

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and
for withdrawal of Money from Designated Account)

Date: 08.01.2026

To,

The Director
Kaustubh Developers & Builders Pvt Ltd
5th Floor,
Suraj Trade Centre,
Colony More, Kankarbagh,
Patna - 800 020

Subject: Certificate of Percentage of Completion of Construction Work of One No. of Building Three Wing of the "EMERALD GARDEN" Phase of the Project BRERAP14442-1/167/R-1490/2022 Cadastral Survey Plot Nos. 712/1838, Khata No. 802, Khewat No. , Tauji No. 9C, under Thana No. 02, Situated in Mauza- Mainpura, now known as Gosai tola, P.S. Patliputra, Town and District Patna, Bihar demarcated by its boundaries (latitude and longitude of the end points) 25.37'51"N/85.06'58"E to the North 25.37'49"N/85.07'02"E to the South 25.37'51"N/85.06'57"E to the East 25.37'48"N/85.07'01"E to Mohalla - Gosaitola, with limits of Patna Municipal Corporation Block Patna Sadar, District Patna PIN 800010 admeasuring 134.5 Decimals 5445 sq. mts. area being developed by Kaustubh Developers & Builders Pvt. Ltd.

Sir,

I/ We PANKAJ KUMAR KARN have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the EMERALD GARDEN Building Three Wing(s) of the first Phase of the Project, situated on the plot bearing Cadastral Survey Plot Nos. 712/1838, Khata No. 802, Khewat No. , Tauji No. 9C, under Thana No. 02, Situated in Mauza- Mainpura, now known as Gosai tola, P.S. Patliputra, Town and District Patna, Bihar admeasuring 134.5 Decimals 5445 sq. mts. area being developed by Kaustubh Developers & Builders Pvt. Ltd.

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

- (i) Shri Pankaj Kumar Karn as L.S. / Architect;
- (ii) Shri Brajesh Kumar Sinha as Structural Consultant
- (iii) Shri Durga Nath Jha as MEP Consultant
- (iv) Shri Akhilesh Singh as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BRERAP14442-1/167/R-


ER. PANKAJ K. KARN
(Empanelled Engineer)
EMP. No.-BR/UDHD/CE/23-0012
UDHD, GOVT OF BIHAR

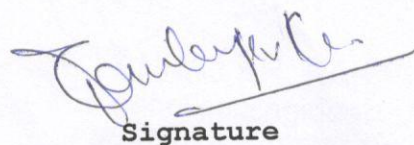
1490/2022 under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table-A

Building/ Wing number One (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	31.03.2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	31.12.2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	50%	31.03.2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	30%	31.12.2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other	0%	31.05.2027

Yours Faithfully,

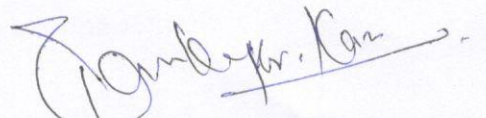

Signature

ER PANKAJ KUMAR KARN
ER. PANKAJ KR. KARN
(Empanelled Engineer)
EMP. No.-BR/UDHD/CE/23-0012
UDHD, GOVT OF BIHAR

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on Date of the Certificate)	Projected Date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	NO	-	-
2.	Water Supply	YES	0%	30.09.2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	30.09.2027
4.	Storm Water Drains	YES	0%	30.09.2027
5.	Landscaping & Tree Planting	YES	0%	30.09.2027
6.	Street Lighting	YES	0%	30.09.2027
7.	Community Buildings	YES	0%	30.09.2027
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	30.09.2027
9.	Solid Waste Management & Disposal	NO	-	-
10.	Water Conservation/ Rain Water Harvesting	YES	0%	30.09.2027
11.	Energy Management	NO	-	-
12.	Fire Protection and Fire Safety Requirements	YES	0%	30.09.2027
13.	Electric Meter Room	YES	0%	30.09.2027
14.	Any Other Amenities	-	-	-


R. PANKAJ KR. KARN
 (Empanelled Engineer)
 EMP. No.-BR/UDHD/CE/23-0012
 UDHD, GOVT OF BIHAR