

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No 01

Date: 19.02.2026

Information as on 18.02.2026

Subject: Certificate of Percentage of work done for the Project **Sapphire Square** <Project_Registration_No- Applied for> situated on Khasra No. 797 in Village / Sector - Kasimpur Biruha, Tehsil-Mohanlalganj, Competent / Development Authority - Lucknow Development Authority, District - Lucknow, PIN 226501 admeasuring 459 sq.mts. area being developed by M/s Sapphire Infraventures Private Limited, UPRERAPRM64792

I/We Mohd Ajmal have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Sapphire Square <Project_Registration_No- Applied for> situated on Khasra No. 797 in Village / Sector - Kasimpur Biruha, Tehsil-Mohanlalganj, Competent / Development Authority - Lucknow Development Authority, District - Lucknow, PIN 226501 admeasuring 459 sq.mts. area being developed by M/s Sapphire Infraventures Private Limited, UPRERAPRM64792

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) M/s **Repunjay Patel** as Architect
- (ii) M/s **Paresh & Associates** as Structural Consultant
- (iii) M/s **Behera & Associates** as MEP Consultant
- (iv) M/s **Rakesh Pal** as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the commercial shops of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

(in Rs Lac)

Table - A							
Building/Wing/ Block /Tower Number or Name		Sapphire Square					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	7.50	-	0%	-	-	0%
2	Total Number of Basement and Plinth	15.00	-	0%	-	-	0%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	15.00	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	30.00	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	22.50	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	7.50	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	7.50	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	12.00	-	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	15.00	-	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	10.50	-	0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	7.50	-	0%	-	-	0%
	TOTAL	150.00	0	0%	0	0	0%



(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lacs)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	1.50	1.50	100%	1.50	1.50	100%
2	Water Supply/Drinking Water Facilities	0.80	0.80	100%	0.80	0.80	100%
3	Sewerage (chamber, lines, Septic Tank, STP)	1.20	1.20	100%	1.20	1.20	100%
4	Storm Water Drain	0.70	0.70	100%	0.70	0.70	100%
5	Landscaping & Tree Planting	0.40	0.40	100%	0.40	0.40	100%
6	Street Lighting	0.60	0.60	100%	0.60	0.60	100%
7	Community Buildings	-	-	0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	0.50	0.50	100%	0.50	0.50	100%
9	Solid Waste Management & Disposal	0.30	0.30	100%	0.30	0.30	100%
10	Water Conservation, Rainwater Harvesting	0.50	0.50	100%	0.50	0.50	100%
11	Energy Management/Use of Renewable Energy	0.20	0.20	100%	0.20	0.20	100%
12	Fire Protection and Fire Safety Requirements	2.00	2.00	100%	2.00	2.00	100%
13	Electrical Sub Station, Control Panel & Meter Room	1.20	1.20	100%	1.20	1.20	100%
14	Receiving Station	0.20	0.20	100%	0.20	0.20	100%
15	Plan of Development Works	0.20	0.20	100%	0.20	0.20	100%
16	Emergency Evacuation Services	0.50	0.50	0%	-	-	0%
17	Common Facilities in Basement	-	-	0%	-	-	0%
18	Others, if any (please specify)	0.70	0.70	0%	-	-	0%
	TOTAL	11.50	11.50	0%	10.30	10.30	90%

3. We estimate the Total Cost for completion of the project under reference as **Rs 161.5 Lacs** (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 18.02.2026 is **Rs 10.3 lacs** (Total of column no. 7 in Tables A1, A2.... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2..... **0%**

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B. **90%**



MOHD AJMAL
Mobile No.9236364057
Email ID sapphiredeveloperslko@gmail.com