Shyam Sunder Bhartia
B.E., FIE., FIV, FICA.
CHARTERED ENGINEER (INDIA)
Registration No. : F-117722-9
REGISTERED STRUCTURAL ENGINEER
(Reg. No. : BR/UDHD/SE/23-0060)
REGISTERED CIVIL ENGINEER
(Reg. No. : BR/UDHD/CE/23-0306)
MSME Regd. No. : UDYAM-BR-26-0007701
GSTIN : 10AAOPB1440R1ZU
OFFICE :
308, VARMA CENTRE, BORING ROAD CROSSING,
PATNA - 800001 (BIHAR)
Mob. : 9334106513, 9431011782
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shyambhartia2012@gmail.com

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)

Ref No : 2026-2027/H1233 Date : 23-10-2026

To,
The **OMM REALTORS PVT. LTD**,
Director : Mr. Gyan Mani
E-128, P.C Colony, Kankarbagh, Patna- 800020.

Subject: Certificate of Percentage of Completion of Construction Work of **"SHYAM SHANTI ESTATES"** No. of Building(s)/Wing(s) **Three Blocks** of the Project having RERA Registration No : BRERAP4240-1/212/R-1511/2022 situated on the Survey Plot No. 196 Part & 198 Part, Khata No : 51, & 73, Thana No : 20, Tauzi : Bihar Govt., Ward No : 56, Mauza : Ranipur Chakmilki, Thana : Chaukkala, Present P.S : Bypass, Dist : Patna (Bihar) demarcated by its boundaries Lat – 25.571853 & long – 85.217157 to the North, Lat – 25.57178 & long – 85.217642 to the South, Lat – 25.571639 & long – 85.217147 to the East, Lat – 25.571625 & long – 85.218024 to the West, admeasuring - 3898.68 sq.mts. area being developed by **OMM REALTORS PVT. LTD**.

Ref: Bihar RERA Registration Number **BRERAP4240-1/212/R-1511/2022**

Sir,

I/ We **Shyam Sunder Bhartia** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Project proposed to be registered under Bihar RERA Reg No : **BRERAP4240-1/212/R-1511/2022** being Building(s)/ **Blocks – Three** Wing(s) of the - Phase of the Project, **"SHYAM SHANTI ESTATES"** situated on the Survey Plot No. 196 Part & 198 Part, Khata No : 51, & 73, Thana No : 20, Tauzi : Bihar Govt., Ward No : 56, Mauza : Ranipur Chakmilki, Thana : Chaukkala, Present P.S : Bypass, Dist : Patna (Bihar) admeasuring **3898.68 sq.mts.** area being developed by **OMM REALTORS PVT. LTD.**

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SHYAM SUNDER BHARTIA
Chartered Engineer
F-117722-9

1. Following technical professionals are appointed by Owner / Promoter:—
   (i) **M/S SMRITI ARCHITECTS PVT. LTD, ARCHITECT – RAKESH RANJAN RAJE** as Architect;
   (ii) **ER. JAI NATH** as Structural Consultant
   (iii) **UNITECH ASSOCIATE** as MEP Consultant
   (iv) **SHRI PRAVIN KUMAR** as Site Supervisor

2. We have estimated the cost of the completion to obtain Occupancy 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 **Shri Pravin Kumar** Site Supervisor * 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.

13. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 19,56,53,000.00** (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 23.10.2027 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 18,12,93,724.00** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 23.10.2027 (planning Authority) is estimated at **Rs. 1,43,59,276.00** (Total of Table A and B).

