

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:14.10.2026

To

The Bharti Mertiya Deepak Construction.
Ground Floor, Vasudeo City
Opp- Rajhans Guest House
Beni Babu ka Bagicha,
Rajendra Path, Patna-800001

Subject: Certificate of Percentage of Completion of construction work 03 No. of building(s) 03 Wing(s) of 0.01 % Compilation 01 phase, Bihar , RERA Registration Number : BRERAP199128070626300835E00 situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no 118,118/670 Demarcated by its boundaries (latitude and longitude of the end points) 25.611184 , 85.049281 to the North 25.611209 , 85.049091 to the South 25.611178, 85.049378 the East 25.611176 , 85.049379 the West of Division R.P.S more beside Jalalpur heights, Patna, Bihar, Khata no. 163,167, District - PATNA, admeasuring 7081.17 sq.mts. area being developed by BHARTI MERTIYA DEEPAK CONSTRUCTION

Ref: State RERA RegistrationNumber BRERAP199128070626300835E00

Sir,

I/We Sooraj Bharti has undertaken assignment as Architect of certifying Percentage of Compilation of Construction Work of the **BMG SAPPHIRE** for the Subject Real Estate Project proposed to be registered under Bihar RERA, being 03 Building(s)/ 03 Wing(s) of the 01 Phase situated on the plot bearing C.N.No/CTSNo./Surveyno./Final Plot no. 118,118/670(P) of Division R.P.S more beside Jalalpur heights, Patna, Bihar, Khata no. 163,167, District - PATNA, admeasuring 7081.17 sq.mts. area being developed by BHARTI MERTIYA DEEPAK CONSTRUCTION.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s./Shri/Smt. Sooraj Bharti as Architect/Engineer/LS
- (ii) M/s./Shri/Smt. Shailendra Kumar as Structural Consultant
- (iii) M/s./Shri/Smt Environmental Engineers as MEP Consultant
- (iv) M/s./Shri/Smt Dharmjeet Kumar as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation 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 Drawing/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 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. 20,00,00,000/- (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(s) from the 30/08/2035 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date 30.09.2026 is calculated at 93,71,000/- 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 Occupation Certificate/Completion Certificate from 30/08/2035 (Planning Authority) is estimated Rs. 19,06,29,000/-.

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 RERA Number 03 or called BMG SAPPHIRE
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on 30/08/2035 date of Registration is	20,00,00,000/-
2	Cost incurred as on 30.09.2026 (Based on Estimated Cost)	93,71,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,06,29,000/-
5	Cost Incurred on Additional/Extra Items as on 30/09/2026 not included in the Estimated Cost (Table-C)	-

Table - B

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

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the lay out as on 30/08/2035 date of	1,00,00,000/-
2	Cost incurred as on 30/09/2026	NILL
3	Work done in Percentage (as Percentage of the estimated cost)	NILL
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on 30/09/2026 not included in the Estimated Cost (Table-C)	NILL

Yours Faithfully,

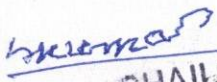

SHAIENDRA KUMAR
 Structural Engineer
 Emp. License No. - 0139
 BR/UDHD/SE/25
 Urban Development and
 Housing Department

Table - C

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

Sr. No.	Items	Cost
1		NILL
2		NILL