ENGINEER'S CERTIFICATE

Date **-30.06.2026**

To,

M/s Swansgreen Infra Project Private Limited.

Office Address – Gola Road, Ground Floor,
Shri Bhagwan Nagar, Goverdhan Giriraj,
Veer Kunwar Singh Colony, Patna- 801503

Subject: Certificate of Cost Incurred for Development of **Project THE ABHIRAM S CITY** (Bihar RERA Registration Number **BRERAP19432806122525O932E00** situated on the New Jaganpura Road,Mauza- Chainpur, Gopalpur,Patna demarcated by its boundaries (latitude and longitude of the end points), District- Patna,Admeasuring **6163.36 sq.mts**.Area being developed by **Swansgreen Infra Project Pvt. Ltd.**

Ref: Bihar RERA Registration Number **BRERAP19432806122525O932E00**

Sir,

I, Ratan Satyam Jha**,** undertaken assignment of certifying Cost for the Subject Real Estate Project **THE ABHIRAM S CITY** registered under RERA, Bihar situated on the New Jaganpura Road,Mauza- Chainpur, Gopalpur,Patna demarcated by its boundaries (latitude and longitude of the end points), District- Patna, Admeasuring **6163.36 sq.mts**. Area being developed by **Swansgreen Infra Project Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter:-

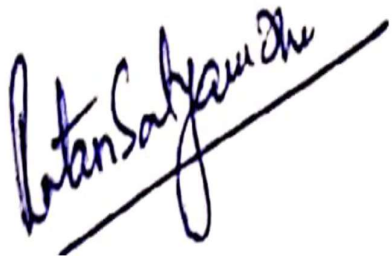
(i) Shri Uma Shankar Kumar as L.S./Architect;

(ii) Shri Sushil Kumar as Structural Consultant

(iii) Shri Jitendra Kumar as a Mechanical Electrical/Plumbing Consultant (MEP)

(iv) Shri Rakesh Kumar as Site Supervisor

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 drawings/plans made available to us for the project under reference by the Developer and Consultants and the assumption of the cost of material, labor 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. 27,00,72,000/-** (Total of Table A and B)**.** The estimated Total Cost ofproject 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 PMAA being the planning Authority under whose jurisdiction the aforesaid project is being implemented. The Estimated Cost Incurred till date is calculated at **Rs.** 7,46,830 /**-** (Total of Table A and B). the amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost. 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 PMAA (planning Authority) is estimated at **Rs.** 26,93,25,170/**-** (Total of Table A and B)

4. 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

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs. **26,00,72,000**/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 7,46,830/-
3.	Work done in Percentage (As Percentage of the estimated cost)	.27% (Mate rial Purchases + Supplier Adv.)
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs25,93,25,170/-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. – 0

TABLE-B

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 100,00,000/-

2.	Cost incurred as on (Based on the Estimated cost).	00
3.	Work done in Percentage (As Percentage of the estimated cost).	0
4.	Balance Cost to be Incurred (Based on Estimated Cost).	1,00,00,000/-
5.	Cost Incurred on Additional/Extra Items as on _____not included in the Estimated Cost (Annexure A).	N/A



Yours Faithfully,
Ratan Satyam Jha