Er. Vineet Kumar

Structural & Civil Engineers

Er. Vineet Kumar, B.Tech. in Civil Engineering · Reg. No. BR/UDHD/SE/230178

Bahadurpur Housing Colony, Bhootnath Road,
Patna – 800026

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FORM No. 2

[See Regulation 6 (4) (vi)]

ENGINEER'S CERTIFICATE

(On Letter Head)

To be issued by the Registered ENGINEER for withdrawal of money from the separate account under section 4 (2) (l) (D) and to be submitted with the application of registration of ongoing projects and also along with Form 7. (Quarterly Progress Report)

Date 24-10-2026

To,

MAGADH DEVELOPERS
4H/36, Bahadurpur Housing Colony
Bhootnath Road
Patna, Bihar - 800 026

Subject : Certificate of Cost Incurred for Development of **ALPANA BUSINESS PARK for Qr.2 of FY2026-27.**

Ref: Bihar RERA Registration Number BRERAP18512804052503092 9E00

Sir,

I / We **VINEET KUMAR** have undertaken assignment of certifying Estimated Cost for the **ALPANA BUSINESS** PARK that has been registered under Bihar RERA having Registration number BRERAP18512804052503092 9E00 being **ONE Building(s)/ Nil Wing(s)** of the **Nil Phase** situated on the plot bearing C.N. No/CTS No./Survey No./**Khata No. 1575, 1541, 1534** and **Plot No 4022P, 4023P, 5764P,** District Patna, PIN- 800011, admeasuring **2879.51 sq.mts** (Built-up area in sq.mts). area being developed by **MAGADH DEVELOPERS**

1. We have estimated the cost of the completion of both Building Construction Works and internal development of the project that include the Civil works, MEP and Allied works, of the building(s) of the project as on date **30-09-2026.** 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 Shashi Kant Sinha, Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the

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cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **620 Lacs**

3. The Estimated Cost Incurred till date **30-09-2026** is calculated at Rs. **266.20 Lacs**

4. The Balance cost of Completion of both Building Construction Works and internal development of the project that include the Civil works, MEP and Allied works, of the building(s) of the project Civil, MEP and Allied works of the building(s) of the subject estimated at Rs. **353.80 Lacs**

5. 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 below:-

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TABLE A

Building /Wing bearing Number NIL or called ALPANA BUSINESS PARK

(In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately and cumulative figure may be added separately.)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/block as mentioned in the application submitted to RERA during registration of the Project.	Rs. 6,20,00,000
2	Expenditure incurred as on 30.09.2026 (based on the Estimated cost)	Rs. 2,66,20,000
3.	Expenditure Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	NIL
4.	Total Amount of Expenditure as per sr. no (2) + sr. no (3) above	Rs. 2,66,20,000
5.	Overall completion percentage (as percentage of the Estimated cost Balance Cost to be Incurred (Based on Estimated Cost)	42.93 %
6.	Balance cost to be incurred for completion of the Project	Rs. 3,53,80,000

Yours Faithfully,

Date: 24.10.2026

Vineet Kumar

Vineet Kumar
Registered Structure Engineer
BR/UDHD/SE/230178

Signature & Name (IN BLOCK LETTERS)/ Engineer

BR/UDHD/SE/230178

(Registration No./License No.)

*** Note :-**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time.
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

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Extra/Additional Items executed with Cost - NIL

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