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 :29.07.26

To,
The ASTARA PROJECTS PVT. LTD. (Name & Address of Promoter),
AT-103, SRI RAM PLAZA, STATION ROAD
PATNA – 800001, BIHAR

Subject : Certificate of Cost Incurred for Development of [Project Name] ASTARA URBANA for Construction of 01 building(s)/ 01 Wing(s) of the 01 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. 1401 (P) demarcated by its boundaries (latitude and longitude of the end points) 25.604780 to the North 25.604591 to the South 25.604675 85.078673 to the East 25.604700 85.078364 to the West of Division KHAJPURA Village PATNA Block RAILEY ROAD District PATNA PIN 800014 admeasuring 758.92 sq.mts. area being developed by [Promoter] ASTARA PROJECTS PVT. LTD.

Ref: Bihar RERA Registration Number BRERAP19562804
022606032 9E00

Sir,

I/ ~~We~~ BRAJESH KUMAR SINHA have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 01 Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 1401 (P) of Division KHAJPURA Village PATNA Taluka – District PATNA PIN 800014 admeasuring 758.92 sq.mts. area being developed by [Owner/Promoter]

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

(i) ~~M/s~~ /Shri/~~Smt~~ KUNDAN KUMAR as L.S. / Architect ;
(ii) ~~M/s~~ /Shri/~~Smt~~ BRAJESH KUMAR SINHA as Structural Consultant
(iii) M/s /~~Shri/Smt~~ UNITECH ELECTRICAL as MEP Consultant
(iv) ~~M/s~~ /Shri/~~Smt~~ MD. AZAD 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 MD. AZAD Quantity Surveyor* appointed by Developer/Engineer, and the assumption of

29/7/2026
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

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. 30017000/- (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 Patna Municipal Corp. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 1,12,82,849/- (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 Patna Municipal Corp. (planning Authority) is estimated at Rs. 1,87,34,151/- (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 _____
(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 9/2/26 date of Registration is	Rs. 30017000/-
2	Cost incurred as on 30/6/26 (based on the Estimated cost)	Rs. 1,12,82,849/-
3	Work done in Percentage (as Percentage of the estimated cost)	% 38%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,87,34,151/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. N/A

21/07/2026

BRAJESH KUMAR SINHA
Registration No.
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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 _____ date of Registration is	N/A Rs.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 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).	Rs. N/A
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. N/A

Yours Faithfully,

29/07/2024

Signature of Engineer.

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*** 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