

FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Ongoing Project and for withdrawal of money from
Designated Account- Project Wise)

Date: 24.01.2026

To

Chandra Sales Pvt. Ltd.
304 N P Centre, New Dak Bunglow Road,
Patna, Bihar- 800001

Subject: - Certificate of cost incurred for development of **KAMLA BINAY APARTMENT** for construction work of 01 No. of Buildings 23 Flats (Residential) of the 38% Completion phase of the project Bihar RERA Registration Number **BRERAP189228040825010929E00** Situated and lying at Plot No.-1088 and 1089, boundaries (Latitude and longitude of the end points) 25.618198 to 85.122966 the North 25.917893 to 85.122904 to the South to the 25.618052 to 85.123052 to the East to the 25.618131 to 85.122796 to the West Khata No.- 143 and 147, Mauza- Duzra, Mohalla- East Boring Canal Road, Thana- Phulwari, Town & District. - Patna within the limit of Patna Municipal Corporation and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin- 800001. Admeasuring 1027.46 Sq. mts. area being developed by **M/s Chandra Sales Pvt. Ltd.**

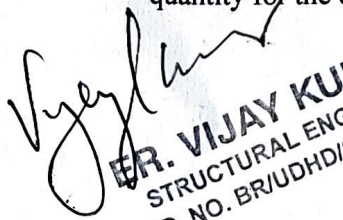
Sir,

I, **Er. Vijay Kumar** has undertaken assignment as Architect/Licensed surveyor of certificate percentage of completion of Construction work of the "**KAMLA BINAY APARTMENT**" 01 Building 23 Flats (Residential) phase of the project, Situated, and lying at Plot No.-1088 AND 1089, Khata No.-143 and 147, Mauza- Duzra, Mohalla- East Boring Canal Road, Thana- Phulwari, Town & District. - Patna within the limit of Patna Municipal Corporation and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin- 800001. Admeasuring 1027.46 Sq. mts. area being developed by **M/s Chandra Sales Pvt. Ltd.**

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

- (I) Ar. Abhishek Sharma L.S/Architect;
- (II) Er. Vijay Kumar as Engineer
- (III) Ar. Abhishek Sharma as MEP Consultant
- (IV) Shashi Kumar Kumar (Civil Engineer) as Site Supervisor

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 _____ quantity Surveyor* appointed by


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STRUCTURAL ENGINEER
RED. NO. BR/UDH/ISE/23-0077

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 606 Lakh. 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 01.09.2029 being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till 31.12.2025 is calculated at Rs. 244.59 Lakh. 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 01.09.2029 (planning Authority) is estimated at Rs 521.70 Lakh.

6. I certify that the cost of the Civil, MEP and Allied works 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 RERA Number **BRERAP189228040825010929E00** or called **KAMLA BINAY APARTMENT** (to be prepared separately for each Building/Wing of the Real Estate Project)

Si No.	Particulars	Amounts
1	Total estimated cost of the building/wing as on 03.08.2025 date of Registration is	766.29 Lakh
2	Cost incurred as on 31.12.2025 (based on the Estimated cost)	244.59 Lakh
3	Work done in percentage (as percentage of the estimated cost)	38%
4	Balance cost to be incurred Based on Estimated cost) Rs. _____/-	521.70 Lakh
5	Cost incurred on Additional/Extra item as on 31.12.2025 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)

Si No.	Particulars	Amounts
1	Total estimated cost of the Internal and External Development works including amenities and Facilities in the layout as on 01/09/2029 date of Registration is 03/08/2025.	766.29 Lakh
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	244.59 Lakh
3	Work done in percentage (as percentage of the estimated cost)	38%
4	Balance cost to be incurred (Based on Estimated cost)	521.70 Lakh
5	Cost incurred on Additional/Extra item as on 31/12/2025 not included in the Estimated cost (Annexure-A)	Nil

Yours Faithfully

Signature of Engineer.
(Licence No.....)

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* Note

1. The scope of work is to complete entire Real Estate project as per drawing approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by officer 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 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 specification are indicative and not exhaustive.