

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-30.09.2025

To,
~~RAJAN ANAND KUNJ~~
1st Floor Kurga Kunj,
Exhibition Road, Patna- 800001, Bihar.

Subject : Certificate of Cost Incurred for Development of ~~[Degree Real Estate]~~ for Construction of 2 (Two) building(s) / 2(Two) _Wing(s) NA of the Phase (BRERAP12755_001/56/R-1702/2024) situated on the Plot bearing 1399(north Part), 1403(P), 1400, 1402, 1406(P), 1404(P) demarcated by its boundaries (latitude and longitude of the end points) 25°38'35.8"N 85°04'57.3"E to the North 25°38'32.2"N 85°04'56.6"E to the South 25°38'32.9"N 85°04'59.9"E to East 25°38'34.5"N 85°04'56.2"E to the West of Division Patna Sadar, Village Digha, Block- Patna Sadar, District- Patna PIN-800012 Admeasuring 8723 sq.mts. area being by ~~PURSA URBAN AND RURAL~~

Ref: Bihar RERA Registration Number BRERAP12755_001/56/R-1702/2024

Sir,

I/We Manoj Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 3(Three) Building(s)/ 3(Three) Wing(s) of the NA Phase of Project situated on the Plot No. 1399(north Part), 1403(P), 1400, 1402, 1406(P), 1404(P) of Division Patna Sadar Village Digha Taluka Digha, District Patna PIN 800012 admeasuring 8723 sq.mts. area being developed by ~~PURSA URBAN AND RURAL~~

- Following technical professionals are appointed by Owner / Promoter:—
 - M/s/Shri Shyam Kishore Singh as L.S./Architect:
 - M/s/Shri Manoj Kumar as Structural Consultant
 - M/s. Universal Power Transmission (Shri. Abhijit Sadhu) as Electrical Consultant
 - M/s. Wisemen Services Consultant (Shri. Sudip Roy) as PHE Consultant
 - M/s/Shri Manoj Kumar as Quantity Surveyor*



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

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 Mr Manoj 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.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 53,24,48,000/- (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 Occupancy Certificate / Completion Certificate for the building(s) from the
Patna Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.18,63,37,050 /- (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 (planning Authority) is estimated at Rs. 34,61,10,950/- (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 2(Two) or called Maha Bani Tower (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>04.06.2024</u> date of Registration is	Rs.53,24,48,000/-
2	Cost incurred as on 30.09.2025 (based on the Estimated cost)	Rs.18,63,37,050 /-
3	Work done in Percentage (as Percentage of the estimated cost)(2/1*100)	34.99 %
4	Balance Cost to be Incurred (Based on Estimated Cost)(1-2)	Rs. 34,61,10,950/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A)	NIL



Er. Manoj Kumar
STRUCTURAL ENGINEER
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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 01.06.2024 date of Registration is.	Rs.53,24,48,000/-
2	Cost incurred as on 30.09.2025 (based on the Estimated cost).	Rs.18,63,37,050 /-
3	Work done in Percentage (as Percentage of the estimated cost).(2/1*100)	34.99 %
4	Balance Cost to be Incurred (Based on Estimated Cost).(1-2)	Rs. 34,61,10,950/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully,

Signature of Engineer (License No)



Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116

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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