

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 20.10.2026

To,
Mittal Infraspaces
4, Rai Gopal Sarkar Lane
Naya Bazar, Bhagalpur- 812002

Subject :Certificate of Cost Incurred for Development of A.S. Tower having one No. of Building(s) Single Wing(s) of the Phase Single bearing the registration no. [Bihar RERA Registration Number] BRERAP81137-002/61/R-1577/2023 and being developed on the plot bearing **Khata No. 311, Khasra No. 1333, 1336, 1339, 1340 (part), 1347**, Municipal Ward No. 42, demarcated by its boundaries (latitude 25.218117° N and longitude 86.972964° E of the end points) of the land situated and lying at **Baunsi Road, Mohalla- Maheshpur(Aliganj), Thana- Mojahidpur in the town and District of Bhagalpur, Anchal- Jagdishpur** Admeasuring 1751.12 sq.mts. Area being developed by the promoter Mittal Infraspaces

Ref.: Bihar RERA Registration No. BRERAP188922060725260130E00

Sir,

I, We Md. Shabir have undertaken assignment of certifying Estimated Cost for the Development of A.S. Tower having one No. of Building(s) Single Wing(s) of the Phase Single bearing the registration no. [Bihar RERA Registration Number] BRERAP81137-002/61/R-1577/2023 and being developed on the plot bearing **Khata No. 311, Khasra No. 1333, 1336, 1339, 1340 (part), 1347**, Municipal Ward No. 42, demarcated by its boundaries (latitude 25.218117° N and longitude 86.972964° E of the end points) of the land situated and lying at **Baunsi Road, Mohalla- Maheshpur(Aliganj), Thana- Mojahidpur in the town and District of Bhagalpur, Anchal- Jagdishpur** Admeasuring 1751.12 sq.mts. Area being developed by the promoter Mittal Infraspaces

Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Anunay Ashish as L.S. / Architect;
- (ii) Shri Anish Kumar as Structural Consultant
- (iii) Shri Vipin Rajput as Mechanical/Electrical/Plumbing Consultant (MEP)
- (iv) Shri Md. Shabir as Site/ Quantity Supervisor

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 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 me as Quantity Surveyor appointed by Developer/ Engineer and the site inspection carried out by us.

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 115645000/- including land (Total of Table A and B). The estimated Total Cost of

M. Sabir

P.O.A. Reg. No. 10
Regd. No. 25.12

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 Bhagalpur Municipal Corporation being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs 73717722/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

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 Certificate from Bhagalpur Municipal Corporation is estimated at Rs. 41927278/- Total of Table A and B).

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
(To be prepared separately for each Building/ Wing of the Real Estate Project)

Sl. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the building/wing as on 13.06.2023 date of Registration is	115645000/-
2	Cost incurred as on 30.09.26 (Based on the Estimated cost)	73717722/-
3	Work done in Percentage (As Percentage of the estimated cost)	63.74%
4	Balance Cost to be Incurred (Based on Estimated Cost)	41927278/-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

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

Sl. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	
2	Cost incurred as on _____ (Based on the Estimated cost).	
3	Work done in Percentage (As Percentage of the estimated cost).	
4	Balance Cost to be Incurred (Based on Estimated Cost).	
5	Cost Incurred on	

M. Sabir

M. SABIR
Regd. Engineer
R.O.A., Bhagalpur
Sd/- No. 25/97

	Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	
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Yours Faithfully,

M. Sabir

Signature of Engineer

(License No. _____)

M. SABIR

Regd. Engineer

R.D.A. Bhagalpur

Regd. No. -25/97

TABLE- C

**List of Extra/ Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)**

Sl. No.	Items	Cost
1		
2		