FORMNo.2
[SeeRegulation3]

ENGINEER'SCERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date:-23.10.26

To,
The Proprietor
M/s Lakshya Dhairya Builders
Patna

Subject: Certificate of Cost Incurred for .Development of [Project Name] Gayatri Residency for Construction of One (1) building. (Bihar RERA Registration Number- BRERAP94559-002/229/R-1798/2024) situated on the Plot No. – 982, Mauza – Dimapur, Sadjadpour, Block – Danapur, District – Patna, State – BIHAR, admeasuring area 638.87 St. being developed by M/s Lakshya Dhairya Builders.

Sir,

IMr. Sushil Kumar haveundertakenassignmentofcertifying Estimated Cost for the Subject Real Estate *Project proposed to be* registered under Bihar RERA, beingONE (1) Building situated on plot no. 982, *mauza – Dimapur*, Saharanpur, block – Dimapur, district – Patna, state – Bihar. Admeasuring area 638.87 St. being developed by M/a Lakshya Dhairya Builders. As per approved plans.

1. Followingtechnicalprofessionalsareappointed byOwner/Promoter: —

   (i) Shri UMASHANKAR KUMAR asL.S./Architect
   (ii) Shri SUSHIL KUMAR asStructuralConsultant
   (iii) Shri JITENDER KUMAR asMEPConsultant
   (iv) Shri ANSIH KUMAR asQuantitySurveyor*

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 DeveloperandConsultants.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. Rs. 4,60,00,000/- (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 Occupancy Certificate / Completion Certificate for the building(s) from the
DANAPUR RNAGAR NIZAMAT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,33,39,847/- (Totalof Table Aand B). The amountof Estimated Cost incurredis calculatedonthe base of amountof TotalEstimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subjectprojecttoobtainOccupancyCertificate/CompletionCertificate from_____ (planningAuthority)isestimatedatRs.2,26,60,153/-(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:

TABLEA

Building/WingbearingNumber_____or called _____
(tobepreparedseparatelyforeachBuilding/WingoftheRealEstateProject)

Sr.No.	Particulars	Amounts
1	TotalEstimatedcostofthebuilding/wingason 10.01.2025dateofRegistrationis	Rs. 4,60,00,000/-
2	Costincurredason30.09.2025 (basedontheEstimatedcost)	Rs.2,33,39,847/-
3	WorkdoneinPercentage (asPercentageoftheestimatedcost)	50.7%
4	BalanceCosttobeIncurred (BasedonEstimatedCost)	Rs. 2,26,60,153/-
5	CostIncurredonAdditional/ExtraItemsason _____not includedin the Estimated Cost (Annexure A)	RS.10,00,000/-

TABLEB

(Tobepreparedfortheentireregisteredphaseoftheal 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 Registrationis	NIL.
2	Costincurredason_____ (basedontheEstimatedcost).	NIL
3	WorkdoneinPercentage (asPercentageoftheestimatedcost).	NIL
4	BalanceCosttobeIncurred (BasedonEstimatedCost).	NIL
5	CostIncurredonAdditional/ExtraItems as on _____not included in the Estimated Cost (Annexure A).	NIL

TABLE – C

List of extra/Additional items executed with cost (Which were not part of the original Estimate of Total Cost)

NO.	Items	Amount
1	**Boundary work of Compound/store room/guard room**	**RS.10,00,000/-**

YoursFaithfully,

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

Signature of Engineer

(License No.....)

*** 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