FORM NO. 2

[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: 14/07/2026

To,

M/S Abhishek Construction
Promoter : Kanhaiya Prasad Singh
O-32 Ashiana Nagar phase 1, Patna-800025

Subject: Certificate of Cost Incurred for Development of **Vishwajeet Enclave** for Construction of **Residential** building(s)/ 01 (One) Wing(s) of the **First** Phase bearing registration No.- **BRERAP00294-003/132/R-1644/2024** situated on plot bearing Plot No.50,51,2239 Khata No. – 31,171 , Tauzi No. – 5059,5456 , Thana No- 30,35 , demarcated by its boundaries of land lati. – 25.611925 longi.- 85.037564 to the North-West, lati. – 25.611574 longi.- 85.037384 to the South West, lati. – 25.611429 longi.- 85.037715 to the South East lati. – 25.611780 longi.- 85.037841 to the North East, Village- Babbakarpur, Jamsaut, Division – Danapur, Block- Danapur, District- **Patna** , PIN Code – **801503**, admeasuring 4270.17 sq. mts. Area being developed by **M/S Abhishek Construction,** Promoter – **Kanhaiya Prasad Singh.**

Ref : Bihar RERA Registration Number - **BRERAP00294-003/132/R-1644/2024**

Sir,

I **Shailesh Ranjan** have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of **Vishwajeet Enclave** Residential Building , 01(One) Wing of the **First** Phase Situated on the plot bearing /CTS No./Survey No./ Plot No.- 50,51,2239 of Village- Babbakarpur, Jamsaut Block- Danapur, District- **Patna** , PIN Code – **801503**, admeasuring 4270.17 sq. mts. Area being developed by **M/S Abhishek Construction,** Promoter – **Kanhaiya Prasad Singh.**

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

(i) Shri **Saroj Kumar Singh** as L.S. / Architect;
(ii) Shri **Shailesh Ranjan** as Structural Consultant
(iii) M/s /Shri / Smt._____as MEP Consultant
(iv) Shri **Vivek 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 Schedule of rates (**Name : Schedule of rate Building Construction Department, Govt. of Bihar**) ----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 **Vivek Kumar** 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.

Yours Faithfully

ER. SHAILESH RANJAN, M.I.E.
EMP.STR. ENGINEER
EMP. NO.: UDHD/SE/23-0110
UDHD, PATNA (BIHAR)

Signature of Engineer (Licence No.) BR/UDHD/SE/23-0110

Scanned with OKEN Scanner

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 7,57,71,000/- (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 **Danapur 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. -_____(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, MED and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Danapur Nagar Parishad** 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 **Vishwajeet Enclave.**

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 02/02/2024 date of Registration is	Rs 7,57,71,000/-
2	Cost incurred as on 31/03/2026 (Based on the Estimated cost)	Rs 3,87,49,522/-
3	Work done in Percentage (As Percentage of the estimated cost)	51.14%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,70,21,478/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Shailesh Ranjan

ER. SHAILESH RANJAN, M.I.E.
EMP.STR. ENGINEER
EMP. NO.: BR/UDHD/SE/23-0110
UDHD, PATNA (BIHAR)

Signature of Engineer (Licence No.) BR/UDHD/SE/23-0110

Scanned with OKEN Scanner

TABLE B

(To be prepared separately for each Building/Wing 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	Rs 7,57,71,000/-
2	Cost incurred as on (Based on the Estimated cost).	Rs 3,87,49,522/-
3	Work done in Percentage (As Percentage of the estimated cost).	51.14%
4	Balance Cost to be Incurred (Based on Estimated Cost).	3,70,21,478/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully

Shailesh Ranjan

ER. SHAILESH RANJAN, M.I.E.
SUPRTR. ENGINEER
EMP. NO.: BR/UDHD/SE/2110110
UDHD, PATNA (BIHAR)

Signature of Engineer (Licence No.) BR/UDHD/SE/23-0110

*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.

Annexure A

List of Extra/Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost)

Scanned with OKEN Scanner