16. 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 :

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TABLE A

Building /Wing bearing Number Three Blocks or called SHYAM SHANTI ESTATES
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Block A	Block B	Block C	Amounts Rs.
1	Total Estimated cost of the building/wing as on 27/12/2022 date of Registration is	37554916	82816405	75281679	195653000
2	Cost incurred as on 30-09-2026 (based on the Estimated cost)	35732609	76246531	69314584	181293724
3	Work done in Percentage (as Percentage of the estimated cost)	95% (Approx)	92.00% (Approx)	92.00% (Approx)	93.00% (Approx)
4	Balance Cost to be Incurred (Based on Estimated Cost)	1822307	6569874	5967095	14359276
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL	NIL	NIL	NIL

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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 27/12/2022 date of Registration is	Rs. 19,56,53,000.00
2	Cost incurred as on 30/09/2026 (based on the Estimated cost).	Rs. 18,12,93,724.00
3	Work done in Percentage (Approximate) (as Percentage of the estimated cost).	**93.0% (Approx)**
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 1,43,59,276.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	No

Yours Faithfully,

SHYAM SUNDAR BHARTIA
Proprietor
Chartered Engineer
Regd. No. F – 117722 – 9

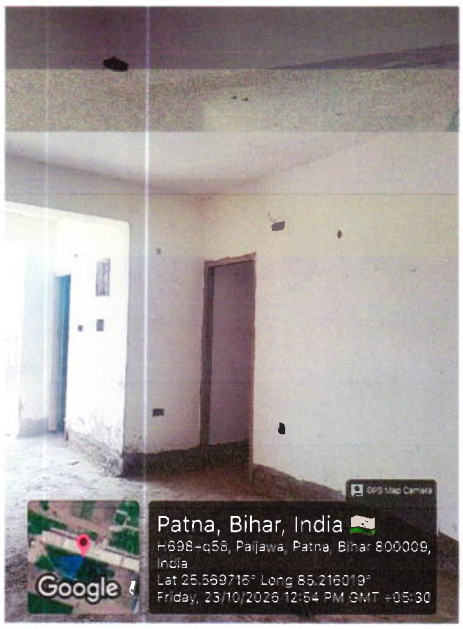
SHYAM SUNDER BHARTIA Chartered Engineer F-117722-9

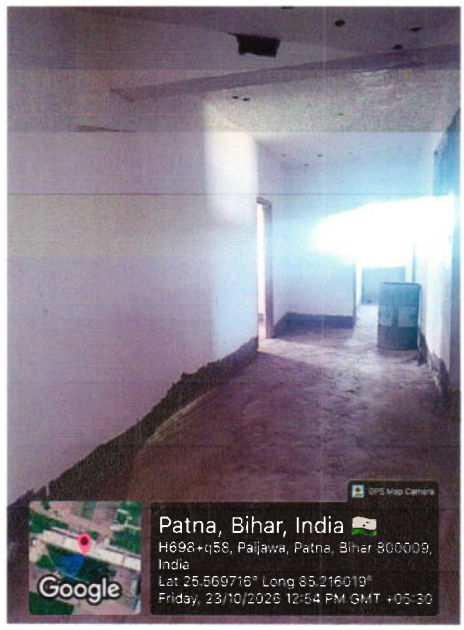
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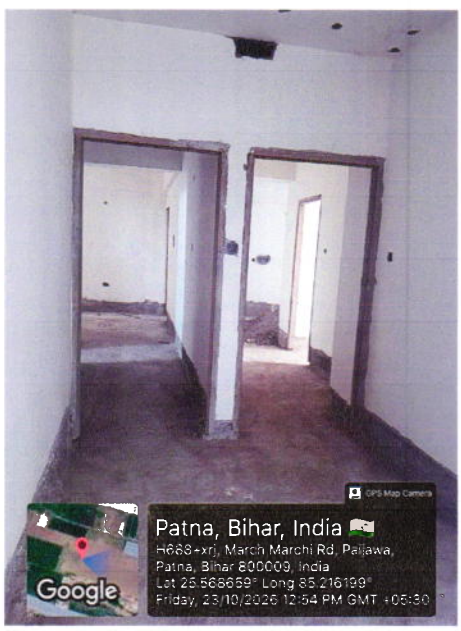
1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity 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

BHARTIA & ASSOCIATES

















SHYAM SUNDER BHARTIA
Chartered Engineer
F-141722-9

A/C - OMM REALTORS PVT. LTD. **SHYAM SHANTI ESTATES**