FORM NO 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of registration of ongoing project and for the withdrawal of Money from designated account-project wise)

To,

Date: **21/07/2026**

KIBAKA CONSTRUCTIONS & ENGINEERS PVT. LTD.,
1st Floor, Baba Market, Sati Chaura, Guru Govind Singh Link Path,
P. S: Mehandiganj, Patna City - 800008
Bihar

Subject : Certificate of the cost incurred for development of **CHANDESHWAR APARTMENT** construction of I (One) Building(s)/ I (One) wing(s) of the NA Phase **BRERAP03654-1/97/R-1743/2024**, situated on the Plot bearing All that piece and parcel of vacant land measuring 12 Katha 12 Dhoor equivalent to 229.46 Decimal & equivalent to 17143.2 square feet and 1563.84 Sq. M of land, little more or less, pertaining to Survey Plot Number 2736(P), under Khata Nos. 650 and Tauzi No. 360 and Jamabandi number – 613/1 and 612/1 situated at mauza Bairiya and branch road of Chak Bairiya, Thana – 122, Block – Sampatchak, District – Patna 800008 P. S. Gopalpur, Ward – Bairiya (122), under the sub and Sadar registration office Sampatchak/Patna, within the jurisdiction of Patna Municipal Corporation, which is bounded and butted as demarcated by its boundaries as – (latitude and longitude of the end points) **to the North: 25.550083° N, 85.190877° E; to the South: 25.548283° N, 85.190877° E; to the East: 25.549183° N, 85.191777° E; to the West: 25.549183° N, 85.189977° E & North** : 65.54 M, **South** : 65.60 M, **East** : 25.30 M, **West** : 22.40 M situated at Mauza, Bairiya (Chak Bairiya), revenue thana and pargana Sampatchak, District : Patna present P.S Gopalpur, within the limits of the Patna Municipal Corporation PIN 800007 admeasuring Total Land/Plot Area Per Deed 15 Katha (1897.30 Sq. M) & Total Land/Plot Area at possession at site 12 Katha 12 Dhoor (1563.84 Sq. M) area being developed by

KIBAKA CONSTRUCTIONS & ENGINEERS PRIVATE LIMITED.

Ref: Bihar RERA Registration Number **BRERAP03654-1/97/R-1743/2024**

Sir,

I, **Manoj Kumar** have undertaken assignment of Certifying estimated cost for the subject real estate project proposed to be registered under Bihar RERA, being (One) building(s)/ (One) wing(s) of the NA Phase of the Project **CHANDESHWAR APARTMENT**, situated on the Plot bearing All that piece and parcel of vacant land measuring 12 katha 12 Dhoor equivalent to 1563.84 Sq. M or equivalent to 17143.26 square feet of land, little more or less, pertaining to Survey Plot Number 2736(P), under Khata No. 650 and Tauzi No. 360

Manoj Kumar 21/07/2026

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

Jamabandi number – 612/1 and 613/1 situated at mauza – Bairiya and branch road of Chak Bairiya, P. S. – Gopalpur, Ward – Bairiya (122), under the sub and Sadar registration office Patna, within the jurisdiction of Patna Municipal Corporation, developed by **KIBAKA CONSTRUCTIONS AND ENGINEERS PRIVATE LIMITED.**

1. Following technical professionals are appointed by owner/ promoter:

(i) M/s Shri **Aajit** as L.S./Architect
(ii) M/s/Shri **Manoj Kumar** as Structural Consultant
(iii) M/s. **Universal Power Transmission** (Shri. Abhijit Sadhu) as Electrical Consultant
(iv) M/s. **Wisemen Services Consultant** (Shri. Sudip Roy) as PHE Consultant
(v) M/s/Shri **Manoj 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 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 **Er. Shailesh Ranjan** 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. 7,30,21,380.61/-** (total of table A and B). The estimated total cost Of the Project is with reference of the civil, MEP and allied works require to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the **Patna Municipal Corporation (PMMC)** being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date Water-boring, complete boundary wall, Guard and Godown rooms and 100% of pile foundation, plinth-level work, short-columns, Tie-beams of the building, Soil/Sand fillings, Columns up to lintel level, 50 % Shuttering work of Ground Floor roof with Steel-rod binding is completed and calculated as **Rs. 1,22,93,599.10/-** (total of table A and B). The amount of estimated cost incurred is calculated on the base amount of total Estimated cost of Sub total cost upto Ground Floor Roof level **Rs. 1,37,94,531.35**.

5. The balance estimated cost of completion of Ground Floor level and upto 1st Roof level of ground floor civil structural works of the building(s) of the Subject project is estimated at **Rs. 15,00,931.90/-** (total of table A).

6. I certify, that the cost of Piles Foundations, Plinth level, short columns, Tie-beams of the building, Soil/Sand fillings, Columns up to lintel level civil works for the aforesaid project as completed on the date of this certificate is as given in the table A below: -

Manoj Kumar
21-07-2026

Er. Manoj Kumar
STRUCTURAL ENGINEER
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TABLE A

Building called **CHANDESHWAR APARTMENT**

(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 12/09/2023 (As per RERA Portal) date of registration is 06-08-2024.	Rs. 7,30,21,380.61/-
2	Cost incurred as on 30-06-2026 (Based on the estimated cost)	Rs. 1,22,93,599.10/- /-
3	Work done in percentage (As per percentage of the estimated cost of Ground Floor Roof level)	100% (rounded off)
4	Balance cost to be incurred (Based on the estimated cost of ground floor level)	Rs. 15,00,931.90/-
5	Cost incurred on additional/extra items as on not included in the Estimated cost (annexure A)	Rs. NA

Yours faithfully,

Manoj Kumar
21-07-2026

(Sign of Engineer)

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
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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 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 as estimated cost, any deviation in quantity required for development for the real Estate project will result in amendment of the cost incurred/ to be incurred
5. all the components of work with specifications are indicative and not exhaustive.