

FORM NO-2
[See Regulation-3]

ENGINEER'S CERTIFICATE

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

FOR THE PERIOD ENDING AS ON 31 MARCH 2026

To,

The VISION LAND PRIVATE LIMITED.
CHANDRA MAHAL, JAGAT NARAYAN ROAD,
KADAM KUAN, PATNA - 800 003.

Subject : Certificate of Cost Incurred for Development of VISION GALAXY(Completed Project), POLARIS, TITANIUM (Ongoing Project) for Construction of the 2nd & 3rd Phase RERA Registration No. **BRERAP00209-1/252/R-414/2019** situated on the Plot bearing Khesra No. 249,267,268,269,107,108,109 Khata No. 139,130,142,138,156,59,137. Thana No. 22,37, District Patna. Admeasuring 11669.40 sq. mts. area being developed by the Promoter Vision Land Pvt.Ltd

Ref: Bihar RERA Registration Number. **BRERAP00209-1/252/R-414/2019**

Sir,

I/We **Shailesh Ranjan** have undertaken assignment as Architect of certifying Percentage of execution of work of the Ongoing Project VISION GALAXY, POLARIS, TITANIUM being developed on Plot No. 249,267,268,269,107,108,109 Khata No. 139,130,142,138,156,59,137 admeasuring 11669.40 sq. mts. area being developed by the Promoter Vision Land Pvt.Ltd

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

- (i) Shri Shailesh Ranjan as L. S / Architect.
- (ii) Shri Manvender Kumar as Site Engineer
- (iii) Shri Amrender Kumar as Consultant/ Surveyor*

2. We have Estimated the cost of the completion to obtain Occupancy 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

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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. _____ (Total of Table A & 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 occupancy Certificate / Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (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 Occupancy Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. _____ (Total of Table A & B).

6. 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 called_ VISION GALAXY, POLARIS, TITANIUM
(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
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1	Total Estimated cost of the buildings/wings as on _____ date of Registration is	Rs _____/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs _____/-
3	Work done in percentage (as percentage of the estimated cost)	Rs _____%
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs _____/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure-A)	Rs _____/-

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 ---- ----- date of Registration is	Rs _____/-
2	Cost incurred as on _____ (based on the Estimated cost).	Rs _____/-
3	Work done in percentage (as percentage of the estimated cost).	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs _____/-

5	Cost incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure-A).	Rs. _____/-
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Yours Faithfully,

Shailesh Ranjan

Er. Shailesh Ranjan

Reg. No. *BR/UDHD/CE/23-0016*

SHAILESH RANJAN, M.J.E.
CIVIL ENGINEER
MP NO.-BR/UDHD/CE/23-0016
UDHD BIHAR (PATNA)

*** 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 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 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.