

ENGINEER'S CERTIFICATE

Date – 30.06.2026

To,

Vibhas Buildtech India Pvt. Ltd.
Office Address – 403 Heera Enclave,
New Dakbanglow Road, Patna - 800001

Subject: Certificate of Cost Incurred for Development of **Project Ram Brahma Enclave**
(Bihar RERA Registration Number **BRERAP33236-1/1074/R-855/2019** situated on
the plot bearing C.S.No...../ Khata No – 05, Thana No. 117/ Tauzi No.- 62 / Plot No.-
461, demarcated by its boundaries (latitude and longitude of the end points) Village –
Manoharpur Kachhuara, Block – Sampatchak, Division- Patna, District – Patna, Pin –
800007 Admeasuring **4911.59 sq.mts.** Area being developed by **Vibhas Buildtech
India Pvt. Ltd.**

Sir,

I, Manoj Kumar undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Building(s)/ **A, B, C, D** of the **Ram Brahma Enclave** situated on the plot bearing/ CTS No. /Survey No./ **Plot No.- 461** of Village - Manoharpur Kachhuara, Block – Sampatchak, Division Patna, District – Patna, Pin – 800007, admeasuring **4911.59 sq.mtrs.**Area being developed by **Vibhas Buildtech India Pvt. Ltd**

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

- (i) Shri **Ajit Singh** as L.S. / Architect;
- (ii) Shri Manoj Kumar as Structural Consultant
- (iii) Shri Vikram Kumar as MEP Consultant
- (iv) M/s /Shri/Smt.Rabindra Shah 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 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.



Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UOHD, GOVERNMENT OF BIHAR

For VIBHAS BUILDTECH INDIA PVT. LTD


DIRECTOR

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 25,63,49,000/-** (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 PMAA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 22,44,38,768/-** (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 PMAA (planning Authority) is estimated at **Rs.3,19,10,232/-** (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

Sr.No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on date of Registration is	Rs. 25,25,49,000/-
2.	Cost incurred as on (Based on the Estimated cost)	Rs. 22,29,18,768/-
3.	Work done in Percentage (As Percentage of the estimated cost)	88.27%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,96,30,232/-

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. 38,00,000/-



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

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[Signature]

DIRECTOR

2.	Cost incurred as on (Based on the Estimated cost).	Rs. 15,20,000/-
3.	Work done in Percentage (As Percentage of the estimated cost).	40%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 22,80,000/-
5.	Cost Incurred on Additional/Extra Items as on Not included in the Estimated Cost (Annexure A).	N/A

For VIBHAS BUILDTECH INDIA PVT. LTD

Yours Faithfully,

Manoj Kumar

 E. Manoj Kumar
 STRUCTURAL ENGINEER
 BR/UDHD/SE/23-0116
 UDHD, GOVERNMENT OF BIHAR

[Signature]

DIRECTOR