7,76,12,689.00/-
3	Work done in Percentage(as Percentage of the estimated cost)	24.725%
4	Balance Cost to be Incurred (Based on Estimated Cost)	23,62,88,661.00/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Table -C)	N/A

Table-B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr.No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	
2	Cost incurred as on _____	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	

Yours Faithfully,

Pradeep Kumar
Cenno 0457/EMUDH
R. PRADEEP KUMAR
CIVIL ENGINEER
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UDHD PATNA (BIHR)
M-1782872A.M.I.E.
Q No. 235 2/1/21

Signature of Engineer
Pradeep Kumar
(License no. BR/UDHDCE23-0437)

Table-C

List of Extra/Additional Items executed with Cost
(Which were not parts of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	N/A	N/A
2	N/A	N/A

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