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)

Date : 31/1/2026

To,
The Besta Construction OPC Pvt Ltd (Name & Address of Promoter),
C/o MD Shahrukh 217/212, Muradpur
Darji Tola Ashok Rajpath Patna

Subject : Certificate of Cost Incurred for Development of [Project Name] Besta Enclave for Construction of Residential building(s)/ 1 Wing(s) of the 1 Phase (Bihar RERA Registration Number) situated on the Plot bearing Khesra No/ Khata No./Thana No./ Tauzi No../C.N.No./CTSNo./SurveyNo./Final Plot No. 847 demarcated by its boundaries (latitude and longitude of the end points) Road to the North 843 to the South Zaki Enclave to the East 848, 849 to the West of Division _____ Village _____ Block _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promoter] Besta Construction OPC Pvt Ltd

Ref: Bihar RERA Registration Number BRERAP19332805112505122 7E00

Sir,

I/ We Shailesh Ranjan 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 1 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 847 of Division _____ Village _____ Taluka _____ District Patna PIN _____ admeasuring 430.03 sq.mts. area being developed by [Owner/Promoter]

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

(i) M/s /Shri/Smt _____ as L.S. / Architect ;
(ii) M/s /Shri/Smt Shailesh Ranjan as Structural Consultant
(iii) M/s /Shri/Smt _____ as MEP Consultant
(iv) M/s /Shri/Smt _____ as Quantity 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 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. 200 lakh (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 Occupancy Certificate / Completion Certificate for the building(s) from the IMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. CA. (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 Occupancy Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs. _____(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_____ or called BESTA ENCLAVE
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 18/11/25 date of Registration is	Rs. 200 lakhs
2	Cost incurred as on 20/1/2026 (based on the Estimated cost)	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost)	_____ % 10 %
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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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 18/11/25 date of Registration is	Rs. 200 lakhs
2	Cost incurred as on 20/1/2026 (based on the Estimated cost).	Rs.
3	Work done in Percentage (as Percentage of the estimated cost).	10% %
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.

Yours Faithfully,

Shailesh Ranjan

Signature of Engineer

(Licence No. .....

DR. SHAILESH RANJAN, M.E
CIVIL ENGINEER
EMP-HD.-BR/UDHD/CE/23-3048
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

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