



**COMPUTER
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Computer Foundation Pvt. Ltd.
Computer Aided Structural Designer

FORM No. 2

ENGINEER CERTIFICATE

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

Date: 30/06/2026

0612-2572525

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compfound@yahoo.com

Opp. Tapasya Complex

Boring Road, Patna - 200001

Bihar, India

To
The Luckstone Buildtech Pvt. Ltd.
Plot No. 915 & 916, C/o
Sushma Charan, Gandhi Nagar,
Boring Road, PS - SK Puri,
Patna, Bihar - 800013

Subject: - Certificate of Percentage of Completion of Construction Work of project **Platinum SS Residency** No. of Building(s)/ **3** Wing(s)/ _____ of the Phase of the Project RERA Registration Number **BRERAP53104-002/161/R1625/2023** situated on the Plot No. **833, 834, 837 & 841**, Khata No. **52&104**, Thana No. 13, Mauza - Aamkudha, Police Colony, PS Phulwari Sharif, bearing C.N. No./CTS No./ Survey no./ Final Plot no _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North to the South _____ to the East _____ to the West of village taluka _____ District **Patna** PIN **801505** admeasuring **2582.35 sq.mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** [Promoter's Name] as on **30/06/2026**

Sir,

I/We **Manoj Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA No **BRERAP53104-002/161/R1625/2023**, being Building(s)/ **1** Wing(s) _____ of the No./Survey no. / Final Plot no _____ District of Village Danapur talauka _____ District Patna PIN 801505 admeasuring **2582.35 sq.mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** [Owner/Promoter] as on **30/06/2026**

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

(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect

(ii) M/s /Shri/ Smt **Manoj Kumar** as Structural Consultant

(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant

(iv) M/s /Shri / Smt **Md Shible** as Site Engineer

Manoj Kumar



Er. Manoj Kumar
STRUCTURAL ENGINEER
BRUDH/SE/23-0116
UDHD GOVERNMENT OF BIHAR

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 Rs

_____ 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 **12,09,10,116/-** (total of Table A,B & C). 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 _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs **6,51,19,122/-** (Total of Table A,B & C). 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 **5,57,90,994/-** (Total of Table A,B & C)

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 /Wing bearing Number **Block A** or called **Platinum SS Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on <u>04-12-2023</u> date of registration is	Rs <u>5,10,65,000/-</u>
2	Cost incurred as on <u>30/06/2026</u> (based on the Estimated cost)	Rs <u>1,58,30,150/-</u>


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STRUCTURAL ENGINEER
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3	Work done in percentage (as percentage of the estimated cost)	31%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs <u>3,52,34,850</u> /-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs _____/-

TABLE A

Building /Wing bearing Number **Block B** or called **Platinum SS Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on <u>04-12-2023</u> date of registration is	Rs <u>5,40,95,116</u> /-
2	Cost incurred as on <u>30/06/2026</u> (based on the Estimated cost)	Rs <u>3,35,38,972</u> /-
3	Work done in percentage (as percentage of the estimated cost)	62%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs <u>2,05,56,144</u> /-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs _____/-

TABLE A

Building /Wing bearing Number **Block C** or called **Platinum SS Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on <u>04-12-2023</u> date of registration is	Rs <u>1,57,50,000</u> /-



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2	Cost incurred as on 30/06/2026 (based on the Estimated cost)	Rs 1,57,50,000/-
3	Work done in percentage (as percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 0/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	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 04-12-2023	Rs 12,09,10,116/-
2	Cost incurred as on 30/06/2026 (based on the Estimated cost)	Rs 6,51,19,122/-
3	Work done in percentage (as percentage of the estimated cost)	53.857%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 5,57,90,994/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs _____/-

Manoj Kumar



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STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
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Yours Faithfully

Signature of Engineer

(License No.....)