Date:-29.10.2026

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and Withdrawal of Money from Designated Account – Project wise)

To,
Hira Panna InfraProjects LLP,
PlotNo-100A, Patliputra Colony,
Patliputra, Patna, Bihar

Subject:- Certificate of Cost Incurred for Development of **The Kings Court** for **3** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP193228071125270732E00** situated on the **Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Patna, Bihar.** Demarcated by its boundaries (latitude- **25.5996678** and longitude- **85.0386902** of the end points) to the North **Ramchandra Singh** to the South **Rakesh Kumar Singh** to the East **Dolan Bhagat** to the West **Survey Plot No.- 10 and 13** of **Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Patna, Bihar.** ad measuring **21199.75** Sq. mts. Total Built-up Area being developed by **Hira Panna InfraProjects LLP.**

Ref: Bihar RERA Registration Number**- BRERAP193228071125270732E00**

Sir,

I/We **Prabhakar Kumar Singh** have undertakes assignment of certifying estimated cost of the subject Real Estate Project proposed to be registered under Bihar RERA, being **The Kings Court** for **3** No. of Building(s)/Wing(s) of Bihar RERA Registration Number- **BRERAP193228071125270732E00** situated on the **Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Patna, Bihar** admeasuring **21199.75** Sq.mts.Total Built-up Area being developed by Promoter- **Hira Panna InfraProjects LLP.**

Prabhakar Singh.
Er. Prabhakar Kumar Singh
Reg. No.-BR/UDHD/CE/23-0209

1. Following Technical Professional are appointed by Owner/Promoter:-
    i. AR. Ratan Kumar Reg. No.- CA/2023/158462 As L.S/Architect
    ii. Er. Mukesh Kumar Reg. No.- BR/UDHD/SE/23-0038 as Structural Consultant.
    iii. Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
    iv. M/s Shri/Smt .....as MEP Consultant.
    v. M/s Shri/Smt. ..... As Quantity Surveyor

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 drawing/plans made available to us for the project under reference by the Developer and Consultants and schedule of items and quality for the entire work as calculated by under Construction quantity surveyor* appointed by Developer, 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 estimated total Estimated cost of completion of the building (s) of the aforesaid project under reference as **Rs. 48,51,69,000.00/-** (Total of table A & B) The estimated total Cost of project is with Reference to civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (s) from the concerned authority Nagar Parishad being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at **Rs. 13,92,31,000.00/-** (Total of table A & 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. 34,59,38,000.00/-** (Total of Table A & B)

6. I Certify that the cost of 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:-

Prabhakar Singh.
Er. Prabhakar Kumar Singh
Reg. No.-BR/UDHD/CE/23-0209

Table–A

Building/wing bearing Number 1 or called **The Kings Court**

(To be prepared separately for each Building/wing of the Real Estate project)

Sl. No.	Particulars	Amount
1	Total Estimated Cost of the building/wing as on 18-11-2025 date of Registration is	**Rs.48,51,69,000.00/-**
2.	Estimated Development cost of the project at the start of The project. (Excluding Land Cost)	**Rs. 39,00,00,000.00/-**
3	Cost incurred as on 30.09.2026 (Based on the Estimated Cost)	**Rs. 13,92,31,000.00/-**
4.	Work done in percentage (As percentage of the estimated cost)	**28.69%**
5.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 34,59,38,000.00/-**
6.	Cost Incurred on Additional/Extra Items as on 30.09.2026 not included in the Estimated Cost (Annexure – A)	**Rs. Nil**

Table–B

Building/wing bearing Number 1 or called The Kings Court

(To be prepared separately for each Building/wing of the Real Estate project)

Sl.No.	Particulars	Amount
1	Total Estimated Cost of the internal and external Development works Including amentias and facilities in the Layout as on 18-11-2025 date of Registration is	**Rs.48,51,69,000.00/-**
2.	Estimated Development cost of the project at the start of The project. (Excluding Land Cost)	**Rs. 39,00,00,000.00/-**
3.	Cost incurred as on 30.09.2026 (Based on the Estimated Cost)	**Rs. 13,92,31,000.00/-**
4.	Work done in percentage (As percentage of the estimated cost)	**28.69%**
5.	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 34,59,38,000.00/-**
6.	Cost Incurred on Additional/Extra Items as on 30.09.2026 Not included in the Estimated Cost (Annexure– A)	**Rs. Nil**

Yours faithfully

Prabhakar Singh.

Er. Prabhakar Kumar Singh

Reg. No.-BR/UDHD/CE/23-0209

(Prabhakar Kumar Singh)

Contact No. 8709238565

Signature of Engineer

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 Occupation Certificate/ Completion Certificate.
2. * Quantity Survey can be done by office of Engineer or can be done by an independent quality Surveyor, Whose Certificate of Quantity calculated can be relied upon by the engineer. In case Independent quantity surveyor being appointed by Developer, the name has to be mentioned at the palace 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 palace marked (*)
3. The estimated cost includes all labour, Material equipment and machinery required to carry out estate 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.
6. This certificate does not certify construction quality.

Annexure –A

List of Extra/Additional items Executed with cost

(Which were not part of the original Estimate of Total Cost)

No Any

Prabhakar Singh.

Er. Prabhakar Kumar Singh

Reg. No.-BR/UDHD/CE/23-0209