

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: 21.04.2026

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

Subject: Certificate of Cost Incurred for Development of **Namita Ramesh Residency** for Construction of 98% building(s)/01 Wing(s) of the 01 Phase (**BRERAP00262-007/196/R-1690/2024**) situated on the Plot bearing Khesra No 192,191/ Khata No. 97,141/Thana No. 19/ Tauzi No.5291./C.N.No./CTSTNo./Survey No./Final Plot No.192,191 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 20.90 Mtr. East to the West 24.59 Mtr. of Division Village Manglam Vihar Colony, Arah Garden Road, Mauza Sadikpur District Patna PIN - 800014 admeasuring 505.82 sq.mts, area being developed by [Promoter] Muskan Constructions Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP00262-007/196/R-1690/2024

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)/01 Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No.192, 191 of Division Village Manglam Vihar Colony, Arah Garden Road, Mauza Sadikpur District Patna PIN-800014, admeasuring 505.82 sq.mts. area being developed by [Owner/Promoter] Muskan Constructions Pvt. Ltd.

1. Following technical professionals are appointed by Owner/Promoter:—
 - (i) Shri Sunil Kumar as Architect;
 - (ii) Shri Brajesh Kumar Sinha as Structural Consultant.
 - (iii) Shri Amarendra Kumar as P.H Consultant.
 - (iv) Shri Kirti Nath Jha 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 with additional cost variation in development cost Rs. 2,75,91,650/- (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.
4. The Estimated Cost Incurred till date is calculated at Rs. 2.49,11,898/- (Total of Table

BRAJESH KUMAR SINHA

Registration No.

BR/UDHD/SE/23-0071

UDHD, Government of Bihar

BK Sinha
21/04/2026

AandB).The amount of Estimated Cost in current calculated on the base of amount of Total Estimated Cost.

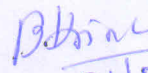
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from (planning Authority) is estimated at Rs. 26,79, 752/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and 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
RERA REGISTRATION NO. BRERAP00262-007/196/R-1690/2024

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

SL.No.	Particulars	Amounts
1	a) Total Estimated cost of the building/wing as on Date of Registration 10.05.2024 - Rs. 1,99,91,650/- b) Variation in development Cost - Rs. <u>76,00,000/-</u>	Rs. 2,75,91,650/- _____
2	Cost incurred as on 31.03.2026 (based on the Estimated cost)	Rs. 2,49,11,898/- _____
3	Work done in Percentage (as Percentage of the estimated cost)	90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 26,79, 752/-
5	Cost Incurred on Additional/Extra Items as on 31.03.2026 are not included in the Estimated Cost (Annexure A)	Rs. 76,00,000/- _____

Yours Faithfully


21/04/2026
DR. J. S. KUMAR SINHA
 Signature of Engineer
 License 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.