

ENGINEER'S CERTIFICATE

Date: 12.10.2026

To,

The LAACASA DEVELOPERS PRIVATE LIMITED

Agarwal Niketan, East Boring Canal Road,

Patna-800001, Bihar

Subject: Certificate of Cost Incurred for Development of the group Commercial project "Laacasa Petals" [State RERA Registration Number: BRERAP12787-003/77/R-1708/2024] situated on the Part of Cadastral Survey Plot no. 761, Khata No.- 257, Mauza-Mustafapur, Dist-Patna demarcated by its boundaries (latitude and longitude of the end points) North Side- Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , South Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur, East Side - Part of Cadastral Survey Plot no. 761 ,Mauza- Mustafapur , West Side- Commercial Principal Road,PS – Danapur , District- Patna, PIN-801503 admeasuring 791.72 sq.mts. area is being developed by Laacasa Developers Private Limited.

Ref: State RERA Registration Number: BRERAP12787-003/77/R-1708/2024

Sir,

I Deepak Kumar, 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 No.- Part of cadastral survey plot no. 761 at Mauza- Mustafapur, Dist-Patna, PIN-801105 admeasuring 791.72 sq.mts. area is being developed by Laacasa Developers Private Limited.

1) Following technical professionals are appointed by Owner / Promoter: –

- a) Shri Shruti Narnoli as L.S./Architect
- b) M/s Sudha Technical Consultants as Structural Consultant
- c) Shri Er Prasant Kumar Site Engineer

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 specifications mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the Project under Reference by 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.

2) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs 5,50,00,000/- (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 for the purpose of obtaining occupation certificate/completion certificate

for the building from the Nagar Parishad, Danapur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3) The Estimated Cost Incurred till date is calculated as Rs. 3,73,91,551.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4) 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 Rs. 1,76,08,449/- (Total of Table A and B).

5) 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 are as below:

TABLE – A

S. No.	Particulars	Amount (in Rs)
01	Total Estimated cost of the building as on date of Registration	5,50,00,000
02	Cost incurred as on date (Based on Estimated cost) excluding land cost	3,73,91,551
03	Work done in Percentage (as Percentage of the estimated cost) as on 31 st March 2026	68%
04	Balance Cost to be Incurred (Based on Estimated Cost)	95,08,449.00

TABLE – B

S. No.	Common Area and Facilities Amenities	Amount (in Rs)
01	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on date of Registration is	Nil
02	Cost incurred as on (based on the Estimated cost)	Nil
03	Work done in Percentage (as Percentage of the estimated cost)	0
04	Balance Cost to be Incurred (Based on Estimated Cost)	81,00,000/-
05	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	NA

This certificate is issued for the estimated cost incurred up to 30th Sep 2026.

Yours Faithfully,


DEEPAK KUMAR
AMIE (INDIA)
MEM. No-AM 1810456

DEEPAK KUMAR