

FORM No. 2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(Report of Ongoing Project **Grand Sapphire** for the Period Till 30th June- 2026)

Date : 27.07.2026

To,

The Director
Shri Neeraj Kumar
DEEP SHEETAL ENGINEERS PVT. LTD.
3rd floor, S.S. Furniture Mall,
Bailey Road, Patna-801503

Subject: Certificate of Cost Incurred for Development of **GRAND SAPPHIRE** for Construction of building(s) (Bihar RERA Registration Number) BRERAP00527-005/22/R-1680/2024 situated on the Plot bearing Khesra/Plot No. 2243, Khata No. 180, Thana No. 30, (Mauza- Jamsaut), demarcated by its boundaries (latitude and longitude of the end points) Lati. 25.610376° Longi. 85.03674° to the North, Lati. 25.61081° Longi. 85.03686° to the South, Lati. 25.61057° Longi. 85.03710° to the East, Lati. 25.61065° Longi. 85.03658° to the West of R. K. Puram, Mauza- Jamsaut, Block- Danapur, Division – Danapur, District- PATNA, PIN- 801503, admeasuring 2187.24 sq.mts. area being developed by **DEEP SHEETAL ENGINEERS PVT. LTD..**

Ref: Bihar RERA Registration Number BRERAP00527- 005/22/R-1680/2024

Sir,

I, Shailesh Ranjan have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar RERA, Bihar of **GRAND SAPPHIRE** situated on the plot bearing Survey Khesra/ Plot No. 2243, Khata No. 180, Thana No. 30, Mauza- Jamsaut, R.K. Puram, Mauza- Jamsaut, Block- Danapur, Division- Danapur, District- Patna, Pin- 801503 admeasuring 2187.24 sq.mts. area being developed by **DEEP SHEETAL ENGINEERS PVT. LTD..**

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

(i) Shri SHAILESH RANJAN	as L.S. / Engineer ;
(ii) Shri VIJAY KUMAR	as Structural Consultant
(iii) M/s /Shri/Smt _____	as MEP Consultant
(iv) Shri RAKESH KUMAR	as Quantity Surveyor *

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

Shailesh Ranjan
SHAILESH RANJAN, M.T.E
B.SC. (Engg.) CIVIL ENGINEER
EMP No.-BR/UDHD/CE/23-0016
PATNA (BIH)

of items and quantity for the entire work as calculated by RAKESH 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 9,46,57,000.00 (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 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. 5,75,83,564.50 (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 NAGAR PARISHAD DANAPUR NIZAMAT (planning Authority) is estimated at Rs. 3,70,73,435.50 (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

GRAND SAPPHIRE

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the building/wing as on 18/05/2023 date of Registration is	Rs. 9,46,57,000.00
2.	Cost incurred as on 30/06/2026 (based on the Estimated cost)	Rs. 5,75,83,564.50
3.	Work done in Percentage (as Percentage of the estimated cost)	60.83%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,70,73,435.50
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	N/A

Shailish Ranjan
SHAILISH RANJAN, M.E.
R.S.C. (Engg.) CIVIL ENGINEER
EMP No.-BR/UDHD/CE/23-0018
PATNA (BIH)

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

Sl. No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	N/A
2.	Cost incurred as on _____ (based on the Estimated cost).	N/A
3.	Work done in Percentage (as Percentage of the estimated cost).	N/A
4.	Balance Cost to be Incurred (Based on Estimated Cost).	N/A
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,


SHAILESH RANJAN, M.I.E.
BSC. (Engg.) CIVIL ENGINEER
(ER. SHAILESH RANJAN)
 Signature of Engineer.

* Note :

- 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.
- (*) 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 (*).
- 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 development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
- All components of work with specifications are indicative and not exhaustive