FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 23/10/2026

To,

MANJUSUDHA DEVCON PRIVATE LIMITED
ADARSH COLONY, BHOOTNATH ROAD,
BAHADURPUR, PATNA – 800 026

Subject: Certificate of Cost Incurred for Development of **M S DARBI,** No. of Building(s) **1,** of the Project M S DARBI (**BRERAP12310-001/75/R-1587/2023, dated 14/07/2023**) situated on the Plot no 248, New Mainpura, Saguna More, Danapur, Patna - 801503 (Khesra/Plot No. 248, Khata No. 93, thana No. 24, Mauza – MAINPURA) and measuring 1296.78 sq.mts. area being developed by MANJUSUDHA DEVCON PRIVATE LIMITED

Ref: Bihar RERA Registration Number - **BRERAP12310-001/75/R-1587/2023**

Sir,

I Amrendra Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **BRERAP12310-001/75/R-1587/2023,** of the **M S DARBI**, situated on the plot bearing Plot no 248, New Mainpura, Saguna More, Danapur, Patna - 801503 (Khesra/Plot No. 248, Khata No. 93, thana No. 24, Mauza – MAINPURA) and measuring 1296.78 sq.mts. area being developed by MANJUSUDHA DEVCON PRIVATE LIMITED

1. Following technical professionals are appointed by Promoter: —

   (i) Shri Pawan Kumar as Architect.
   (ii) Shri Amrendra Kumar as Structural Consultant.
   (iii) Shri Avinash Kumar as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupancy 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 Shri Avinash Kumar Quantity Surveyor appointed by 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. 7,03,56,610/- (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 Occupancy Certificate/Completion Certificate for the building(s) from the **Nagar Parishad Danapur Nizamat** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,71,66,500 (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 Occupancy Certificate/Completion Certificate from **Nagar Parishad Danapur Nizamat** (planning Authority) is estimated at Rs. 4,31,90,110 (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 – M S DARBI
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 30/09/2026 date of Registration is 14/07/2023	Rs. 7,03,56,610/-
2	Cost incurred as on 30/09/2026 (based on the Estimated cost)	Rs. 2,71,66,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	38.61%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,31,90,110/-
5	Cost Incurred on Additional /Extra Items as on 17/07/2026 not included in the Estimated Cost (Annexure A)	

TABLE B

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

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/09/2026. Date of Registration is 14/07/2023	Rs. 7,03,56,610/-
2	Cost incurred as on 30/09/2026 (based on the Estimated cost)	Rs. 2,71,66,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	38.61%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,31,90,110/-
5	Cost Incurred on Additional /Extra Items as on 30/09/2026 not included in the Estimated Cost (Annexure A)	

Yours Faithfully,

Er. Amrendra Kumar
(Structural Engineer)
Reg. No.BR/[illegible]/SE/230129

Amrendra Kumar