

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,
Indraprastha Housing and Enterprises Pvt. Ltd
201 N P Centre, New Dak Bunglow Road, Patna-800001

Subject: Certificate of cost Incurred for Development of “**RAGINI HERITAGE**” for Construction of Indraprastha Housing & Enterprises Pvt. Ltd. building(s) 16 Wing(s) of the 100% complication phase (Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024** Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no- 1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq.mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

Sir,

I/We **Vijay Kumar** have undertaken assignment of certified estimated cost for the “**RAGINI HERITAGE**” for Construction of Indraprastha Housing & Enterprises Pvt. Ltd. building(s) 16 Wing(s) of the 01 phase (Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024** Situated and lying at C.S. Plot No.-135(Part), Khata No.-96, Survey Thana No. 37, Thana Code- 158, Mauza- Kothwa, Prangan- Phulwari, Thana Khagaul, Jamabandi no- 1289 & 1290, Zone- 02, Town & District. - Patna within the limit of DANAPUR NAGAR PARISHAD and under the jurisdiction of District/Sub Registrar Sadar Registry Office, Patna, Pin-801503. Admeasuring 758.92 Sq. mts. Demarcated by its boundaries (latitude and longitude of the end points) to the North 24.497683 and 86.706304 to the South 24.497379 and 86.705812 to the East 24.497673 and 86.706289 to the West 24.497383 and 86.705802 admeasuring 3093.42 sq. mts. area being developed by Indraprastha Housing & Enterprises Pvt. Ltd.

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

- (I) Smt Anamika Nandan as L.S/Architect;
- (II) Sri Vijay Kumar as Structural Consultant
- (III) Smt Anamika Nandan as MEP Consultant
- (IV) Sri Suresh Mahto (Civil Engineer) as Site Supervisor


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

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 425 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 31/03/2028 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.390.65 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 31/03/2028 (planning Authority) is estimated at Rs 34.35 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 **BRERAP12474-001/192/R-1677/2024** or called **RAGINI HERITAGE** (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 31/03/2028 date of Registration is Rs.	425 Lakh
2	Cost incurred as on 30.09.2026 (based on the Estimated cost)	390.65 Lakh
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred Based on Estimated cost)	35.45 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

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 28/02/2028 date of Registration is	425 Lakh
2	Cost incurred as on 30.09.2026 (based on the Estimated cost)	390.65 Lakh
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance cost to be incurred (Based on Estimated cost)	35.45 Lakh
5	Cost incurred on Additional/Extra item as on _____ not included in the Estimated cost (Annexure-A) Rs. _____/-	nil

Yours Faithfully

Yours Faithfully

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

* 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.