

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: 27-10-2026

To,
VANASTHALI HOME LLP.
Address: CLOUD 9 APARTMENT,
SAHDEO MAHTO MARG, S.K. PURI,
PATNA-800013

Subject: Certificate of Cost Incurred for Development of [Project Name] **URMILA TOWER** for Construction of **ONE** building(s)/ **ONE** Wing(s) of the ___ Phase (Bihar RERA Registration Number) **BRERAP90932-1/1321/R-1110/2021** situated on the Plot bearing Survey Plot no **706** Khata No-**262**, Tauzi – **5276**, Thana No.- **36**, Mauza – **MUSTAFAPUR**, Saguna More , Danapur, Pargana – Phulwari , Patna, Bihar , (latitude and longitude of the end points Lat-**25.60555** Long-**85.043228** to the North , Lat-**25.604875** Long-**85.043112** to the South , Lat-**25.605272** Long-**85.043839** to the East , Lat-**25.605328** Long-**85.042892** to the West admeasuring **1619.32** sq.mts.. area being developed by [Promoter] **VANASTHALI HOME LLP**

Ref: Bihar RERA Registration Number **BRERAP90932-1/1321/R-1110/2021**

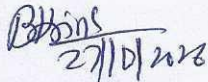
Sir,

I/ We **BRAJESH KUMAR SINHA** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, being **ONE** Building(s)/ **ONE** Wing(s) of the ___ Phase situated on the plot bearing Survey Plot no **706** Khata No-**262**, Tauzi – **5276**, Thana No.- **36**, Mauza – **MUSTAFAPUR**, Saguna More , Danapur, Pargana – Phulwari , Patna, Bihar admeasuring **1619.32** sq.mts.. area being developed by [Owner/Promoter]

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

- (i) M/s **Smriti Architects Pvt. Ltd., Architect – AR. KHUSHBOO SMRITI RAJE** as Architect;
- (ii) **Er. Brajesh Kr. Sinha** as Structural Consultant
- (iii) **Mr. AMRENDAR KUMAR** as PHE Consultant
- (iv) **Mr. KUNDAN SINGH** as Site SUPERVISOR

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/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 assumption of


BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071

the cost of material, labour and other inputs made by developer, 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 reference as **Rs. 7,93,00,000/- (Seven crore ninety-three lakhs only)**. 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 Occupancy Certificate/Completion Certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (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(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from _____ (planning Authority) is estimated at Rs. _____ (Total of Table A and 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 and B below :

TABLE A

Building/Wing bearing Number _____ or called _____
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ Date of Registration is	Rs. 7,93,00,000 /-
2	Cost incurred as on 30-09-2026 (based on the Estimated cost)	Rs. 10,78,13,253 /-
3	Work done in Percentage (as Percentage of the estimated cost)	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

BK Sinha
27/10/2026
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

TABLE B

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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 7,93,00,000 /-
2	Cost incurred as on 31-03-26 (Based on the Estimated cost).	Rs. 10,78,13,253 /-
3	Work done in Percentage (As Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	
5	Cost Incurred on Additional/Extra Items As on _____ not included in the Estimated Cost (Annexure A).	Rs. _____

Yours Faithfully,

BK Singh
27/10/2021
Signature of Engineer.

BRAJESH KUMAR SINHA
(Licence No. _____) Registration No. _____
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive