

FORM No. 1
[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)

Date:- 15-10-2026

To,

The **PAWANSUT BUILDCON INDIA PVT. LTD.**

Director:- SRI ANIL KUMAR , S/O SRI RAM AWADH SINGH

**AT- FLAT NO.- 302 , 3RD FLOOR , SHANTI HERITAGE NEAR MAHINDRA TWO WHEELER
SHOWROOM , RUKANPURA , BAILEY ROAD , PATNA- 800014.**

Subject: Certificate of Percentage of Completion of Construction Work of **APRAJITA GARDEN** No. of Building(s)/ **04** Wing(s) of the **BRERA P81821-002/147/R-1620/2023** situated on **OPPOSITE PARASH GARDEN , RAMNAGARI TO NTPC COLONY ROAD** , the Plot bearing **Khata No. 340** , Plot No. **324** , demarcated by its boundaries Latitude to the (N) **25° 61'59"** , Longitude (E) **85° 07' 58.46"** , Division- **Patna** , Village- **RAMNAGARI** , Block- **Patna Sadar** , District- **Patna** , PIN- **800025** . admeasuring **7934.22** sq. mts.,area being developed by the Promoter **PAWANSUT BUILDCON INDIA PVT. LTD.**

Sir ,

I **Vijay Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **APRAJITA GARDEN** , Building(s)/ **04** Wing(s) of the Project, **BRERA P81821-002/147/R-1620/2023** situated on **OPPOSITE PARASH GARDEN , RAMNAGARI TO NTPC COLONY ROAD** , the Plot bearing **Khata No. 340** , Plot No. **324** , Division- **Patna** , Village- **RAMNAGARI** , Block- **Patna Sadar** , District- **Patna** , PIN- **800025** . admeasuring **7934.22** sq. mts.,area being developed by the Promoter **PAWANSUT BUILDCON INDIA PVT. LTD.**

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

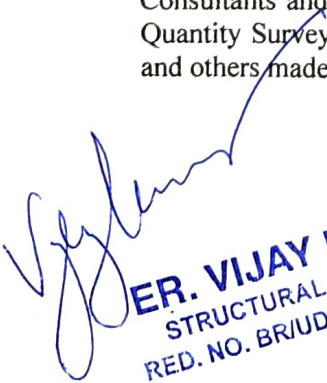
Shri **Manoj Kumar** as L.S./Architect;

Shri **Vijay Kumar** as Structural Consultant

Shri **Krishna Gopal Prasad** as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri **Rohit Shekhar** as Site Supervisor

2. 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 by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Rohit Shekhar** Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and others made by developer , and the site inspection carried out by us.


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BRUDHD/SE/23-0077

3.We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 13,56,80,664/- (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 ----- being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.The Estimated Cost Incurred till date is calculated at **Rs 10,19,70,717/-** (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 Occupancy Certificate/Completion Certificate from 18/08/2028 (planning Authority) is estimated at Rs. **3,37,09,947/-** (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 04 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 27/11/2023 Date of Registration is	Rs. 13,56,80,664/-
2	Cost incurred as on 30/06/2026 (based on the Estimated cost)	Rs. 10,19,70,717/-
3	Work done in Percentage (as Percentage of the estimated cost)	85 % (Approx)
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,37,09,947/--
5	Cost Incurred on Additional/Extra Items as on ----- not included in the Estimated Cost (Annexure A)	0


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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 on _____ date of Registration is	Rs.13,56,80,664/-
2	Cost incurred as on <u>30/06/2026</u> (based on the Estimated cost).	Rs. 10,19,70,717/-
3	Work done in Percentage (as Percentage of the estimated cost).	85 % (Approx)
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3,37,09,947/--
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	0

Yours Faithfully,

Signature of Engineer.

ER. VIJAY KUMAR
(Licence No.)
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077