

Date:-30.09.2025

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of ongoing Project and Withdrawal of Money from Designated Account – Project wise)

To,
Raunak Vatika Private Limited,
602, Raunak Village Apartment
Maurya Path, West of RPS Engineering College
Kothwa, PO-Khagaul-801105
Danapur-Patna

Subject: - Certificate of Cost Incurred for Development of **RAUNAK LIFESTYLE** for 2 No. of Tower(s) of Bihar RERA Registration Number- **BRERAP00202-3/572/R-300/2018** situated on the Plot No.- 2094, 2095, 2093 and 2084 Thana No.-30, Khata No-180 & 175, Tauzi No-5541 At Ashopur Road, Mauza & PO-Jamsaut-801503, Danapur Dist.-Patna, Bihar. Demarcated by its boundaries (latitude- 25.61 and longitude- 85.03 of the end points) to the North (Survey Plot No.- 2113 & 2112) to the South (Survey Plot No-2092 & 2088) to the East (Survey Plot No 2096 & 2097) to the West Survey Road ad measuring 7903.88 Sq. mts. Total Built-up Area being developed by Raunak Vatika Private Limited.

Ref: Bihar RERA Registration Number- **BRERAP00202-3/572/R-300/2018**

Sir,

I/We **Prabhakar Kumar Singh** have undertaken assignment of certifying estimated cost of the subject Real Estate Project proposed to be registered under Bihar RERA, being of **Raunak Life-Style** for 2 No. of Tower(s) of Bihar RERA Registration Number- **BRERAP00202-3/572/R-300/2018** situated on the S.Plot No.- 2094, 2095, 2093, & 2084 Khata No.- 180 & 175, Thana No.- 30, Mauza- Jamsaut, Ashopur Road, Danapur, Dist. - Patna, Bihar ad measuring **7903.88** Sq.mts of total built-up area being developed by Promoter- **Raunak Vatika Private Limited**.

Prabhakar Singh.
Er. Prabhakar Kumar Singh
Reg. No.-BR/UDHD/CE/23-0209

1. Following Technical Professional are appointed by Owner/Promoter:-
 - i. AR. Priyanka M Pohare Reg. No.- CA/2010/50429 As L.S/ Architect
 - ii. Er.....As Structural Consultant.
 - iii. Er. Prabhakar Kumar Singh Reg. No.- BR/UDHD/CE/23-0209 as Civil Engineer
 - iv. Shri Krishna Kumar as MEP Consultant.
 - v. Shri Shailendra 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 drawing/plans made available to us for the project under reference by the Developer and Consultants and schedule of items and quality for the entire work as calculated by under Construction quantity surveyor* appointed by Developer, 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 estimated total Estimated cost of completion of the building (s) of the aforesaid project under reference as **Rs. 22,00,00,000.00/-** (Table A) The estimated total Cost of project is with Reference to civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building (s) from the concerned authority Nagar Parishad being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at **Rs. 20,96,74,516/-** (Table A). 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. 1,03,25,484** (Table A).
6. I Certify that the cost of civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in table A below: -

Prabhakar Singh.
Er. Prabhakar Kumar Singh
Reg. No.-BR/UDHD/CE/23-0209

Table–A
Tower No-1 known as Block-B and Tower No- 2 known as Block-A
Of the Project “Raunak Life-Style”

Sl. No.	Particulars	Amount
1	Total Estimated Cost of the towers(s) as on date	Rs. 21,03,25,484
2.	Estimated Development cost of the project at the start of the project. (Excluding Land Cost)	Rs. 20,96,74,516
3	Cost incurred as on 30.09.2025 (Based on the Estimated Cost)	Rs. 20,96,74,516
4.	Work done in percentage (As percentage of the estimated cost)	95% approx
5.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,03,25,484
6.	Cost Incurred on Additional/Extra Items as on 30.09.2025 Not included in the Estimated Cost (Annexure–A)	Rs. Nil

Yours faithfully


Er. Prabhakar Kumar Singh
Reg. No.-BR/UDHD/CE/23-0209

(Prabhakar Kumar Singh)
Contact No. 8709238565
Signature of Engineer

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 quality Surveyor, Whose Certificate of Quantity calculated can be relied upon by the engineer. In case 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 estate 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 specification are indicative and not exhaustive.
6. This certificate does not certify construction quality.

Annexure –A

List of Extra / Additional items Executed with cost
(Which were not part of the original Estimate of Total Cost)

No Any

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