

[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 : 15/10/2026

To,
The,

Modernvilla Construction India Pvt Ltd

502-Ratanshree Apartment Kidwaipuri, Patna, Pin-800001

Subject: Certificate of Percentage of Completion of Construction Work till **30th SEPTEMBER 2026** of Being Single No. of Building(s)/ Single Wing(s) of the Single Phase of the Project **Shree Ram Enclave**

Bihar RERA Registration Number **BRERAP189328060825140430E00** situated on the Plot bearing C.N. No/CTS No./Survey No./ Final **Plot No. 309** demarcated by its boundaries latitude - 25.556211 and longitude of the end points 85.147395) to the North – Survey Plot No-305, to the South – Branch Road, to the East survey Plot No-305 Chatrapati Shivaji Greens Apartment, to the West Part Plot no-309 of Division Sampatchak Nagar Parishad, Village Bhogipur, Block Sampatchak, District Patna, PIN-804453 admeasuring 1402.63 sq.mts. area being developed by Modernvilla Construction India Pvt Ltd

Sir,

I/ We **Abdul Majid** have undertaken assignment as Architect /Licensed Surveyor

of certifying Estimate Cost for the Real Estate Project proposed to be registered under Bihar RERA, Being Single Building(s)/ Single Wing(s) of the Single Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No 306 of Division Sampatchak Nagar Parishad, Village Bhogipur, Block Sampatchak, District Patna, Pin- 804453 admeasuring 1402.63 sq.mts. area being developed by Modernvilla Construction India Pvt Ltd

Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s /Shri Abdul Majid as L.S. / Architect
- (ii) M/s /Shri Vijay Kumar as Structural Consultant
- (iii) M/s /Shri/ NA as MEP Consultant
- (iv) M/s /Shri Pradip Pal 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 **Pradip Pal** 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 103500000/- (Rs Ten Crore Thirtyfive Lacks only)** (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 Patna, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated **Rs 14676225 One Crore Forty Six Lacks Seventy Six Thousand Two Hundred Twenty Five Only** (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 PMAA Patna (planning Authority) is estimated at **Rs.88823775 (Rs Eight Crore Eighty Eight Lacks Twenty Three Thousand Seven Hundred Seventy five Only)** (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 _____ 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 <u>04/08/2025</u> date of Registration is	Rs.103500000 _____
2	Cost incurred as on 30/09/2026 (based on the Estimated cost)	Rs. 18614140 _____
3	Work done in Percentage (as Percentage of the estimated cost)	19 % _____
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 84885860 _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. Nill _____

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 <u>04/08/2025</u> date of Registration is	Rs.103500000
2	Cost incurred as on 30/09/2026 (based on the Estimated cost).	Rs.18614140
3	Work done in Percentage (as Percentage of the estimated cost).	19%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 84885860
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. Nill

Yours Faithfully,


ER. ABDUL MAJID
CIVIL ENGINEER
EMP No. BR/UDHD/CE/25-0709
UDHD PATNA (BIHAR)

Signature of Engineer.

License No. BR/UDHD/CE/25-0709)

*** 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 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

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)