

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 : 08.01.2026

To,

The Director
Kaustubh Developers & Builders Pvt Ltd
5th Floor,
Suraj Trade Centre,
Colony More, Kankarbagh,
Patna - 800 020

Subject : Certificate of Cost Incurred for Development of EMERALD GARDEN for Construction of One building(s)/ Three Wing(s) of the single Phase BRERAP14442-1/167/R-1490/2022 situated on the Cadastral Survey Plot Nos. 712/1838, Khata No. 802, Khewat No. , Tauji No. 9C, under Thana No. 02, Situated in Mauza- Mainpura, now known as Gosai tola, P.S. Patliputra, Town and District Patna, Bihar demarcated by its boundaries (latitude and longitude of the end points) 25.37'51"N/85.06'58"E to the North 25.37'49"N/85.07'02"E to the South 25.37'51"N/85.06'57"E to the East 25.37'48"N/85.07'01"E to Mohalla - Gosaitola, with limits of Patna Municipal Corporation Block Patna Sadar, District Patna PIN 800010 admeasuring 134.5 Decimals 5445 sq. mts. area being developed by Kaustubh Developers & Builders Pvt. Ltd.

Ref: Bihar RERA Registration Number BRERAP14442-1/167/R-1490/2022

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 Single Building(s)/ Single Wing(s) of the single Phase situated on the plot bearing Cadastral Survey Plot Nos. 712/1838, Khata No. 802, Khewat No. , Tauji No. 9C, under Thana No. 02, Situated in Mauza- Mainpura, now known as Gosai tola, P.S. Patliputra, Town and District Patna, Bihar admeasuring 134.5 Decimals 5445 sq. mts. area being developed by Kaustubh Developers & Builders Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:--
 - (i) Shri Pankaj Kumar Karn as L.S. / Architect;
 - (ii) Shri Brajesh Kumar Sinha as Structural Consultant
 - (iii) Shri Durga Nath Jha as MEP Consultant
 - (iv) Shri Akhilesh Singh as Site Supervisor

BK Sinha
08/01/2026
BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

1. 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 Mr. Pankaj Thakur Quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 40,09,66,000.00 (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 Occupancy Certificate/Completion Certificate for the building(s) from the PRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 14,86,08,848.00 (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(s) of the subject project to obtain Occupancy Certificate/Completion Certificate from PRDA (planning Authority) is estimated at Rs. 25,23,57,152.00 (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 below:

TABLE A

Building /Wing bearing Number ONE (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.40,09,66,000.00
2	Cost incurred as on 31.12.2025 (based on the Estimated cost)	Rs.14,86,08,848.00
3	Work done in Percentage (as Percentage of the estimated cost)	49.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.25,23,57,152.00
5	Cost Incurred on Additional /Extra Items as on 31.12.2025 not included in the Estimated Cost (Annexure A)	Rs. NIL

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

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28/01/2026

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. 40,09,66,000.00
2	Cost incurred as on 31.12.2026 (based on the Estimated cost).	Rs. 14,86,08,848.00
3	Work done in Percentage (as Percentage of the estimated cost).	49.00%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 25,23,57,152.00
5	Cost Incurred on Additional /Extra Items as on 31.12.2026 not included in the Estimated Cost (Annexure A).	Rs. NIL

Yours Faithfully,

Signature of Engineer.

BRAJESH KUMAR SINHA

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. As this is an estimated cost, any deviation in quantity required for
4. 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