

FORM NO. 2
[See Regulation 6 (4) (vi)]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Separate Account under section 4 (2) (1) (D)
For the quarter ending September-2026

Date: 27.10.2026

To,
M/s Shree Om Sai And Satyarishi,
R. J. Sai Kurir, R. K. Puram, Khagaul-Danapur Road,
Saguna More, Patna-801503.

Subject : Certificate of Cost Incurred for Development of Sai Creative Enclave

Ref.: Bihar RERA Registration Number: BRERAP84615-1/51/R-1165/2021

Sir,

I, **Ar. Amit Kumar** have undertaken assignment of certifying Cost for the Subject Real Estate Project Sai Creative Enclave that has been registered under Bihar RERA, having Registration Number: BRERAP84615-1/51/R-1165/2021 Sai Creative Enclave Building(s) 4 Wing(s) of the 1 Phase situated on the plot bearing/ CTS No. /Survey No./ Khata No. 390, 322, 342 & Others and Plot No.- No. 1253, 1533, 1548, 1549, 1550, 1551, 1553, 1554, 1555, 1556 (P), of Division- Danapur, District- Patna, PIN 801503, admeasuring 9637.70 sq. mts. area being developed by Shree Om Sai And Satyarishi.

1. We have estimated the cost of the completion of both Building Construction Works and internal development of the project that include the Civil works, MEP and Allied works, of the building(s) of the project as on date 13.07.2021 . 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.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 83,48,00,000.00

3. The Estimated Cost Incurred till date 30.09.2026 is calculated at Rs. 64,65,47,042.08
4. The Balance cost of Completion of both Building Construction Works and internal development of the project that include the Civil works, MEP and Allied works, of the building(s) of the project Civil, MEP and Allied works of the building(s) of the subject estimated at Rs. 18,82,52,957.92
5. 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 below:-

TABLE-A
Building/Wing bearing Number 4 or called Block
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/block as mentioned in the application submitted to RERA during registration of the Project.	Rs. 58,48,00,000.00
2.	Expenditure incurred as on 30.09.2026 (based on the Estimated cost)	Rs. 64,65,47,042.08
3.	Expenditure Incurred on Additional /Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. 6,17,47,042.08
4.	Total Amount of Expenditure as per sr. no (2) + sr. no (3) above	Rs. 70,82,94,084.16
5.	Overall completion percentage (as percentage of the Estimated cost Balance Cost to be Incurred (Based on Estimated Cost)	80%
6.	Balance cost to be incurred for completion of the Project	Rs. 18,82,52,957.92

Yours Faithfully,

B. Sinha
BRAJESH KUMAR SINHA
 Registration No.
 BR/UDHD/SE/23-0071
 UDHD, Government of Bihar
 Signature & Name (IN BLOCK LETTERS)/ Engineer
 (Registration No./License No.)
 Date: 27/10/2026

Annexure A

List of Extra/Additional Items executed with cost (Which were not Part of the original Estimate of Total Cost)