FORMNO.2

[SeeRegulation3] Date: **26.07.2026**

ENGINEER'SCERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

For the quarter ending June-2026

To,
M/s Sai SV Ventures Pvt. Ltd.,
R. J. Sai Kutir, R. K. Puram, Khagaul-Danapur Road,
Saguna More, Patna-801503.

Subject: Certificate of Cost Incurred for Development of Sai J.N Galaxy for Construction of building(s) 01Wing(s) of the 1 Phase, Bihar RERA Registration Number: BRERAP90124-1/93/R-1399/2022, situated on the plot bearing C.N. No. Khata No. -140, Survey Plot No 46 (P) 47 (P), Thana No.- 40, Tauzi No demarcated by its boundaries (latitude and longitude of the end points) 25.6007° N & 85.0349° E, Village- Ashok Nagar, Vijay Singh Yadav Path, Block____ Division- Danapur, District- Patna, PIN- 801105, Admeasuring 2036.23 sq.mts. area being developed by M/s Sai SV Ventures Pvt. Ltd,

Ref: Bihar RERA Registration Number: BRERAP90124-1/93/R-1399/2022

I, We **Ar. Amit Kumar** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Sai J.N Galaxy Building(s) 01Wing(s) of the 1 Phase situated on the plot bearing/CTS No./Survey No./Plot No.- No.46 (P), 47 (P), of Village-Ashok Nagar, Vijay Singh Yadav Path, Near – Tribhuwan School, Block Division- Danapur, District- Patna, PIN- 801105, admeasuring 2036.23 sq.mts. area being developed by Sai SV Ventures Pvt Ltd

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

   (i) M/s/Shri/Smt. Amit Kumar as L.S./Architect;
   (ii) M/s/Shri/Smt Brajesh Kumar as Structural Consultant
   (iii) M/s/Shri/Smt. Amit Kumar as Mechanical/Electrical/Plumbing Consultant (MEP)
   (iv) M/s/Shri/Smt. Er. Santosh Kumar 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 Schedule of rates (name of the schedule of Rates) and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by Er. Santosh Kumar as Quality 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.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 16,13,80,000.00 (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 occupation certificate/completion certificate for the building(s) from the Ar. Amit Kumar being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 17,76,59,609.00/- (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 Occupation Certificate/Completion Certificate from Amit Kumar planning Authority) is estimated at Rs. 5,62,345.00/- (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

Building/Wing bearing Number 1 or called Block

(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 Date of Registration is	Rs. 16,13,80,000.00
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 17,76,59,609.00
3.	Work done in Percentage (As Percentage of the estimated cost)	100%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.00
5.	Cost Incurred on Additional/Extra Items as on Not included in the Estimated Cost (Annexure A)	Rs. 4,50,00,000.00

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TABLE-B

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

Sr.No.	Particulars	Amounts 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	Rs. 8,06,90,000.00
2.	Cost incurred as on (Based on the Estimated cost).	Rs. 8,06,90,000.00
3.	Work done in Percentage (As Percentage of the estimated cost).	100%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 0.00
5.	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A).	Rs. 4,50,00,000.00

Yours Faithfully,

BRAJESH KUMAR SINHA
Registration No.
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Signature of Engineer. (License No.)

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 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 placemarked (*).
3. The estimated cost includes all labour, material, equipment and machineryrequired 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)