

FORM-2
[See Regulation 3]
STRUCTURAL ENGINEER'S CERTIFICATE
(To be submitted at the time of withdrawal of money from Escrow Account)

Date: - 10.07.2026

To,
THE NEXGEN INFRA HEIGHTS PVT. LTD.
202, RJ KUTIR, SRI OM SAI GROUP
BEHIND CURIS HOSPITAL,
R K PURMAM, DANAPUR
PATNA BR 801503

Subject: Certificate of cost Incurred during **Q1 - 2026-27** for Development of **7 HORIZON** for Construction of Commercial building vide (BIHAR RERA: **BRERAP94606-2/47/R-1570/2023**) situated on the plot bearing KHATA NO-161, PLOT NO-159, SAGUNA MORE, DANAPUR PATNA. Demarcated by its boundaries Latitude and longitude of the end points) as mentioned below:

EAST: DANAPUR KHAGAU ROAD

WEST: OTHERS HOUSE

NORTH: OM GANGA COMPLEX

SOUTH: OTHERS HOUSE'

LATITUDE: 25°34' 46.48

LONGITUDE: 85°2'50.31"

KHATA NO-161, PLOT NO-159, SAGUNA MORE, DANAPUR, PATNA Situated at Mauza Saguna, Mohalla Nageshwari Nagar, Khagaul road, Near-R.K Purma, P.S- Danapur, Dist Patna admeasuring 758.64 sq.mts. Area being developed by **M/S Nexgen Infra heights Private Limited**.

Ref: - Bihar RERA Registration Number BRERAP94606-2 / 47 /R-1570 /2023

Sir,

I Manoj Kumar have undertaken assignment to certify estimated cost for the subject Real Estate Project proposed to be registered under BIHAR RERA: BREMP94606-2/47 /R-1570/2023, being commercial building situated on the plot bearing KHATA NO-161, PLOT NO-159, SAGUNA MORE, DANAPUR, PATNA Situated at Mauza Saguna Mohalia Nageshwari Nagar, Khagaul road, Near-RK Purma P.S-Danapur, Dist Patna admeasuring **758.64_sq.mts.area** being developed by **M/S- Nexgen Infra heights Private Limited**

1. Following technical professionals are appointed by owner/promoter:-
 - (i) Shri Aieet Singh as Architect
 - (ii) Shri Manoj Kumar as Structural Consultant.
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 by the



Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD, GOVERNMENT OF BIHAR



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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, labor 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 10, 50, 18,000.00** (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 buildings) from the Danapur-Nagar Parisad being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred during Quarter **Q1 2026-27** is calculated at **Rs. NIL** (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 buildings(s) of the subject project to obtain occupation certificate/ completion certificate from Danapur Nagar Parisad, being the planning Authority is estimated at **Rs. 10,50,18,000.00**
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
COMMERCIAL BUILDING 7 HORIZON

(To be prepared separately for each Building/Wing of the Real Estate Project)

S.No	Particulars	Amounts
1.	Total estimated cost of the Commercial building/wing as on-date of Registration is	Rs. 10,50,18,000.00
2.	Cost incurred during Q1-2026-27 based on the Estimated cost	NIL
3.	Work done in percentage [as percentage of the estimated cost]	100%
4.	Balance cost to be incurred (Based on Estimated cost)	
5.	Cost incurred on Additional/Extra item as on not included in the Estimated cost (Annexure-A)	



Manoj Kumar
Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
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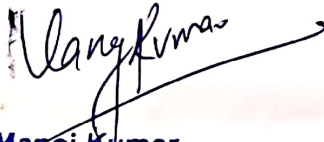


TABLE- B

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

Sr.No	Particulars	Amounts
1.	Total estimated cost of the Commercial building/wing as on date of Registration is	Rs, 10, 50,18,000,00
2.	Cost incurred during Q1-2026-27 (based on the Estimated cost	NIL
3.	Work done in percentage (as percentage of the estimated cost .	100%
4.	Balance cost to be incurred Based on Estimated cost	
5.	Cost incurred on Additional/Extra item as onnot included in the Estimated cost (Annexure-A)	

Yours Faithfully,




Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD, GOVERNMENT OF BIHAR

Signature of the Engineer/License No.:

*Note

1. The scope of 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.