

FORM No. 2
[See Regulation 3]

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: 31/03/2026

To,
BALAJI SAPPHIRE HOMES PVT.LTD
Director:- **MD ZEYAULLAH,S/O MD JAM,ULADDIN,**
At-B-34, road no.04, Magistrate Colony, Ashiyana Nagar,
Thana- Rajeev Nagar,Patna

Subject: Certificate of Cost Incurred for Development of "DREAM HOMES" No. of Building (s)/01 Wings (s) 02, Block-A+B of the Phase of the Project **BRERAP00215-3/1104/R-1303/2022** situated on Near HI-Tech Hospital, Saguna More, Danapur, Patna, the Plot bearing **Khata No.145, S.Plot No.124**, demarcated by its boundaries (Latitude and longitude of the end Points) **25°61'95.25,85°04'03.14''** to the North , **25°61'96.14'',85°03'99.97''** to the South , **25°61'95.16'',85°04'04.72''** to the East, **25°61'96.58'',85°03'97.87''** to the West, Division- **Danapur** , Village – Saguna More, Danapur, Block- **Danapur** District- **Patna**,admeasuring **1299.43** sq.mts area being developed by the Promoter **BALAJI SAPPHIRE HOMES PVT.LTD**

Sir,

I Mukesh Kumar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, **BRERAP00215-3/1104/R-1303/2022** situated on Near HI- TECH Hospital , Saguna More, Danapur, Patna, the Plot bearing **Khata No. 145, S.PLOT No. 124**, demarcated by its boundaries (Latitude and longitude of the end Points) **25°61'95.25,85°04'03.14''** to the North , **25°61'96.14'',85°03'99.97''** to the South , **25°61'95.16'',85°04'04.72''** to the East, **25°61'96.58'',85°03'97.87''** to the West, Division- Danapur, Village – Saguna More, Danapur, Block- **Danapur** District- **Patna**

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

Shri **Manoj Kumar** as L.S. / Architect;
Shri **Vijay Kumar** as Structural Consultant
Shri **Krishna Gopal Prasad** as MEP Consultant
Shri **Rohit Shekhar** 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 Rajeev Kumar 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.

Er. ~~Mukesh Kumar~~
STRUCTURE ENGINEER
BR/UDHD/SE/23-0038

- 3 We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 2,58,00,000/- (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 Occupancy Certificate / Completion Certificate for the building(s) from NAGAR PARISHAD DANAPUR NIZAMAT being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 4 The Estimated Cost Incurred till date is calculated at Rs. 38,70,000/- (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. 2,19,30,000/- (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 01, BLOCK-A+B or called "DREAM HOMES"
(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. 2,58,00,000/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs.38,70,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,19,30,000/-
5	Cost Incurred on Additional /Extra Items as on _____ _____not included in the Estimated Cost (AnnexureA)	NA

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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.
2	Cost incurred as on _____ (based on the Estimated cost).	Rs.
3	Work done in Percentage (as Percentage of the estimated cost).	Rs.
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs.
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs.

Yours Faithfully,

Signature of Engineer.

(Licence No)

*** 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

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