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:10.10.2026

To

The Medhatiya Construction Company Pvt. Ltd.
Ground Floor, Vasudeo City
Opp- Rajhans Guest House
Beni Babu ka Bagicha,
Rajendra Path, Patna-800001

Subject: Certificate of Cost Incurred for Development of (SANJOGITA NIKUNJ COMPLEX) for Construction of 01 building(s) 01 Wing(s) of 2 % Compilation 01 phase, Bihar , RERA Registration Number : **BRERAP19502804012630073OE00** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no 420 Demarcated by its boundaries (latitude and longitude of the end points) 25.606998 , 85.173371 to the North 25.606933 , 85.173301 to the South 25.606927, 85.17324 the East 25.25606927 , 85.17324 the West of Division Bazar Samiti, Rampur Lane, Saidpur Musallaha, Patna, Bihar, Khata no. 153, District - PATNA, admeasuring 2320.26 sq.mts. area being developed by Medhatiya Construction Company Pvt. Ltd.

Ref: State RERA Registration Number BRERAP19502804012630073OE00

Sir,

I/We Sailendra Kumar have undertaken assignment of certifying Percentage of Compilation of Construction Work of the **SANJOGITA NIKUNJ COMPLEX** for the Subject Real Estate Project proposed to be registered under Bihar RERA, being01Building(s)/ 01 Wing(s) of the 01 Phase situated on the plot bearing C.N.No/CTSNo./Surveyno./Final Plot no. 420 of Division Bazar Samiti, Rampur Lane, Saidpur Musallaha, Patna, Bihar, Khata no. 153, District - PATNA, admeasuring 2320.26 sq.mts. area being developed by Medhatiya Construction Company Pvt. Ltd..

1. Followingtechnicalprofessionalsareappointed byOwner/Promoter:(asapplicable)

   (i) M/s./Shri/Smt. Jairam Prasad as Architect/Engineer/LS

   (ii) M/s./Shri/Smt. Manoj Kumar as Structural Consultant

   (iii) M/s./Shri/Smt. Aryan Consultancy as MEP Consultant

   (iv) M/s./Shri/Smt. Ranjit 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 Occupation Certificate/CompletionCertificate,oftheCivil,MEPandAlliedworks,oftheBuilding(s) of the project. Our estimated cost calculations are based on the Drawing/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 site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under referenceasRs.4,80,00,000/-(Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works requiredtobecompletedforthepurposeofobtainingoccupationcertificate/completion certificate for the building(s)from the 30/07/2030 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date 30.09.2026 is calculated at 23,34,232/- 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 Occupation Certificate/Completion Certificate from 30/07/2030 (Planning Authority) is estimated Rs. 4,56,65,768/-.

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 Bbelow;

Table – A

Building/Wingbearing RERANumber 01 or called **SANJOGITA NIKUNJ COMPLEX** (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/07/2030 date of Registration is	4,80,00,000/-
2	Cost incurred as on 30.09.2026(Based on Estimated Cost)	23,34,232/-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,56,65,768/-
5	Cost Incurred on Additional/Extra Itemsason30/09/2026 not included in the Estimated Cost (Table–C)	-

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Table - B

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

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the lay out as on 30/07/2030 date of	85,60,500/-
2	Cost incurred as on 30/09/2026	NILL
3	Work done in Percentage (as Percentage of the estimated cost)	NILL
4	Balance Cost to be Incurred (Based on Estimated Cost)	85,60,500/-
5	Cost Incurred on Additional/Extra Items as on 30/09/2026 not included in the Estimated Cost (Table–C)	NILL

Yours Faithfully,

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
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Signature of the Engineer (License No.....)

Table – C

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

Sr. No.	Items	Cost
1		NILL
2		NILL