FORM No.2

[See Regulation3]

**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: 26.10.2026

To,
The Muskan Constructions Pvt. Ltd.
G-70, P.C Colony, Kankarbagh,
Patna - 800020

Subject: Certificate of Cost Incurred for Development of **Kashish Maanik Residency** for Construction of 28% building(s)/01Wing(s)of the01 Phase **(BRERAP181928060325100629E00)** situated on the Plot bearing Khesra No 186 /KhataNo.54 /ThanaNo.101/TauziNo. Bihar Sarkar/ C.N.No./CTSNo./SurveyNo./Final Plot No.186 (Part) demarcated by its boundaries (Latitude and Longitude of the end points) to the North to the South 36.81 Mtr. East to the West 41.08 Mtr. of Division Village Chainpur, near Bishop Scott Boys School, Jaganpura Road, Mauza Chainpur Shekhopur, Survey Thana – Phulwari at present P.S – Gopalpur District Patna,PIN – 804453 admeasuring 1194.61sq.mts. Area being developed by [Promoter] Muskan Constructions Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP181928060325100629E00

Sir,

I/We Brajesh Kumar Sinha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Building(s)/01Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 186 (Part) of Division Village Chainpur, near Bishop Scott Boys School, Jaganpura Road, Mauza Chainpur Shekhopur, Survey Thana – Phulwari at present P.S – Gopalpur District Patna,PIN – 804453 admeasuring 1194.61sq.mts. Area being developed by [Promoter] Muskan Constructions Pvt. Ltd.Following technical professionals are appointed by Owner/Promoter:—

(i) Shri Sunil Kumar asArchitect;
(ii) ShriBrajesh Kumar SinhaasStructuralConsultant
(iii) ShriAmarendra Kumar as P.H Consultant
(iv) ShriKirtiNathJha as Electrical 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 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 above said consultants 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. 4,63,39,800/- (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

BRAJESH KUMAR SINHA 26/10/2026
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

4. The Estimated Cost Incurred till date is calculated at Rs. 2,15,79,498.00 (Total of Table AandB). The amount of Estimated Cost in current 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 (Planning Authority) is estimated at Rs.2,47,60,302.00 ( 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**
**RERA REGISTRATION NO.BRERAP181928060325100629E00**

**BuildingKashishMaanik Residency**
**(tobepreparedseparatelyforeachBuilding/WingoftheRealEstateProject)**

| SL.No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the building/wing as on Date of Registration is 10.03.2025 | Rs.4,63,39,800.00 |
| 2 | Cost incurred as on 30.09.2026(based on the Estimated cost) | Rs.2,15,79,498.00 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 47% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 2,47,60,302.00 |
| 5 | Cost Incurred on Additional/Extra Items as on 30.09.2026 not included in the Estimated Cost (Annexure A) | Rs. NIL |

Yours Faithfully

28/10/2026

Signature of Engineer
License No.
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

*** 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.