

FORM No. 2
[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)
For the Quarter ending September 2026
Project **BALAJI AANGAN**

Date: 21/10/2026

To,
BLISSFUL BUILDTech PRIVATE LIMITED,
DIRECTOR – RANJIT KUMAR SINHA,
Address: FL NO. -O-701, PL 56, SEC. 20 GLORY CHS,
KHARGHAR NAVI MUMBAI, Raigarh,
Maharashtra, India, 410210,

Subject: Certificate of Cost Incurred for Development of Project **BALAJI AANGAN** bearing
the registration no. [BRERAP181628040325130629E00] for Construction of
building(s)/____Wing(s) of the Phase (Bihar RERA Registration Number)
situated on the Plot bearing khata No **Part of 1150 & 1148** /Survey No...../ Plot
No. **1663 & 1820** demarcated by its boundaries (latitude **25.63686** and longitude
85.078512) of the land situated in - **Plot No. Khata No-1663 & 1820,**
khassra nos – Part of 1150 & 1148, Tauzi No.-5584, Thana No-01, Mauja-
Digha, Dist-Patna, State -Bihar, Block- Patna Sadar admeasuring **1666.63**
sq.mts. Area Being developed by the Promoter **BLISSFUL BUILDTech**
PRIVATE LIMITED, DIRECTOR – RANJIT KUMAR SINHA

Ref: Bihar RERA Registration Number **BRERAP181628040325130629E00**

Sir,

I/ We Mozakkir Quadri have undertaken assignment of
certifying Cost for the Subject Real Estate Project registered under
RERA, Bihar of _____ Building(s)/_____
Wing(s) of the Phase situated on the plot bearing /CTS No./Survey No./ Plot
No. **Part of 1150 & 1148** /Survey No...../ Plot No. **1663 & 1820**
demarcated by its boundaries (latitude **25.63686** and longitude **85.078512**) of the land
situated in - **Plot No. Khata No-1663 & 1820, khassra nos – Part of 1150 & 1148,**
Tauzi No.-5584, Thana No-01, Mauja-Digha, Dist-Patna, State -Bihar, Block-
Patna Sadar admeasuring **1666.63** sq.mts. Area Being developed by the Promoter
BLISSFUL BUILDTech PRIVATE LIMITED, DIRECTOR – RANJIT KUMAR
SINHA

Following technical professionals are appointed by Owner / Promoter: —

- i. M/s/Shri/Smt. Sidharth Kumar as L.S. / Architect;
- ii. M/s/Shri Mozakkir Quadri as Structural Consultant
- iii. M/s/Shri Hi-Line Engineering Services (Plumbing Consultant)/Unitech Consultant
(Electric Consultants as Mechanical/Electrical/Plumbing Consultants MEP Consultant
- iv. M/s/Shri/Smt _____ 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 Schedule of rates (name of the schedule of Rates) _____ and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by _____ 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.12,00,00,000.00** (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 occupation certificate / completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,54,55,601.64** (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 Occupation Certificate / Completion Certificate from _____ (planning Authority) is estimated at **Rs. 10,45,44,398.36** (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 _____ or called _____
(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 <u>09/03/2025</u> date of Registration is	Rs. 12,00,00,000.00
2	Cost incurred as on <u>30/09/2026</u> (Based on the Estimated cost)	Rs. 1,54,55,601.64
3	Work done in Percentage (As Percentage of the estimated cost)	12.87%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 10,45,44,398.36
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.0.00

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 <u>09/03/2025</u> date of Registration is	
2	Cost incurred as on <u>30/09/2026</u> (Based on the Estimated cost).	Rs. _____
3	Work done in Percentage (As Percentage of the estimated cost).	_____ %
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. (License 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.