

FORM NO. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

for 4th Quarter (Jan-Mar 2026)

Date-----

To,
Surj Homes
Bichli Gali, Gola Road,
Danapur, Patna-801503

Subject: : Certificate of Cost Incurred for Development of Surj Homes DPR Complex

for Construction of **02 (Two)** Building/ _____ Wing(s) of the _____ Phase (Bihar RERA Registration Number) **BRERAP00900-3/965/R-747/2019** situated on the plot bearing C.S.No...../ Khata No-**164** /Survey no. .../Thana No- **21** Tauzi No- / Plot No.- **1415** demarcated by its boundaries (latitude and longitude of the end points) **25.62590° N, 85.05438° E** Village _____, Block- **Danapur**, Division - **Danapur**, District Patna, PIN- **801503** Admeasuring **2366.76** sq.mts. area being developed by [Promoter] **SURJ HOMES** _ Ref: Bihar RERA Registration Number **BRERAP00900-3/965/R-747/2019**

Sir,

I, We **Brajesh Kumar Sinha** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **02 (Two)** Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing/ CTS No. /Survey No...../ Plot No.-**1415** of Village- _____, Block- **Danapur**, Division- **Danapur**, District- **Patna** PIN-**801503** admeasuring **2366.76** sq.mts. Area being developed by Promoter

1. Following technical professionals are appointed by Promoter :-

- (i) Shri **SUNIL KUMAR** as Architect;
- (ii) Shri.**BRAJESH SINHA** as Structural Consultant
- (iii) Shri **AMRENDRA KUMAR** as Plumbing Consultant
- (iv) Shri **KN JHA** as Electrical Consultant

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments & proportionate completion of internal and external work of the project as per specification mentioned in the Agreement of sale. Our estimated cost calculations are based on the Developer/Consultants. The assumption of the cost of material, labour and other inputs made by the developer and the site inspection carried out by us to ascertain /confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 10,80,00,000/- (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

BRAJESH KUMAR SINHA
Registration No.
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UDHD, Government of Bihar

BK Sinha
18/04/2026

occupation certificate / completion certificate for the building(s) from the PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 9,00,02,000/- (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 PMC (planning Authority) is estimated at Rs.2,57,15,510/- (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 Block - A

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs.4,80,00,000/-
2.	Cost incurred as on 31 March 2026 (Based on the Estimated cost)	Rs. 4,78,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	99 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.

Building Block - B

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs.4,20,00,000/-
2.	Cost incurred as on 31 March 2026 (Based on the Estimated cost)	Rs.3,82,02,000/-
3.	Work done in Percentage (As Percentage of the estimated cost)	91 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.

B. Sinha
18/04/2026

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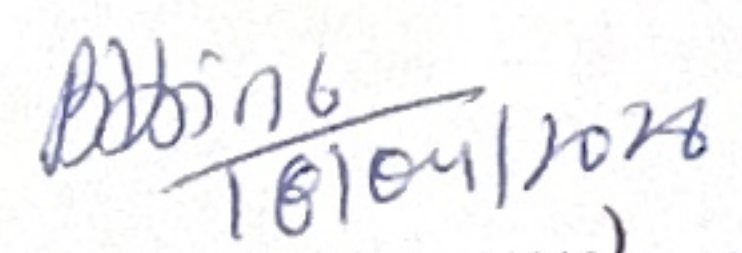
TABLE-B

(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 as on date of Registration is	Rs.1,80,00,000/-
2.	Cost incurred as on 31 March 2026 (Based on the Estimated cost).	Rs 40,00,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	22 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 1,40,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.

Yours Faithfully,

Signature of Engineer.(License No.....)


BRAJESH KUMAR SINHA
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 UDHD, Government of Bihar

*Note : . 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.

Annexure A

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