

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

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

Date :13.10.2026

To

The **BALAJI ENGICON PVT LTD**,
Flat no. 101 leelawatikunj Basant vihar Colony,
Khajhpura , Thana Rajeev Nagar
Patna 800014

Subject: Certificate of Percentage of Completion of Construction Work of “**KUMUD VATIKA** ” No. of Building(s)/Wing(s) of the Phase of the Project having Registration No.- BRERAP197828040526251229E00 situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 1105 demarcated by its latitude 25.606119 and longitude 85.189808 Mauza Sandalpur Halka – Bankipur Circle- Patna Sadar – District - Patna admeasuring 16.61 Decimal . area being developed by Promoter's Name – **BALAJI ENGICON PVT. LTD** .

Ref: Bihar RERA Registration Number **BRERAP197828040526251229E00**

Sir

I/ We **Manoj Kumar** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **BALAJI ENGICON PVT LTD** Project “**KUMUD VATIKA** ” Building(s)/ Phase of the Project situated on the plot bearing C.N. No/CTS No./Survey No./Final Plot No. **1105** Khata No.- 529 MAUZA : SANDALPUR, THANA NO :11, MOHALLA : PARSURAM COLONY, THANA : ALAMGANJ,P.O.: GULJARBAGH, PATNA-800007 of admeasuring 16.61 Decimal area being developed by **BALAJI ENGICON PVT LTD**

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

- (i) M/s/Shri/Smt. **Sri Ajit Kumar** as L.S. / Architect;
- (ii) M/s /Sri / Sri Manoj Kumar as Structural Consultant
- (iii) M/s /Sri Ajit Kumar as MEP Consultant
- (iv) M/s /Shri **RAVI KUMAR** as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under BRERAP197828040526251229E00 Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B


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BR/UDHD/SE/23-0116
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- 3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **3,00,00,000** (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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 40,00,000** (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 planning Authority is estimated at **Rs. 2,60,00,000** (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 or called Tower KUMUD VATIKA
(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No.	Particulars	Tower
1	Total Estimated cost of the building/wing as on 20.04.2026 date of Registration is	Rs 3,00,00,000
2	Cost incurred as on 30.09.2026 (based on the Estimated cost)	Rs. 40,00,000
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 2,60,00,000
5	Cost Incurred on Additional /Extra Items as on 30.09.2026 not included in the Estimated Cost (Annexure A)	NIL


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TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 05-05-2026 date of Registration is	Rs 3,00,00,000
2	Cost incurred as on 30.09.2026 (based on the Estimated cost).	Rs. 40,00,000
3	Work done in Percentage (as Percentage of the estimated cost).	10%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs 2,60,00,000
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	NIL

Yours Faithfully

*** 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


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