

FORM No. 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

To,
The Director,
Lakshya Bharti Global Infra Corp. Ltd.,
B – 87, Housing Colony, Kankarbagh, Patna – 20

Date: 15th OCTOBER, 2026

Subject: Certificate of Percentage of Cost Incurred for Development of Global Tower [Bihar RERA Reg. No. 1589/2023] for Construction Work of Global Tower, situated on the Plot bearing No. /CTS No. / Survey No. /Final Plot No. 562 (p) & 563 (p) demarcated by its boundaries (latitude and longitude of the end points) Haal Kharidar to the North, Part Plot no. 563 to the South, Sahayak Sadak to the East, Shri Shiva Mahto to the West of Division, Sona Gopalpur Village, Sampatchak Block, Patna District, PIN – 800007, admeasuring 1377.20 sq. mts. Area being developed by M/S Lakshya Bharti Global Infra Corporation Limited.

Sir,

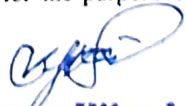
I Kumar Ujjwal have undertaken assignment as Structural Engineer for the Project GLOBAL TOWER. I have also undertaken assignment of certifying Project Cost & Construction cost of this for your Project GLOBAL TOWER, situated on the plot bearing Survey No. 562 (p) and 563 (p) of Division – Patna, Village – Sona Gopalpur, Block – Sampatchak, District – Patna, PIN – 800007, admeasuring 1377.20 sq. mts. Area being developed by M/S Lakshya Bharti Global Infra Corporation Limited.

Following technical professionals are/were appointed by Promoter:—

- (i) Shri Abhishek Sharma as Architect (Till 30.06.2025)
- (ii) Shri Chandan Ranjan as Architect (From 01.04.2025)
- (iii) Shri Vijay Kumar as Structural Consultant (Till 30.06.2025)
- (iv) Shri Kumar Ujjwal as Structural Consultant (From 01.04.2025)
- (v) Shri K. N. Jha as Electrical Consultant
- (vi) Shri Abhishek Kumar as Consultant Executive Engineer & Quantity Surveyor

1. 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. Abhishek Kumar 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.

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 13,50,00,000**. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of


Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BR/UDHD/SE/23-0069

obtaining occupation certificate / completion certificate for the building(s) from the **Sampatchak Nagar Parishad** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. However, the current estimated cost has increased to **Rs 14,80,00,000** (Total of Table A and B) on account of project finance and insurance cost.

3. The Estimated Cost Incurred till date is calculated at **Rs. 10,87,08,293/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

4. 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 Sampatchak Nagar Parishad (planning Authority) is estimated at **Rs 3,92,91,707/-** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on **30th June, 2026** is as given in Table A and B below :

Table – A

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the building as on date of Registration is	10,28,94,000/-
2.	Cost incurred as on date (Based on Estimated Cost)	8,75,11,687/-
3.	Work done in Percentage (as Percentage of the Estimated Cost)	85%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	3,63,74,826/-
5.	Cost Incurred on Additional/Extra Items as on date, not included in the Estimated Cost (Annexure - X)	58,00,722/-
6.	Balance Cost to be Incurred (Based on Additional Estimated Cost as per Annexure – X)	71,99,278/-

Table – B

Sr. No.	Common Area and Facilities Amenities	Amount (in Rs.)
1.	Total Estimated Cost of the Internal and External Development Work including amenities and Facilities in the layout as on date of Registration is	3,21,06,000/-
2.	Cost incurred as on date (Based on Estimated Cost)	1,48,95,000/-
3.	Work done in Percentage (as Percentage of the Estimated Cost)	46.39%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	1,72,11,000/-
5.	Cost Incurred on Additional/Extra Items as on date not included in the Estimated Cost (Table - C)	NA

Yours Faithfully,


Kumar Ujjwal
 Structure Engineer
 UDHD Bihar Reg. 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 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

Annexure X

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

Sr. No.	Common Area and Facilities Amenities	Estimated Amount (in Rs.)	Actual Cost Incurred (as on 30/09/2025)
1.	Project Finance Cost	1,27,63,457/-	61,39,969/-
2.	Project Insurance Cost	2,36,543/-	1,61,637/-
	TOTAL	1,30,00,000/-	63,01,606/-


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Structure Engineer
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BR/UDHD/SE/23-0060