

Form No.-2

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 :- 24.07.2026

To

The Director,

Surya Nestbuild Limited,

H.O.- Surya Signature Building,

West Boring Canal Road, Patna-1, Bihar.

Subject: Certificate of Cost Incurred for Development of "Surya Signature" (project name) for Construction of "Residential cum Commercial" building(S) 4 Wing(S) of the 1 Phase (BRERAP00057-2/30/R-1368/2022 State RERA registration Number) situated on the Plot bearing C.N. No/ CTS No./ Survey no./ Final Plot no.430, 431, 432, 434, 435, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461, 462, 463, 464, 465, 466, 467, 489 (Part).

Demarcated by its boundaries (latitude and longitude of the end points)

"Plot No.- 625, 624, 618, 617, 616" to the North, "Plot No.- 434P, 439, 422, 468 Village Road" to the South, "Plot No.- 494, 468, 459, there after road" to the East, & "Danapur Khagual Road and Plot No.437" to the West of Sub-Division-Danapur, Village- Mustafapur, taluka- Danapur, District-Patna, Pin-801105, admeasuring 25,377.91 sq.mts. (apx) Area being development by (Promoter)

Ref: State RERA Registration Number BRERAP00057-2/30/R-1368/2022.

Sir,

I undertaken assignment of certifying Estimated cost for the Subject Real Estate Project Proposed to be registered under State Rera, being Residential cum Commercial Building(S)/ 4 Wing(S) of the 1 Phase situated on the plot bearing C.N. No/ CTS No./ Survey no./ Final Plot no. 430, 431, 432, 434, 435, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461, 462, 463, 464, 465, 466, 467, 489 (Part) Of Sub-Division- Danapur, Village- Mustafapur, taluka- Danapur, District-Patna, Pin-801105, admeasuring 25,377.91 sq.mts. (apx) Area being development by (Promoter)

Pratik K. Karn

ER. PRATIK KR. KARN
(EMPANELLED STR. ENGINEER)
EMP. No.-BR/UDHD/SE/23-0127
UDHD, Bihar

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

- (i) M/s DFI Architects As Architect
- (ii) Shri Pratik Kumar Karn As Structural Consultant
- (iii) Shri V.S. Kukreja As MEP Consultant

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 Drawing/ 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 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. 1,70,00,00,000/- (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 PMAA Being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at 94,46,15,761/- (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 Completion of the Civil, MEP and Allied works of the Building(S) of the subject project to obtain Occupation Certificate/ Completion Certificate from PMAA (Planning Authority) is estimated at Rs. 75,53,84,239/- (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 given in Table A and B below;

Table - A

Building/ Wing bearing RERA REG. Number BRERAP00057-2/30/R-1368/2022 Or called Surya Signature (to be prepared separately for each Building/ Wing of the Real Estate Project).

Sr. No	Particulars	Amount (In Rs.)
1	Total Estimated cost of the building/ Wing as on Date of Registration is	1,70,00,00,000/-
2	Cost incurred as on date (Based on Estimated Cost)	94,46,15,761/-

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(EMPANELLED STR. ENGINEER)
EMP. No.-BRUDHD/3E/23-0127
UDHD, Bhub.

3	Work done in Percentage (as Percentage of the estimated Cost)	55.56 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	75,53,84,239/-

Table – B

(to be prepared for the entire registered phase of the Real Estate project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and external development works including amenities and facilities in the layout as on --Date of Registration is (total Cost)	1,70,00,00,000/-
2	Cost incurred as on	94,46,15,761/-
3	Work done in Percentage (as Percentage of the estimated cost)	55.56 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	75,53,84,239/-

Your Faithfully,

Pratik K. Karn

Name & Signature of the Str. Engineer.

(License No)

ER. PRATIK KR. KARN
(EMPANELLED STR. ENGINEER)
EMP. No.-8RA/UDHD/SE/23-0127
UDHD, BILAT