ENGINEER'S CERTIFICATE

Date: 31-07-2026

To,

Anshul Homes Pvt. Ltd.

Office Address- Signature Tower, 4th Floor, Opposite Hi-Tech Hospital, Danapur Khagaul Road, Patna, Bihar-801503

Subject: Certificate of cost incurred for Development of the group housing project "H2O CITY PHASE 3" [State RERA Registration Number: BRERAP00031-010/172/R-1675/2024] situated on the plot bearing final plot nos.- 713(P),714(P), 715, 721(P), 735, 736(P), 752(P), 753, 1676(P) at Mauza-Neora, District- Patna demarcated by its boundaries (latitude-25.5677°N and longitude-85.0029°E of the end points) admeasuring 17724.08 sqm area are being developed by ANSHUL HOMES PVT. LTD.

Ref: State RERA Registration Number: BRERAP00031-010/172/R-1675/2024

Sir,

I SCON CONSULTANTS PVT. LTD., undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot Nos.- 713(P),714(P), 715, 721(P), 735, 736(P), 752(P), 753, 1676(P) at Mauza- Neora District-Patna of division-Bihta, Village-Neora, District-Patna, PIN-801105 admeasuring 17724.08 sqm area are being developed by ANSHUL HOMES PVT. LTD.

1) Following technical professionals are appointed by Owner / Promoter :-
   a) ARCHITECT- SMRITI ARCHITECTS
   b) SCON CONSULTANTS AS STRUCTURAL CONSULTANT
   c) QUANTITY SURVEYOR
   d) ELECTRICAL CONSULTANT-KRISHNA GOPAL PRASAD
   e) PLUMBING CONSULTANT – ENVIROMENTAL ENGG.
   f) SHUBHAM CONSULTANT AS SOIL GEO-TECH CONSULTANT

2) We have estimated the cost of Civil. MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the project as per the specification mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Developers / Consultants. The assumption of the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 75,00,00,000 (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

31/07/2026

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UDHD, Government of Bihar

for the purpose of obtaining occupation certificate / completion certificate for the building from the PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4) The Estimated Cost incurred till date is calculated as ₹8,80,16,000/- (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 of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (Planning Authority) is estimated at ₹66,19,84,000/- (Total of Table A and B).
6) I certify that the Cost of the Civil, MEP and Allied works for the aforesaid Project as Completed on the date of this certificate is as given in Table A and B are as below:

TABLE-A

Sl. No.	Particulars	Amount (in ₹)
01	Total Estimated cost of the building as on date of Registration.	71,25,00,000
02	Cost incurred as on date (Based on Estimated Cost) excluding land cost.	8,64,51,385
03	Work done in Percentage (as Percentage of the estimated cost)	12.13%
04	Balance Cost to be incurred (Based on Estimated Cost)	62,60,48,615

TABLE-B

Sl. No.	Common Area and Facilities Amenities	Amount (in ₹)
01	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on date of Registration is	3,75,00,000
02	Cost incurred as on (based on the Estimated Cost)	15,64,615
03	Work done in Percentage (as Percentage of the estimated cost)	4.17%
04	Balance Cost to be Incurred (Based on Estimated Cost)	3,59,35,385
05	Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,

31/07/2023

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