

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 :10/08/2026-

To,
The Director,
Chitra Homes Pvt Ltd,
Adharshila Complex, South Gandhi Maidan, Patna, Bihar

Subject : Certificate of Cost Incurred for Development of [Project
Name] DWARIKA APARTMENT for Construction of 01 building(s)/01_Wing(s) of
the Single Phase (**BRERAP197128040426311229E00**) situated on the Plot bearing
Survey Plot No. 269(part) demarcated by its boundaries (latitude and longitude of the end
points) 25.584480, 85.190247 to the North, 25.584341, 85.190256 to the South, 25.584365,
85.190474 to the East, 25.584444, 85.190006 to the West of SubDivision Patna Sadar village
Jakariyapur, Block Patna City, District Patna PIN 800007, admeasuring 647.73 sq.mts. area
being developed by **CHITRA HOMES PVT LTD**

Ref: Bihar RERA Registration Number **BRERAP197128040426311229E00**

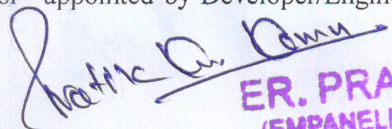
Sir,

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

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

- (i) M/s /Shri/Smt SHEKHAR KUMAR as L.S. / Architect ;
(ii) M/s /Shri/Smt PRATIK KR. KARN 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



ER. PRATIK KR. KARN
(EMPANELLED STR. ENGINEER)
EMP. No.-BRUDHOISE/23-0127
UDHO, 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. 500000 (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 P.M.C. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 75,47,795.11 (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 P.M.C. (planning Authority) is estimated at Rs. 500000 (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 <u>05/04/2026</u> date of Registration is	Rs. 5,00,00,000/-
2	Cost incurred as on <u>30.06.2026</u> (based on the Estimated cost)	Rs. <u>75,47,795.11</u>
3	Work done in Percentage (as Percentage of the estimated cost)	% <u>15%</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>4,24,52,204.89</u>
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2026</u> not included in the Estimated Cost (Annexure A)	Rs. <u>NIL</u>

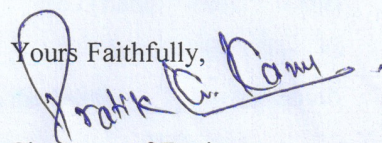
Pratik K. Karn

ER. PRATIK KR. KARN
(EMPANELLED STR. ENGINEER)
EMP. No.-BR/UDHD/SE/23-0127
UDHD, Bihar

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 <u>30.06.2026</u> date of Registration is	91,45,620/-Rs.
2	Cost incurred as on <u>30.06.2026</u> (based on the Estimated cost).	Rs. 75,47,795/-
3	Work done in Percentage (as Percentage of the estimated cost).	15.16 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 4,24,52,604.89
5	Cost Incurred on Additional /Extra Items as on <u>30.06.2026</u> not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,


Signature of Engineer.

ER. PRATIK KR. KARN
 (Licence No.)
 (EMPANELLED STR. ENGINEER)
 EMP. No.-BR/UDHD/SE/23-0127
 UDHD, Bihar

* 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