Er. ABHISHEK KUMAR
(Associate Engineer)
THE INSTITUTE OF ENGINEERS'
GOVT. of India (Kolkata)

ASSOCIATE MEMBER NO. AM3166085
THE INSTITUTE OF ENGINEERS' (INDIA).
MO.+91-8406050505, email- abhisheksingh.aug8@gmail.com

Ref. No.....

Date: 30.07.2026

ANNEXURE 2
Form of the certificate to be obtained from Engineer
ENGINEER'S CERTIFICATE

To,
Nutan Construction,
8th Floor, Nutan Plaza,
Bander Bagicha,
Patna-800001

Subject : Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s)/2 Wing(s) of the 2 Phase of the Project – **LOTUS PLAZA**, RERA Registration Number- BRERAP00041-5/68/R-1394/2022 situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 1390 and 1391 demarcated by its boundaries (latitude and longitude of the end points) —— to the North —— to the South —— to the East —— to the West of Division Patna village Danapur taluka mauza- Danapur District Patna PIN 801503 admeasuring 3950.99 sq.mts. area being developed by Nutan Construction.

Sir,

I/ We Abhishek Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being Residential Building(s)/ 1 Wing(s) of the _____ Phase situated on the plot bearing Subject : Certificate of Percentage of Completion of Construction Work of 2 No. of Building(s)/2 Wing(s) of the 2 Phase of the Project – **LOTUS PLAZA**, situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. 1390 and 1391 demarcated by its boundaries (latitude and longitude of the end points) —— to the North —— to the South —— to the East —— to the West of Division Patna village Danapur taluka mauza- Danapur District Patna PIN 801503 admeasuring 3950.99 sq.mts. area being developed by Nutan Construction. **1**. Following technical professionals are appointed by Owner / Borrower :– – (i) Shri Pankaj kumar karn as L.S. / Architect ;(ii) Shri Jitendra Kumar as Structural Consultant (iii) Shri Armendra Kumar Sinha as MEP Consultant (iv) Shri Abhishek Kumar 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 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 Shri Sadhu Saran Singh 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. 20,50,40,000/- (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 Patna Bihar being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. **4**. The Estimated Cost Incurred till date is calculated at Rs. 160345593/- (Total of Table A and 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 Occupation Certificate / Completion Certificate from Patna Bihar (planning Authority) is estimated at Rs. **44694407**/- (Total of Table A and

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 /Wing bearing Number 2 or called **LOTUS PLAZA** Tower (A & B) (to be prepared separately for each Building /Wing of the Real Estate Project)

S No. (1)	Particulars (2)	Amounts (3)
1.	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs 205040000.00
2.	Cost incurred as on 30.06.2026 (based on the Estimated cost)	Rs. 160345593.00
3.	Work done in Percentage 78 % (as Percentage of the estimated cost)	Rs. 160345593.00
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 44694407.00
5.	Cost Incurred on Additional /Extra Items as on 30.06.2026 not included in the Estimated Cost (Annexure A)	Rs. 0.00

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

S No. (1)	Particulars (2)	Amount (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2026 date of Registration is	Rs. 205040000.00
2	Cost incurred as on _30.06.2026 (based on the Estimated cost).	Rs. 160345593.00
3	Work done in Percentage 78.20 % (as Percentage of the estimated cost).	Rs. 160345593.00
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 44694407.00
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A).	Rs. 0.00

Yours Faithfully,

Signature of Engineer.

(Licence No. ...)

ABHISHEK KUMAR
ASSOCIATE MEMBMER NO. AM3166085
The Institute of Engineers (India), Kolkata

* 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 Occupation 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.

Annexure A

List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost.