

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- 20.07.2026

To,
SRI ABHIJAY KUMAR, S/O SRI UMA
SHANKAR PRASAD & SRI ABHINAV KUMAR,
S/O SRI ANJANI KUMAR SINHA, Partner of SHARDE
CONSTRUCTION, AT- RAMCHANDRA NIWASH, ROAD NO.- 02,
FRIENDS COLONY, ASHIYANA NAGAR, THANA - RAJEEV NAGAR,
Patna, Distt.-Patna, 800015

Subject: Certificate of Cost Incurred for Development of "CHANDA ENCLAVE" for Construction of Building **BRERA P01527-1/17/R-1540/2023** situated on the Plot bearing khata no.- **214 & 221**, Plot No. **972 & 973** demarcated by its Latitude (N) **25° 62' 49.41"**, Longitude (E) **85° 06' 05.86"** of the land situated in **EAST GOLA ROAD**, **CHANDRASHEKHAR NAGAR**, village-DANAPUR, Block-DANAPUR division- **Patna**, District **Patna**, PIN- **801503**, admeasuring **1075.29** sq. mts., area being developed by the Promoter **SHARDE CONSTRUCTION**

Ref: Bihar RERA Registration Number **BRERA P01527-1/17/R-1540/2023**

Sir,

I/We, **Vijay Kumar** have undertaken assignment of certifying Cost for the Subject Real Estate Project Registered under RERA, Bihar of Building situated on the Plot bearing khata no.- **214 & 221**, Plot No. **972 & 973** demarcated by its Latitude (N) **25° 62' 49.41"**, Longitude (E) **85° 06' 05.86"** of the land situated in **EAST GOLA ROAD**, **CHANDRASHEKHAR NAGAR**, village-DANAPUR, Block-DANAPUR division- **Patna**, District **Patna**, PIN- **801503**, admeasuring **1075.29** sq. mts., area being developed by the Promoter **SHARDE CONSTRUCTION**

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

- (i) **Shri. Manoj Kumar** as L.B. / Architect;
- (ii) **Shri. Vijay Kumar** as Structural Consultant
- (iii) **Shri Krishna Gopal Prasad** as MEP Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion, of the Civil, MEP and Allied works, of the building (s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates and Drawings /plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by **Er. Vijay Kumar Quality Surveyor*** appointed by Developer/Engineer, and the assumption of the cost


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STRUCTURAL ENGINEER
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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. 300 Lacs (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 NAGAR PARISHAD DANAPUR NIZAMAT being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs 298 /-Lacs (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 NPDN is estimated at Rs.2 /- Lacs (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 called "**CHANDA ENCLAVE**"

(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No	Particulars	Amount
1	Total Estimated cost of the building as on 10.03.2023 date of Registration is	Rs.300 Lacs
2	Cost incurred as on 31/12/2025 (Based on the Estimated cost)	Rs. 298 Lacs
3	Work done in Percentage (As Percentage of the estimated cost)	99.33%
4	Balance Cost on Incurred (Based on Estimated Cost)	Rs. 2 Lacs
5	Cost Incurred on Additional/Extra Items as on 30/06/2025 not included in the Estimated Cost (Annexure A)	Rs. Nil

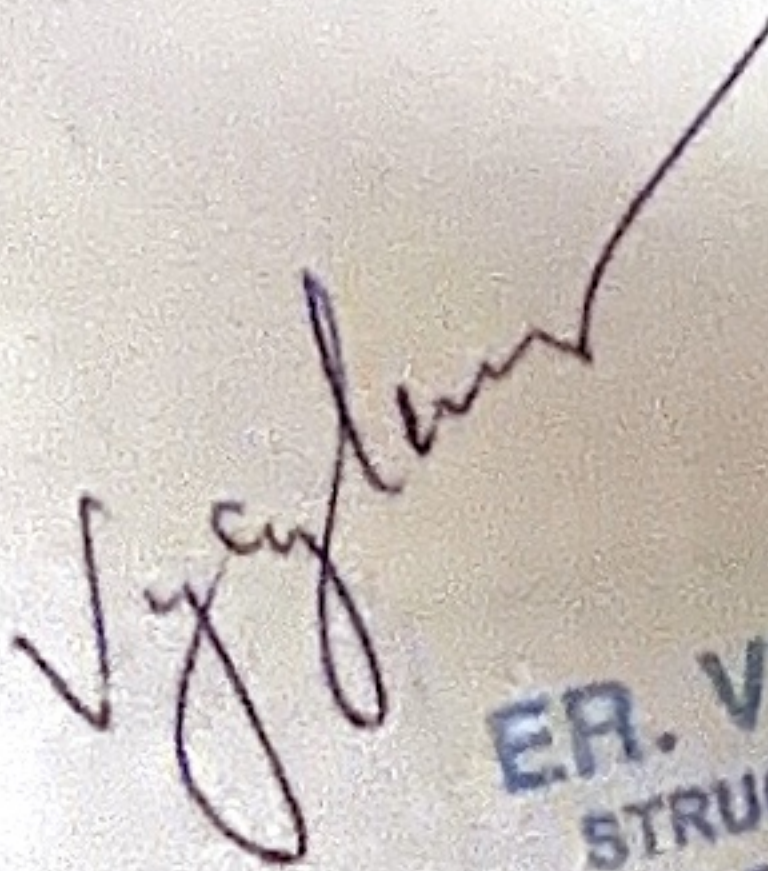
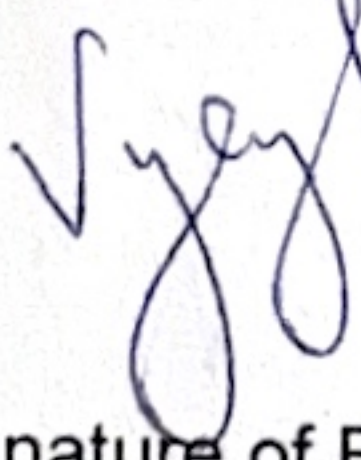

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TABLE-B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr.No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development works including amenities and facilities in the layout as on	N/A
2	Cost incurred as on (Based on the Estimated cost)	N/A
3	Work done in Percentage (As Percentage of the estimated cost)	N/A
4	Balance cost to be Incurred (Based on Estimated Cost)	N/A
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Annexure A)	N/A

Yours Faithfully,



ER. VIJAY KUMAR
STRUCTURAL ENGINEER
RED. NO. BR/UDHD/SE/23-0077

Signature of Engineer.(License No.....)

*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 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 labor, 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)