

LALAN AND KRITI ASSOCIATES

ARCHITECT, ENGINEER AND INTERIOR DESIGNER'S

Email: - alan_sraj@yahoo.com & lkassociatesllp@gmail.com

website - www.lkassociatesllp.in, Mob. 9234309614, 7004311156

OFFICE. - Bailey Road Rukanpura, Sharma Path, Flat No. -102 - A, First Floor, Sunrise Narayan Palace, Patna-14

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 - 18-10-2025

To,

The MAA TARA CHANDI HOME PVT. LTD.
DIR. BALIRAM YADAV, WADAR, PS :-SONHAN
DIST. :- KAIMUR (BHABUA)

(Name & Address of Promoter),

Subject: Certificate of Cost Incurred for Development of [Project

Name]... RAJ MUNI ENCLAVEfor Construction of]... MAA TARA CHANDI HOME PVT. LTD
..... building(s)/_ Wing(s) of the.....IPhase (Bihar RERA Registration Number) situated
on the Plot bearing C.S.No.....2488...../ Khata No.....296/Survey
no...../Thana No.....20..... Tauzi No.....5556/
Plot...2488 marcated by its boundaries (latitude and longitude of the end points)

Village... MAHUABAGHBlock...DANAPUR
Divison...DANAPUR.....District...PATNA.....PIN...801506 admeasuring
...1273.60 sq. mts.area

being developed by [Promoter]... MAA TARA CHANDI HOME PVT. LTD

Ref: Bihar RERA Registration Number _BRERAP41125-3/148/R-1471/2022

Sir, I/ We... LALAN...KUMAR..... have undertaken assignment of certifying Cost for the
Subject Real Estate Project registered under RERA, Bihar of the.....RAJ MUNI ENCLAVE.
Building(s)/.....1.....Wing(s) of thePhase of the Project,situated on the plot bearing
C.S. no...../Survey No...../ Plot No- 2488.....

Village...MAHUABAGH.....Block.. DANAPUR.....division..DANAPUR.....

District...PATNA.....PIN...801506.....

admeasuring.....1273.60..... sq.mts.area being developed by

[Promoter's Name].... MAA TARA CHANDI HOME PVT. LTD.

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

- (i) M/s/Shri/Smt..... LALAN...KUMAR as L.S. / Architect;
- (ii) M/s /Shri / Smt..... VIVEKA NAND KUMAR..... as Structural Consultant
- (iii) M/s /Shri / Smt..DHARAMVIR KUMAR as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) M/s /Shri / Smtas Quantity Surveyor *


E.R. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
EMP. NO.-BR/UDHD/CE/23/0229
UDHD, BIHAR (PATNA)

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 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 (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. **2.10 CR** (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. (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

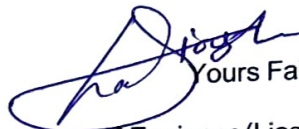
Building /Wing bearing Number.....or called.....
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 10/07/2022 date of Registration is	Rs.- 2,10,00,000/-
2	Cost incurred as on (Based on the Estimated cost)	Rs. - 1,99,50,000 /-
3	Work done in Percentage (As Percentage of the estimated cost)	Rs. - 95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. - 10,50,000/-
5	5 Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.- 0.0 /-


ER. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
EMP. NO.-BR/UDHD/CE/23/0229
UDHD, BIHAR (PATNA)

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 10/07/2022 date of Registration is	Rs.- 2,10,00,000/-
2	Cost incurred as on (Based on the Estimated cost).	Rs.- 1,99,50,000 /-
3	Work done in Percentage (As Percentage of the estimated cost).	Rs. 95%
4	Cost to be Incurred (Based on Estimated Cost).	Rs.- 10,50,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	Rs._ 0.0 /-


 Yours Faithfully,
 Signature of Engineer.(License No)
E.R. LALAN KUMAR A.M.I.E.
CIVIL ENGINEER
EMP. NO.-BR/UDHD/CE/23/0229
UDHD, BIHAR (PATNA)

*** 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 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.