RCC CONSULTANTS:

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ENGINEER CERTIFICATE

To,
The Partner
M/s R.R Builders and Infracon
Ashiana Branch
Patna

Subject : Certificate of Cost Incurred for Development of (R.R Highline Tower Project) for Construction Work of **One(1)** No. of Building of the R.R Highline Tower Project (**RERA Registration No.- BRERAP19572807022629092 9E00**) situated on the Plot No.- 1312,1313,1407,1410,1412,1413 & 1414,Mauza – Lakhnibigha, Khagaul, District – Patna , State – Bihar, Pin Code – 801 105, admeasuring area **189.53 Decimal.** being developed by **M/s R.R Builders and Infracon** For the **Quarter Ended September 2026.**

Sir,

I Mr. **Sushil Kumar** have undertaken assignments of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under State RERA being 1 Nos. Buildings Situated on Plot No.- 1312,1313,1407,1410,1412,1413 & 1414, Mauza –Lakhnibigha, District – Patna , State – Bihar, Pin- 801 105 admeasuring area **189.53 Decimal** being developed by M/s R.R Builders and Infracon as per the approved plan.

1. Following technical professionals are appointed by the Owner/Promoters:

(i) Shri. **Umashankar Kumar** as Architect.
(ii) Shri **Sushil Kumar** As Structural Consultants.
(iii) Shri **Jitendra Kumar** As MEP Consultants.
(iv) Shri **Ajeet Kumar** As Site Engineer/Site Supervisor For Works.

2. We have estimated the cost of the completion to obtain Occupation Certificates/Completion Certificates, of the Civil,MEP and allied works,of the buildings 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.

3. We estimate Total estimated cost of completion of the buildings of the aforesaid project under reference as **Rs. 40,00,00,000/-** (Total of Table A & B). The estimated Total Cost of the 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 buildings from the Khagaul Nagar Parishad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 14,17,36,077/-** (Total of Table A & 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 Buildings of the subject project to obtain Occupation Certificate/Completion Certificate from Khagaul Nagar Parishad (Planning Authority) is estimated at **Rs. 25,82,63,923/-** (Total of Table A & 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 & B below :

Table – A

Building – **R.R. Highline Tower**

Sr.No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the building including Internal and External Development Work as on **21.02.2026** date of Registration is	40,00,00,000/-
2	Cost incurred as on **30.09.2026** (Based on Estimated Cost)	14,17,36,077/-
3	Work done in Percentage (as Percentage of the Estimated Cost)	35.43%
4	Balance Cost to be Incurred (Based on Estimated Cost)	25,82,63,923/-
5	Cost to be Incurred on Additional/Extra Items as on **30.09.2026** not included in the Estimated Cost (Table – C)	1,65,00,000/-

Table – B

Internal & External Development Work

Sr.No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the building including Internal and External Development Work as on **21.02.2026** date of Registration is	NIL
2	Cost incurred as on **30.09.2026** (Based on Estimated Cost)	NIL
3	Work done in Percentage (as Percentage of the Estimated Cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost to be Incurred on Additional/Extra Items as on **30.09.2026** not included in the Estimated Cost (Table – C)	NIL

Table C

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

Sr.No.	Items	Amount (In Rs.)
1	Swimming Pool	45,00,000/-
2	Boundary Work of Compound	60,00,000/-
3	Gym , Community Hall & Park	60,00,000/-

Yours Faithfully

Signature of Engineer

SUSHIL KUMAR
Registration No.
BR/UDHD/SE/23-0111
UDHD, Govt. of Bihar