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: - 29.07.2026

To,

M/s MAURYA VIHAR BUILDERS & CONSTRUCTION PVT.LTD.

ORCHID GREEN CITY, NEAR TOLL PLAZA, SIMLIMURARPUR,

DIDARGANJ, PATNA: - 800008

Subject: Certificate of Cost Incurred for Development of [Project Name] **MAURYA RANGEETA CITY** for Construction of **Residential** building(s)/ **04** Wing(s) of the **1st** Phase (Bihar RERA Registration Number **BRERAP05719-1/1244/R-1117/2021**) situated on the Plot bearing Khesra No **2003(P), 2004(P), 2005(P)**/ Khata No. **289, 290, 300**/Thana No. **38**/ Tauzi No **228**/C.N.No./CTSNo./SurveyNo./Final Plot No. **2003,2004,2005** demarcated by its boundaries (latitude and longitude of the end points) **25°33'52"** to the North **85°14'44"** to the South _to the East _____to the West of Division **PATNA** Village___ _____ Block **PATNA SADAR** District **PATNA** PIN 800008 admeasuring **13477.58** sq.mts. area being developed by

[Promoter] **MAURYA VIHAR BUILDERS & CONSTRUCTION PVT.LTD.**

Ref: **Bihar RERA Registration Number BRERAP05719-1/1244/R-1117/2021**

Sir,

I/ We **KUMAR UJJWAL** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **MAURYA RANGEETA CITY** Residential Building(s)/ **04 (FOUR)** Wing(s) of the **1st** Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **2003, 2004, 2005** _____ of Division **PATNA SADAR** Village Taluka ___District **PATNA** PIN **800008** admeasuring **13477.58** sq.mts. area being developed by

[Owner/Promoter]

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

(i) M/s /Shri/Smt **SHYAM KISHOR SINGH** as L.S. / Architect;
(ii) M/s /Shri/Smt **KUMAR UJJWAL** as Structural Consultant
(iii) M/s /Shri/Smt **KRITI NATH JHA** as MEP Consultant
(iv) M/s /Shri/Smt **RAJU PRASAD** as Quantity Surveyor *

Kumar Ujjwal
Structure Engineer
UDHD Bihar Reg. No:-
BRUDH 0069

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 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. **34,79,86,777** (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 Patna Metropolitan Area Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred **till date 30/06/2026** is calculated at Rs. **27,87,10,275** (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. **34,79,86,777** (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 04or called _____
(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 _____ date of Registration is	Rs. **34,79,86,777**
2	Cost incurred as on **dt 30.06.2026** (based on the Estimated cost)	Rs. **27,87,10,275**
3	Work done in Percentage (as Percentage of the estimated cost)	**80.09%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. **6,92,76,502**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. NIL

Kumar Ujjwal
Structure Engineer
UQHD Bihar Reg. No

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 _____ date of Registration is	Rs. **34,79,86,777**
2	Cost incurred as on **dt 30.06.2026** (based on the Estimated cost).	Rs. **27,87,10,275**
3	Work done in Percentage (as Percentage of the estimated cost).	**80.09%**
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. **6,92,76,502**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,

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

(KUMAR UJJWAL)

STRUCTURE ENGINEER

(License No / Reg. No. **BR/UDHD/SE/23-0069**)