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.30.06.2026

To,
Sanjay Kumar Singh & Others,
Partner of P S V S Enterprises LLP
At-House No-17,Road No-1A,Shivpuri,
P.S.-Shastrinagar
Patna:800023, Dist:-Patna

Subject : Certificate of Cost Incurred for Development of Project Name **3D COMPLEX** for Construction of 1 (ONE) building Wing(s)of the(Bihar RERA Registration Number)**BRERAP70855-1/39/R-1176/2021** situated on the plot bearing Khata No. **78**, PlotNo. **86 (P)** demarcated byits **Latitude (N) 25° 61'10.00"** and **Longitude (E) 85° 05'65.00**of the land situated in **NEAR GOLA ROAD CROSSING, BAILEY ROAD, DANAPUR**, Division-**Patna,** District-Patna PIN-801503 Admeasuring-2909.73sq.mtr., area bearing developed by the Promoter **PSVS Enterprises LLP**ofthe(Bihar RERA Registration Number)**BRERAP70855-1/39/R-1176/2021**

Sir,

I Brajesh Kumar Sinha have under taken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of1 (ONE) building Wing(s)of the(Bihar RERA Registration Number)**BRERAP70855-1/39/R-1176/2021** situated on the plot bearing Khata No. **78**, PlotNo. **86 (P)NEAR GOLA ROAD CROSSING, BAILEY ROAD, DANAPUR** Division-Patna District –Patna PIN801503 admeasuring-2909.73 sq. mtr., area bearing developed by the Promoter **PSVS Enterprises LLP**

1. Following technical professionals are appointed by Owner / Promoter

   (i) **Shri Shyam Prasad** as L.S. /Architect;

   (ii) **Shri Brajesh Kumar Sinha** as StructuralConsultant

   (iii) **Shri Sourabh Gupta** as Mechanical/Electrical/Plumbing Consultant (MEP)

   (iv) **Shri Brajesh Kumar Sinha** as Quality 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 **Brajesh Kumar Sinha** 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 byus.

30/06/2026

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

1. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project Estimated under referenceas**Rs.60.16 Cr.** (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) fromthe Danapur Nagar Prisad being the planning Authority under whose jurisdiction the aforesaid project is beingimplemented.

2. The Estimated Cost Incurred till date is calculated at **Rs 30.44 Cr.**(Total of TableA and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

3. 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 Certificatefrom(planning Authority) is estimated at **Rs. 60.16 Cr** (Total of Table A and B).

4. 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 Bbelow:

TABLE-A

Building/WingbearingNumber-01 (ONE) or called "3D Complex"__
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Project Estimated cost of the building/wing as on----------date of Registrationis	Rs. 60.16 Cr.
2.	Cost incurred as on 30.06.2026 (Based on the Estimated cost)	Rs. 30.44 Cr.
3.	Work done in Percentage (As Percentage of the estimated cost)	93% (work is in progress.)
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 29.71 Cr
5.	Cost Incurred on Additional/Extra Items as on ……..not included in the Estimated Cost (AnnexureA)).(Interior, STP, Fire pit ,AC, Lift, Faced etc added due to Hotel.)	Rs. …… Cr.

30/06/2026

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
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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 ason_____ date of Registration is	Rs. 60.16 Cr.
2.	Cost incurred as on 30.06.2026 (Based on the Estimated cost).	Rs.30.44 Cr.
3.	Work done in Percentage (As Percentage of the estimated cost).	93% (work is in progress.)
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 29.71 Cr
5.	Cost Incurred on Additional/Extra Items as on .....not included in the Estimated Cost (AnnexureA).(Interior, STP, Fire pit ,AC, Lift, Faced etc added due to Hotel.)	Rs. … Cr

Yours Faithfully,

30/06/2026

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

Signature of Engineer. (License N……..)