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)

Date: 17/08/2026

To,

The Uma Shanti Developers Private Limited,
C/o- Santosh Kumar Upadhayay, Rimmi Enclave
C.D.A Colony, L.B.S Nagar, Keshari Nagar
Patna, Bihar- 800024

Subject: Certificate of Cost Incurred for Development of **UJWAL ENCLAVE** for Construction of ONE building(s)/ ONE Wing(s) of the NIL Phase (Bihar RERA Registration Number- **BRERAP192528071025010929E00**) situated on the Plot bearing Khesra No/ Khata No./ Thana No./ Tauzi No./ C.N.No./CTS No./Survey No./Final Plot No. **2423** demarcated by its boundaries North- **PART PLOT 2423** to the South- **HAL KHARIDAR** to the East- **SURVEY AHAR** to the West of Division- **SNEH MAHTO AND HAL KHARIDAR** admeasuring **759.06** sq. mts. area being developed by Uma Shanti Developers Private Limited.

Ref: Bihar RERA Registration Number **BRERAP192528071025010929E00**

Sir,

I/We **Brajesh Kumar Sinha** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being ONE Building/ ONE wing of the NIL phase situated on the plot C.N. NO./CTS NO./Survey No./Final plot no. **2423** of Division Danapur, Village- Mathiyapur, Taluka- Jamsaut, District- Patna, PIN- 801503 admeasuring **759.06** sq. mtr. Area being developed by Owner/promoter UMA SHANTI DEVELOPERS PRIVATE LIMITED.

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

(i) M/s/Shri/Smt Shyam Kishore Singh as L.S./Architect;

(ii) M/s/Shri/Smt Brajesh Kumar Sinha as Structural Consultant;

(iii) M/s/Shri/Smt Surendra Mallick as MEP Consultant;

(iv) M/s/Shri/Smt Dinesh Sharma as Quantity Surveyor*;

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion

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UDHD, Government of Bihar

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 **Brajesh Kumar Sinha** 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. **2,00,00,000.00** (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 Nagar Nigam 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. 1,40,00,000.00** (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 project to obtain Occupancy Certificate / Completion Certificate from Patna Nagar Nigam Area Authority (Planning Authority) is estimated at Rs. **80,00,000.00** (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 ONE (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 26-10-2025 date of Registration	Rs. 2,00,00,000.00
2	Cost incurred as on 31-07-2026 (based on the Estimated cost)	Rs. 1,20,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 80,00,000.00
5	Cost Incurred on Additional/Extra Items not included in Estimated Cost (Annexure A)	Rs. NIL

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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 Internal and External Development Works including amenities and facilities as on 26-10-2025 date of Registration	Rs. 2,00,00,000.00
2	Cost incurred as on 31-07-2026 (based on the Estimated cost)	Rs. 1,20,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 80,00,000.00
5	Cost Incurred on Additional/Extra Items not included in Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully,

17/08/2026

Signature of Engineer

(License No. BR/UDHD/SE/23-0071)

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*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 labor, 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.