

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: 10-10-2026

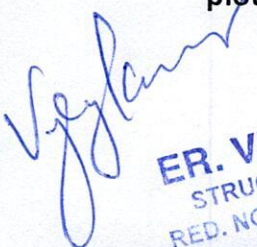
To,

**M/s. Mundeshwari Multicon Private Limited,
Flat No.: 101-102, Amitabh Kunj, Main Road Buddha Colony,
Patna – 800 001**

Subject:- Certificate of Cost Incurred for Development of **Mundeshwari Megapolis** for Construction of Commercial building(s)/ ... Wing(s) of the Phase of the Project [Bihar RERA Registration Number- **BRERAP193728071225300732E00**] situated on the Plot bearing (i) **Mauza – Sarari, Thana – 44, Khata No. 319, 320, 331, 375, 391 & 413, Khesra no. 527, 527/1817, 546, 547, 526, 525, 522,** and (ii) **Mauza – Lakhani Bigaha, Thana-41, Khata No. 29, 175, 185, 186, 188 & 203, Khesra no. 14, 15, 19, 20, 39 & 40** demarcated by its boundaries, (**Latitude- 25.59350278 and longitude- 85.02019722**), to the North Part plot 11 mauza lakhni bigha master plan road width 30.5 mtr, to the South part plot 547 mauza Sarari, to the East mauza Lakhni Bigha Part plot - 41 mauza lakhni bigha, to the West master plan road width 18.3 mtr of Division/Mauza- **Hathiakandh-Usri-Khagaul road**, Block- Danapur, District – Patna, , Bihar-801113, admeasuring **48393.05 Sq.mt** area being developed by **Mundeshwari Multicon Private Limited.**

Sir,

I/ We **Vijay Kumar** have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under Bihar RERA, being **Mundeshwari Megapolis** Building(s)/ ... Wing(s) of the Phase of the Project [Bihar RERA Registration Number- **BRERAP193728071225300732E00**] situated on the Plot bearing (i) **Mauza – Sarari, Thana – 44, Khata No. 319, 320, 331, 375, 391 & 413, Khesra no. 527, 527/1817, 546, 547, 526, 525, 522,** and (ii) **Mauza – Lakhani Bigaha, Thana-41, Khata No. 29, 175, 185, 186, 188 & 203, Khesra no. 14, 15, 19, 20, 39 & 40** demarcated by its boundaries, (**Latitude- 25.59350278 and longitude- 85.02019722**), to the North Part plot 11 mauza lakhni bigha master plan road width 30.5 mtr, to the South part plot 547 mauza Sarari, to the East mauza Lakhni Bigha Part plot - 41 mauza lakhni


ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

bigha, to the West master plan road width 18.3 mtr of Division/Mauza-Hathiakandh-Usri-Khagaul road, Block- Danapur, District – Patna, , Bihar-801113, admeasuring 48393.05 Sq.mt area being developed by Mundeshwari Multicon Private Limited.

1. Following technical professionals are appointed by Owner / Promoter: - Platinum & Mundeshwari

- | | |
|---------------------------------------|----------------------------|
| (i) M/s/Shri/Smt Anamika | - as L.S./Architect |
| (ii) M/s/Shri/Smt Vijay Kumar | - as Structural Consultant |
| (iii) M/s/Shri/Smt V.S Kukreja | - as MEP Consultant |
| (iv) M/s/Shri/Smt WAQUAR ALAM | - as Quantity Surveyor * |

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 _____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 **₹6125168377/-** (Total of Table A and B). The estimated Total Cost under reference as of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **₹697754964/-** 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 Occupancy Certificate / Completion Certificate (planning Authority) is estimated at **₹5427413413/-** (from 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:

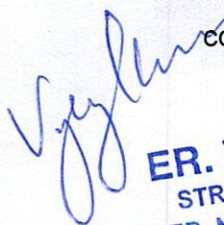

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TABLE A

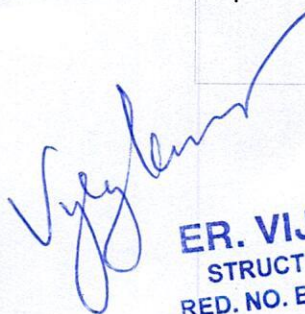
Building _____ /Wing _____ bearing _____ Number _____ or
called _____ (to be prepared separately
for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	₹ 6125168377/-
2	Cost incurred as on 30.09.2026 (based on the Estimated cost)	₹ 697754964 /-
3	Work done in Percentage (as Percentage of the estimated cost)	11.39 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 5427413413 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NA

TABLE B

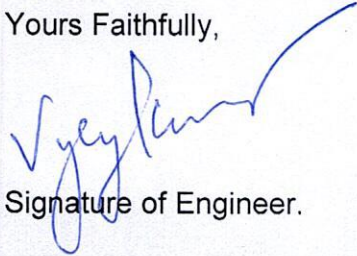
(To be prepared for the entire registered phase of the Real Estate Project)

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	₹ 6125168377/-


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Sr. No.	Particulars	Amounts
2	Cost incurred as on 30.09.2026 (based on the Estimated cost).	₹ 697754964 /-
3	Work done in Percentage (as Percentage of the estimated cost).	11.39 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	₹ 5427413413 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	NA

Yours Faithfully,



Signature of Engineer.

(Licence No. **ER. VIJAY KUMAR**
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077)

* 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 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