AjayMahale
Consulting Engineer

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FORM-2

ENGINEERS CERTIFICATE

Date: 30/07/2017

To,
Balaji Construction Company,
Trinity Oasis, Bhayanderpada,
Ghodbunder road, Thane (W) 400610.

Subject : Certificate of cost incurred for development and construction work of proposed building S4 of the project, on plot bearing survey no 197, H no 16, New S no 100 , H no 16, Old S no 198, H no 4(pt.), New S no 98, H no 4/B, and Old S no 198 H no 3, New S no 98, H no 3, S No 100, H no 34, Old S no 198 , New S no 98, H no 5/A(ptd) , and 6 of village Bhayanderpada, Thane (W), demarcated by its boundaries S no 100(pt) to the North, 30 mt D.P road to the South, 60 mt D.P road to the East, S no 100(pt) to the West of village Bhaiderpada, district Thane 400610 admeasuring 13284.19 sq. mts area being developed by M/S Balaji Construction Company.

Sir,

I Er. Ajay Mahale have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA, being a **buildings marked S4,** situated **on plot bearing survey no 197, H no 16, New S no 100 , H no 16, Old S no 198, H no 4(pt.), New S no 98, H no 4/B, and Old S no 198 H no 3, New S no 98, H no 3, S No 100, H no 34, Old S no 198 , New S no 98, H no 5/A(ptd) , and 6 of village Bhayanderpada, Thane (W), 400610, admeasuring 13284.19 sq. mts area being developed by M/S Balaji Construction Company.**

1. Following Technical professional are appointed by the developer ;

(i) **Manav Consultants , as Architect ;**

(ii) **Epicons Consultants as Structural Consultant**

(iii) **MEP Consultant not Appointed.**

(iv) **Shri. Ajay Mahale as Project Engineer**

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 of the project. Our estimated cost calculations are based on the Drawings/plans made

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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 **Shri. Ajay Mahale Project Engineer** appointed by the developer, 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 of the aforesaid project under reference as **₹ 27,77,80,000 /-** (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 from the **Thane Municipal Corporation, Thane** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. The estimated cost is based on, the present approval of, Gr+19 upper floors (with proposed GR + 22) for **S4** building, and that includes staircase, passage, lift, stilt, refuge area and cupboard area for the purpose of cost calculation is, **8408.29 sq.mts.** for **S4** building,
4. The estimated cost incurred till date is calculated at **₹ 8,07,84,000/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from **Thane Municipal Corporation, Thane** (planning Authority) is estimated at **₹ 19,69,96,000/-** (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 :

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TABLE A

Building called as " **S4** " .

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 30/07/2017 date of Registration is	₹ 26,92,80,000/-
2	Cost incurred as on 30/07/2017 (based on the Estimated cost)	₹ 8,07,84,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	30%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 18,84,96,000/-
5	Cost Incurred on Additional /Extra Items as on ___---------_____ not included in	₹ Nil

TABLE B

Building called as " **S4** " .

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/07/2017 date of Registration is	₹ 85,00,000/-
2	Cost incurred as on 30/07/2017 (based on the Estimated cost)	₹ Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil %
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ Nil
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	₹ Nil /-

Yours faithfully,

Signature of Engineer
(Licence No. M-147033-1)

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