

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)

Date 20/04/2026

To,

AADAYAE CONSTRUCTION PRIVATE LIMITED (SARASWATI ABODE)

C/o Upendra Kumar, Krishna Chowk,
Gola Road, Danapur Bazar,
Patna – 801503, Bihar

Subject: Certificate of Cost Incurred for Development of “SARASWATI ABODE” 1 No. of Building(s) / G+4 Wing(s) of the Project Registration No - BRERAP21748 - 1 / 215 / R – 1544 / 2023 situated on - RUSTAMPUR SHAPUR, NEAR MITHALA COLONY, DANAPUR, PATNA, BIHAR, the Plot bearing Khesra / Plot No. 532, demarcated by its boundaries (Latitude and longitude of the end points) 25.619 to 85.0171, “to the North, LATE DWARIKA LEGAL HEIRS”, “to the South, MAIN ROAD AND LAND OWNER”, “to the East, SRI JAGLAL MAHTO”, “to the West, PART PLOT 532 AND LANDOWNER”, Division- Danapur, Village- Danapur, Block- Danapur, District- Patna, admeasuring 981.87 sq. mts area being developed by the Promoter AADAYAE CONSTRUCTION PRIVATE LIMITED.

Ref: Bihar RERA Registration Number **BRERAP21748 – 1 / 215 / R – 1544 / 2023**

Sir,

I/We, have undertaken assignment of certifying Cost for the Subject Real Estate Project “**SARASWATI ABODE” 1 No. of Building(s) / G+4 Wing(s)** of the Phase of the Project, situated on the plot bearing Khesra / Plot No. 532, demarcated by its boundaries (Latitude and longitude of the end points) **25.619 to 85.0171**, “to the North, LATE DWARIKA LEGAL HEIRS”, “to the South, MAIN ROAD AND LAND OWNER”, “to the East, SRI JAGLAL MAHTO”, “to the West, PART PLOT 532 AND LANDOWNER”, Division- Danapur, Village- Danapur, Block- Danapur, District- Patna, admeasuring 981.87 sq. mts area being developed by the **Promoter AADAYAE CONSTRUCTION PRIVATE LIMITED.**

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

- i. M/s /Shri/Smt. Uma Shankar Kumar as L.S. / Architect;
- ii. M/s /Shri/Smt. Manoj Kumar as Structural Consultant
- iii. M/s /Shri/Smt. Jitendra Kumar as MEP Consultant
- iv. M/s /Shri/Smt. C.J.K Sharma 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 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 **C.J.K. Sharma** 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. 4,75,00,000 /-** (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 PMC, being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date **(31 / 03 / 2026)** is calculated at **Rs. 2,15,00,000 /-** (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 PMC (planning Authority) is estimated at Rs. **2,60,00,000 /-** (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 1 or called Phase 1 of "SARASWATI ABODE"

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

Sr. No.	Particulars	Amounts (in Rs.)
1.	Total Estimated cost of the building / wing as on date of Registration is	Rs. 4,75,00,000 /-
2.	Cost incurred as on 31 / 03 / 2026 (Based on the Estimated cost)	Rs. 2,15,00,000 /-
3.	Cost Incurred on additional / extra items as on 31 / 03 / 2026 not included in the Estimated Cost (Annexure A)	Rs. 0 /-
4.	Total Cost incurred on (Based on the Estimated cost and cost incurred on additional / extra items)	Rs. 2,15,00,000 /-
5.	Work done in Percentage (As % of the estimated cost)	45.00 %
6.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,60,00,000 /-

TABLE-B

Building/Wing bearing Number 1 or called Phase 1 of "SARASWATI ABODE"

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

Sr. No.	Particulars	Amounts (in Rs.)
1.	Total Estimated cost of Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 4,75,00,000 /-
2.	Cost incurred as on 31 / 03 / 2026 (Based on the Estimated cost)	Rs. 2,15,00,000 /-
3.	Cost Incurred on additional / extra items as on 31 / 03 / 2026 not included in the Estimated Cost (Annexure A)	Rs. 0 /-
4.	Total Cost incurred on (Based on the Estimated cost and cost incurred on additional / extra items)	Rs. 2,15,00,000 /-
5.	Work done in Percentage (As % of the estimated cost)	45.00 %
6.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,60,00,000 /-

Annexure A

List of Extra/Additional Items executed with cost

(Which were not Part of the original Estimate of Total Cost)

Sr. No.	Particulars	Amounts (in Rs.)
1.	Cost Incurred on additional / extra items as on 31 / 03 / 2026 not included in the Estimated Cost <u>Additional / Extra Items:</u> a)	Rs. 0 /-

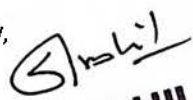
***Note:**

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.

Yours Faithfully,

Signature of Engineer

(License No.....)


SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar