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: 21/01/2026

To,
The Director,
Chaurasia Iron & Steel Pvt Ltd,
Block B, 306, Gandhi nagar, Kankarbagh, Patna, Bihar - 800020

Subject: Certificate of Cost Incurred for Development of Project "Jagat Prasad Enclave" for Construction of building(s) (Bihar RERA Registration Number) BRERAP51727-1/169/R-1334/2022, situated on the Plot bearing Khesra No. 1676(P), Khata No. 118, Thana No. 17, Tauzi No. BIHAR SARKAR, demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.580522° Longi. 85.115857° to the North, Lati. 25.579821° Longi. 85.115822° to the South, Lati. 25.579994° Longi. 85.116074° to the East, Lati. 25.580089° Longi. 85.115591° to the West of Division Patna Sadar, Village/Mauja Chitkohra, Block- Patna Sadar, District- PATNA, PIN-800002, admeasuring 2700.91 sq.mts. area being developed by Promoter "Chaurasia Iron & Steel Pvt Ltd".

Ref: Bihar RERA Registration Number - BRERAP51727-1/169/R-1334/2022

Sir,

I, Manoj Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of Project Jagat Prasad Enclave

situated on the plot bearing Survey Plot No. 1676(P) of Division Patna Sadar, Village/Mauja- Chitkohra, District – PATNA, PIN 800002 admeasuring 2700.91 sq.mts. area being developed by Chaurasia Iron & Steel Pvt Ltd.

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

(i) Shri Uma Shankar Kumar	as L.S. / Architect ;
(ii) Shri Manoj Kumar	as Structural Consultant
(iii) Shri Jitendra Kumar	as MEP Consultant
(iv) Shri C.J.K. Sharma	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 C.J.K. Sharma Quantity Surveyor* appointed by

Manoj Kumar
21-01-26

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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. 12,57,90,000.00 (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 PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 4,94,01,775.00 (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 from PMC (planning Authority) is estimated at Rs. 7,63,88,225.00 (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 :

TABLE A

BLOCK A

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 01/04/2022 date of Registration is	Rs. 7,75,00,000.00
2.	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 4,69,01,775.00
3.	Work done in Percentage (as Percentage of the estimated cost)	60.5%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,05,98,225.00
5.	Cost Incurred on Additional /Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Rs. 25,00,000.00

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TABLE A

BLOCK B

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 01/04/2022 date of Registration is	Rs. 4,57,90,000.00
2.	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,57,90,000.00
5.	Cost Incurred on Additional /Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Rs. 0.00

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TABLE B

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

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	N/A
2.	Cost incurred as on _____ (based on the Estimated cost).	N/A
3.	Work done in Percentage (as Percentage of the estimated cost).	N/A
4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,

Manoj Kumar 21-01-2026

(ER. _____)

Signature of Engineer.

(Licence No. .....)

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* 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

Annexure A

(Cost incurred on additional items as on 31/12/2025)

Sl.No.	Particulars	Amount
1.	Soil Filling	Rs. 15,00,000.00
2.	Boring (For Water Supply)	Rs. 3,00,000.00
3.	Labour Accommodation, Godown, Site Office	Rs.5,00,000.00
4.	Temporary Boundary around the plot	Rs. 2,00,000.00
	Total	**Rs. 25,00,000.00**

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