

FORM No. 02
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 17-07-2026

To
The M/s Shree Developers
102, Bundela Tower, R.M.S. Colony,
New By-Pass, Kankarbagh, Patna-800020

Subject: Certificate of Cost Incurred for Development Ram Shyam Enclave of building(s) Wing(s) of the Bihar RERA Registration Number **BRERAP194928050126250131E00** Situated on the Plot No. of Building(s) **01** Wing(s) of the **01** Phase situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot No **179(P)**, Khata No. **03**, Thana No. **24**, Mauja **Changer** demarcated by its boundaries (latitude and longitude of the end points) to the North to the South **26.23Mtr.** to the East to the West of Division **33.90Mtr.** Village **Ashok Nagar, Road No. 14, Kankarbagh, Patna 800020.** admeasuring **811.66 sqm.** area being developed by [Promoter] **M/s Shree Developers.**

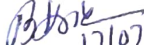
Ref:- Bihar RERA Registration Number:- **BRERAP194928050126250131E00**

Sir/ Madam,

I/We **Shri Brajesh Kumar Sinha** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project Registered under Bihar RERA, being Building(s) Wing(s) of Phase situated on the **01** Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no **179(P)**, Khata No. **03**, Thana No. **24**, Mauja **Changer**, of Division Village **Ashok Nagar, Road No. 14, Kankarbagh, Patna 800020** admeasuring **811.66 sq. mts.** area being developed by **M/s Shree Developers**

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

- (i) Shri Sunil Kumar as Architect
- (ii) Shri Brajesh Kumar Sinha as Structural Consultant
- (iii) Shri Aayush Kumar as P.H Consultant
- (iv) Shri Kirti Nath Jha as Site Electrical Consultant
- (v) 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 Developers and Consultants and the Schedule of items and quantity for the entire work as calculated by M/S Supr Engineering Consultants Quantity


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BRAJESH KUMAR SINHA
Registration No.
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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.

18. We estimate Total Estimate cost of completion of the building(s) of the aforesaid project under reference Rs. 5,49,27,190 (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.

19. The Estimated Cost Incurred till date is calculated at Rs. 42,55,622 (Total of Table A and B.) The amount of estimated cost incurred is calculated on the base of amount of Total Estimated Cost.

20. 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 5,06,71,528.(Total of Table A and B).

21. 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 Cost)	5,49,27,190.00
2	Total Estimated cost of Development of project at the start of project(Excluding Land Cost)	5,49,27,190.00
3	Cost incurred as on 31-03-2026	42,55,622.00
4	Work done in Percentage (as Percentage of the estimated Cost)	8%
5	Balance Cost to be Incurred (Based on Estimated Cost)	5,06,71,528.00
6	Cost Incurred on Additional/Extra items as can not included in the Estimated Cost (Annexure A)	Rs. NA

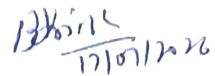

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TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total estimated cost of the internal and External Development works including amenities and facilities in the layout as on 10-03-2025 date of Registration is (including Land)	5,49,27,190.00
	Total Estimated cost of Development of project at the start of project (Excluding Land Cost)	5,49,27,190.00
2	Cost incurred as on 31-03-2026	42,55,622.00
3	Work done in percentage (as percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	5,06,71,528.00
5	Cost Incurred on Additional/Extra items As on not included in the Estimated Cost (Annexure A).	NA

Yours Faithfully,

BK Sinha
17/07/2026

Chartered Engineer

Regd No. **BRAJESH KUMAR SINHA**
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*Notes,

6. 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.

7. (*) 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 (*)

8. The estimated cost includes all labour, material, equipments and machinery required to carry out entire work.

9. 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.

10. All components of work with specifications are indicative and not exhaustive.