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: - 24.10.2026

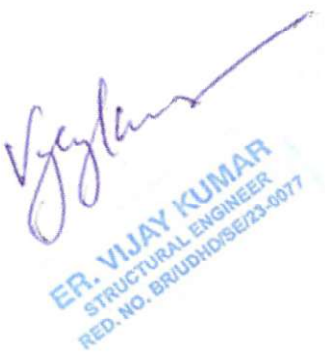
To
Kumar Buildcon Private Limited
201 N P Centre, New Dak Bunglow Road,
Patna, Bihar- 800001

Subject: - Certificate of cost incurred of Development of **KUMAR CAPITAL GREEN** for the construction of 04 No. of Buildings 279 Wings (188 Residential 91 EWS) of the 40% work Compilation phase of the project Bihar RERA Registration Number **BRERAP00016-8/94/R-1721/2024** situated and lying at Plot No. 3184, 3176, 3148, 3149, 3150, 3151, 3186, 3187, 3188, 3192, 3185, 3177, 3196 &3195 boundaries (Latitude and longitude of the end points) 25.636995 to 85.097941 the North 25.63576 to 85.098334 to the South to the 25.636101 to 85.098721 the East to the 25.636078 to 85.097858 to the West, Khata No. 921, 1838, 1123,1133,841,856,876,888,953,971 Ward No 01, Thana No. 01, Mauza- Khilchipur, Mohalla- Digha, P.S.- Phulwari (Old), Digha (New), Anchal- Patna Sadar, Town & Dist. Patna, within the Jurisdiction of Patna Municipal Corporation and under the Jurisdiction of District Sub-Registrar Sadar Registry Office, Patna-800011. Admeasuring 14234.67 Sq. mts. area being developed by M/s Kumar Buildcon Pvt. Ltd.

Sir,
I, Vijay Kumar has undertaken assignment as Architect/Licensed surveyor of certificate estimated cost of the subject Real Estate project proposed to register under Bihar RERA, being 04 Building (s)/ 279 Wings (188 Residential 91 EWS) phase of the project, situated and lying at Plot No. 3184, 3176, 3148, 3149, 3150, 3151, 3186, 3187, 3188, 3192, 3185, 3177,3196 &3195 Khata No. 921, 1838, 1123,1133,841,856,876,888,953,971 Ward No 01, Thana No. 01, Mauza- Khilchipur, Mohalla- Digha, P.S.- Phulwari (Old), Digha (New), Anchal- Patna Sadar, Town & Dist. Patna, within the Jurisdiction of Patna Municipal Corporation and under the Jurisdiction of District Sub-Registrar Sadar Registry Office, Patna-800011. Admeasuring 14234.67 Sq. mts. area being developed by M/s Kumar Buildcon Pvt. Ltd.

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

(I) Nishant Shekhar as L.S/Architect;
(II) Sri Vijay Kumar as Structural Consultant
(III) Nishant Shekhar as MEP Consultant
(IV) Sri Suresh Mahto (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 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 8760 Lakh (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 05/03/2031 being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till 30.09.2026 is calculated at Rs. **3208.35** Lakh (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 05/03/2031 (planning Authority) is estimated at Rs 5551.65 Lakh (Total of table A and B).

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 Number **BRERAP00016-8/94/R-1721/2024** or called KUMAR CAPITAL GREEN (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 05/03/2031 date of Registration is	8760 Lakh
2	Cost incurred as on 30.06.2026 (based on the Estimated cost)	**Rs. 3208.35** Lakh
3	Work done in percentage (as percentage of the estimated cost)	42%
4	Balance cost to be incurred Based on Estimated cost)	Rs 5551.65 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDHD/SE/23-6077

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 05/03/2031	8760 Lakh
2	Cost incurred as on 31.03.2026 (based on the Estimated cost)	**Rs. 3208.35** Lakh
3	Work done in percentage (as percentage of the estimated cost)	42%
4	Balance cost to be incurred (Based on Estimated cost)	Rs 5551.65 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

Yours Faithfully

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

ER. VIJAY KUMAR
STRUCTURAL ENGINEER
REG. NO. BR/UDH/SE/23-0077

* 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.