FORM NO. 2
[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-Project Wise)

To, Date: 30/06/2026

Darbar Square Homes Developer
V334/9A ,Opp L2/35
P.I.T Colony, Kankarbagh
Patna -800020.

Subject Certificate of Cost Incurred for Development of [Project Name :-**SATYA DARBAR APARTMENT** for Construction of building(s) (Bihar RERA Registration Number) **BRERAP12712-001/43/R-1737/2024**situated on the plot bearing C.S.No./ Khata No. - **44** /Survey No. Thana No. **103**, Tauzi No.–**382**, Plot No. - **150** demarcated by its boundaries (latitude and longitude)**25.552936 & 85.145116**, **Ektapuram**Village: **Kamtachak**District: **Patna** PIN: **804453**Admeasuring **867.54** Sq.mts. area being developed by [Promoter] **Darbar Square Homes Developer.**

Ref: Bihar RERA Registration Number **BRERAP12712-001/43/R-1737/2024.**

Sir,

I, We **KUMAR UJJWAL**have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **SATYA DARBAR APARTMENT**Building(s) situated on the plot bearing/ CTS No./Survey No./ Plot No. **150**of Village **Kamtachak**, District:**Patna** PIN: **804453** admeasuring: **867.54** Sq.mts. area being developed **Darbar Square Homes Developer.**

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

(i)M/s/Shri/Smt. **AJIT SINGH** as L.S./ Architect;

(ii)M/s/Shri/Smt. **KUMAR UJJWAL**as Structural Consultant

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

(iv)M/s/Shri/Smt. **RAKESH 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 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 **RAKESH KUMAR** Quality 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) Excluding the land Cost of the aforesaid project under reference as Rs**2,05,42,056.00** (Two Croresfive Lakhs forty two Thousand fifty six Only) (Total of Table A and B). The estimated Total Costof 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 **PATNA MUNICIPAL AREA AUTHORITY** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.The Estimated Cost Incurred till date is calculated at **Rs. 1,32,58,256.00** (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 projectto obtain Occupation Certificate/ Completion Certificate from**PATNA MUNICIPAL AREA AUTHORITY** is estimated at **Rs.72,83,800.00**(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 BishundeoSaraswati Apartment (To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amont
1	Total Estimated cost of the building/wing Excluding Land Cost as on25/07/2024 date of Registration is	**Rs. 2,05,42,056.00**
2	Cost incurred up to 31-03-2026 (Based on the Estimated cost)	**Rs. 1,32,58,256.00**
3	Work done in Percentage (As Percentage of the estimated cost)	**64%**
4	Balance Cost to be Incurred Based on Estimated Cost	**Rs. 72,83,800.00**
5	Cost Incurred on Additional/Extra Items as on ---------- not included in theEstimated Cost (Annexure A)	**N/A**

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 ExternalDevelopment Works including amenities andFacilities in the layout as On 25/07/2024date of Registration is	**2,05,42,056.00**
2	Cost incurred as on 31.03.2026 (Based on the Estimated cost).	**Rs. 1,32,58,256.00**
3	Work done in Percentage (As Percentage of the estimated cost).	**64%**

4	Balance Cost to be Incurred (Based on Estimated Cost).	**Rs72,83,800.00**
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A



Yours Faithfully,

Signature of Engineer. (License No :

*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 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 placemarked (*).

3.The estimated cost includes all labour, material, equipment and machineryrequired 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.



Annexure A
List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)