

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

Date—28/04/2026

To,

SHIRDI SAI ENGICON PVT. LTD.

AT- GOLA ROAD, DANAPUR,PATNA,BIHAR

Subject : Certificate of Cost Incurred for Development of "SAI RAM KUNJ " for Construction of Residential building(s)/ 01 Wing(s) of the Phase (Bihar

RERA Registration Number **BRERAP95942-1/77/R-1395/2022** and being developed on the Plot bearing C.S NO-.. Khata NO- ,Survey plot no- 269 &270 demarcated by its boundaries (Latitude- 25.60''34.04'' and Longitude -85.05'15.12'' of the end points) to the North Prashant Parcharya to the South – Amrita Laxmi to the East branch road to the West of division – Arjun Singh, Village KOTHWAN , BLOCK-PHULWARI DIVISION- DISTRICT- PATNA, PIN- 801503 ,Admeasuring 959.32 sq.mts. area being developed by **SHIRDI SAI ENGICON PVT. LTD.**

Ref: Bihar RERA Registration Number **BRERAP95942-1/77/R-1395/2022**

Sir,

I, We **MUKESH KUMAR GUPTA** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Residential Building(s)/ 01 Wing(s) of the and being developed on the Plot bearing C.S NO-. Khata NO- ,Survey plot no- 269 &270 demarcated by its boundaries (Latitude- 25.60''34.04'' and Longitude -85.05'15.12'' of the end points) to the North Prashant Parcharya to the South – Amrita Laxmi to the East branch road to the West of division – Arjun Singh, Village KOTHWAN , BLOCK-PHULWARI DIVISION- DISTRICT- PATNA, PIN- 801503 ,Admeasuring 959.32 sq.mts. area being developed by **SHIRDI SAI ENGICON PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) AR .ROHIT KUMAR as L.S. / Architect;
- (ii) ER.PRADEEP KUMAR as Structural Consultant
- (iii) ER.RAJESH KUMAR as MEP Consultant
- (iv) ER. **MUKESH KUMAR GUPTA** 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 Schedule of rates (name of the schedule of Rates)----- and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by **MUKESH KUMAR GUPTA** Quality 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. **5,03,52,000** (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 NPDN being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4.

Mukesh Kumar Gupta
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Certified Civil Engineer
Urban Development and Housing Department
Reg. No. -RR/UDHD/CE/23-0231

5. The Estimated Cost Incurred till date is calculated at 4,44,40,256/- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
6. 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 NPDN (planning Authority) is estimated at Rs. 59,11,744.00/- lakhs (Total of Table A and B).
7. 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 and B below:

TABLE-A

**Building/Wing bearing Number 01 or called SAI RAM KUNJ
(To be prepared separately for each Building/Wing of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 23.10.2025 date of Registration is 20.05.2022	Rs. 5,03,52,000/-
2.	Cost incurred as on 31/03/2026 (Based on the Estimated cost)	Rs. 4,44,40,256/-
3.	Work done in Percentage (As Percentage of the estimated cost)	88.25 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 59,11,744.00/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. NIL


Mukesh Kumar Gupta
 Certified Civil Engineer
 Urban Development and Housing Department
 Reg. No.-BR/UDHD/CE/23-0231

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 Internal and External Development Works including amenities and Facilities in the layout as on 30-09-2025 date of Registration is 20.05.2022	Rs. 5,03,52,000/-
2.	Cost incurred as on 31/03/2026 (Based on the Estimated cost).	Rs. 4,44,40,256/-
3.	Work done in Percentage (As Percentage of the estimated cost).	88.25 %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 59,11,744.00/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	NIL

Yours Faithfully,

Signature of Engineer. (License No.)

Mukesh Kumar Gupta
Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No. - BR/UDHD/CE/23-0231

*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 Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place 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 specifications are indicative and not exhaustive.

Annexure A

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