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-**24-10-2026**

To,

The **Arika Buildcon LLP** (Name & address of Promoter)

C/o - H.no. - 381, Minakshi Kunj, Ram Jaipal Nagar, Bailey Road , Danapur, Patna – 801503.

Subject : Certificate of Cost Incurred for Development of [Project Name] Kanak Regency for Construction of Block – 01 building(s)/ ..... wing(s) of the ..... Phase (Bihar RERA Registration Number **BRERAP19262807112521073OE00** situated on the plot bearing C.S.No. **112**/ Khata No **176**/Survey no. ..... /Thana No. **37**/ Tauzi No ...../ Plot No.**176** demarcated by its boundaries (25.59932533 degree latitude and longitude 85.05365411 degree of the end points) Village **Kothwan** Block **Danapur** Division ..... District **Patna** PIN **801503** Admeasuring **627.43** sq.mts. area being developed by [Promoter] **Arika Buildcon LLP**

Ref: Bihar RERA Registration Number **BRERAP19262807112521073OE00**

Sir,

I, We **Modular Architects Pvt. Ltd.** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Kanak Regency Building(s)/ Block – 01 Wing(s) of the ..... Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. 176 of Village Kothwan Block Danapur Division ..... District Patna PIN 801503 admeasuring 627.43 sq.mts. area being developed by [Arika Buildcon LLP]

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri/Smt. **Pawan Kumar** as L.S. / Architect;
   (ii) M/s /Shri/Smt. **Amarendra Kumar** as Structural Consultant
   (iii) M/s /Shri/Smt. **Manish Kumar** as MEP Consultant
   (iv) M/s /Shri/Smt. **Vinay 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 **Vinay 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) of the aforesaid project under reference as Rs. **3,00,00,000/-** (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) from the Danapur Nagar Parishad, Patna being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **1,14,00,000/-** (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 Occupation Certificate/ Completion Certificate from Danapur Nagar Parishad, Patna (planning Authority) is estimated at Rs. **1,76,00,000/-** (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 Block – 01
(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 04-11-2025 date of Registration is	Rs.3,00,00,000/-
2.	Actual Cost incurred during the Quarter	Rs.1,14,00,000/-
3.	Work done in the Quarter Percentage (As Percentage of the estimated cost)	38%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,76,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated 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 External Development Works including amenities and Facilities in the layout as on 04-11-2025 date of Registration is 04-11-2025	Rs.3,00,00,000/-
2.	Cost incurred as on 24-10-2026 (Based on the Estimated cost).	Rs.1,14,00,000/-
3.	Total Work done in Percentage (As Percentage of the estimated cost).	38%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.1,76,00,000/-

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. .....)

Ar. Amrendra Kumar
(Structural Engineer)
Reg. No.-BR/UDHD/SE/230129

*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 place marked (*).

3. The estimated cost includes all labour, 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.