

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 :- 24/04/26.

To,
The Director (Name & Address of Promoter),

PALVIRAJ CONSTRUCTION Pvt. Ltd.

Kidwai, Patna

Subject: Certificate of Cost Incurred for Development of
GIOA City for Construction of 02 Block
building(s)/ 01 Wing(s) of the 1st Phase of GIOA City
602(P)
situated on the Plot bearing Plot No. demarcated by its boundaries (latitude and longitude
of the end points) 25.639250 to the North 85.048920 to the South 85.648925 to the East 25.639255 to the West of
Division Danapur Village Mainpura Block Danapur District PATNA PIN
801503 admeasuring 3154.40 sq.mts. area being developed by
[Promoter] PALVI RAJ CONSTRUCTIONS Pvt. Ltd.

Ref: Bihar RERA Registration Number BREERA P 21329-006/163/R-1653/2024

Sir,

I/ We An. Navratna Raghuvanshi have undertaken assignment of
certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar
RERA, being 02 Building(s)/ 01 Wing(s) of the 01 Phase
situated on the plot bearing Plot No. 602(P) of Division Danapur Village Mainpura Taluka
Danapur District PATNA PIN 801503 admeasuring
3154.40 sq.mts. area being developed by [Owner/Promoter]

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

- (i) M/s /Shri/Smt An. Navratna Raghuvanshi as L.S. / Architect ;
(ii) M/s /Shri/Smt _____ as Structural Consultant
(iii) M/s /Shri/Smt _____ as MEP Consultant
(iv) M/s /Shri/Smt _____ 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 _____ 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.

AR NAVRATNA RAGHUVANSHI
UDHD EMP NC-AR/00816
2024-CA/2013/58586

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 13,26,62,480 (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 PMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 5,26,13,940 (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 PMAA (planning Authority) is estimated at Rs. 8,00,48,540 (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 02 or called Block A & Block B.
(to be prepared separately for each Building /Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>08/01/24</u> date of Registration is	Rs. <u>13,26,62,480</u>
2	Cost incurred as on <u>25/04/26</u> (based on the Estimated cost)	Rs. <u>5,26,13,940</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>39.66</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>8,00,48,540</u>
5	Cost Incurred on Additional /Extra Items as on <u>01/04/26</u> not included in the Estimated Cost (Annexure A)	Rs. <u>4,69,62,000</u>

Signature

AR-NAVRATNA RACHUVANSHI
UDHD EMP NO-AR/00818
COA-CA/2013/58586

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 <u>08/01/24</u> date of Registration is	Rs. <u>13,26,62,480</u>
2	Cost incurred as on <u>25/04/26</u> (based on the Estimated cost).	Rs. <u>5,26,13,940</u>
3	Work done in Percentage (as Percentage of the estimated cost).	<u>39.66</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>8,00,48,540</u>
5	Cost Incurred on Additional /Extra Items as on <u>01/04/26</u> not included in the Estimated Cost (Annexure A).	Rs. <u>4,69,62,000</u>

AR. NAVRATNA DACHIVANSHI
 Yours Faithfully
 UDHD EMP NO-AR/00811
 COA-CA/2013/58586
 Signature of Engineer. Architect
 (Licence No. CA/2013/58586.

*** 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 Occupancy 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