Ajay Mahale
Consulting Engineer

203, Irani Bldg., Sant Dnyaneshwar Marg,
Behind TMC, Panchpakhadi, Thane (W) - 400 602.
Tel. : 022-2543 5628 Mob. : 91362 12 571
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FORM-2
[See Regulation 3l
ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated. account – Protect Wise)
As on 30.09.2025

Date:21/10/2025

To
Sri. Balaji Developer,
Tropical Elite, office No. 104,
1st floor, Naupada.
Thane (W).

Subject: Certificate of Cost incurred for Development of **Sri Balaji Developer** for construction of 2 buildings, **Type – 01, (Wing -B & B1)** of the 2nd phase building situated on the plot bearing S. No. 124/5/6/7/9/10, 125/8/10/, 159/6, 161/5/8/14, demarcated by its boundaries S.No. 124 & 160 to the North, 18m. wide D.P. Road to the East S.No. 161 to the west of Division Kokan Village Kamtghar, taluka Bhiwandi, district Thane. Pin 421302. Admeasuring plot 23963.80 sq.mts. are being developed by **Sri Balaji Developer.**

Sir

1. We **M/S. Ajay Mahale and Associates** have undertaken assignment of certifying Estimated Cost for Project "**Sri Balaji Developer"** having MahaRERA RegistrationNumber"**P51700010106".**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in attachment of sale. Our estimated cost calculations are based on the information made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by **Shri. Ajay Mahale Project Engineer** appointed by Developer. The assumption to the cost of material, labour and other inputs made by developer and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **₹28,58,99,400/-**(Total of Table A and B) at the time of Registration. The estimated Total Cost of Project is with references to the Civil, MUP and Allied works required for completion of the apartments and Proportionate complication of internal external works. As per specifications mentioned in agreement of sale and For the purpose of obtaining occupation certificate /completion certificate for the Building(s) / Wing(s) or Layout / Plotted Development from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **30.09.2025** is calculated at **₹ 8,07,36,321/-** (Total of Table A and B) the amount of Estimated Cost incurred is calculated on the basis of input materials/services used and unit cost of this items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and Completion of internal & external works, as per specifications mentioned in agreement of sale, of' the Project is estimated at **₹ 20,51,63,079/-**(Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate and internal & Extremal works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date others certificate is as given in (Table A and B) below:

TABLE-A (Building No. 13)

Building Called as "Sri Balaji Developer"

Sr. No.	Particulars	Amount (in ₹)
1	Total estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration	**14,29,49,700/-**
2	Cost incurred as on date of certificate	**4,03,68,161/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**28.24%**
4	Balance Cost to be incurred** (Based on Estimated Cost)	**10,25,81,540/-**
5	Cost Incurred on Additional /Extra items as on 30/09/2025 not included in the Estimated Cost	**NIL**

TABLE-A (Building No. 14)

Building Called as "Sri Balaji Developer"

Sr. No.	Particulars	Amount (in ₹)
1	Total estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration	**14,29,49,700/-**
2	Cost incurred as on date of certificate	**4,03,68,161/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**28.24%**
4	Balance Cost to be incurred** (Based on Estimated Cost)	**10,25,81,540/-**
5	Cost Incurred on Additional /Extra items as on 30/09/2025 not included in the Estimated Cost	**NIL**

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TABLE-B

Internal & External Development Works in Respect of the Registration Phase

Sr. No.	Particulars	Amount (in ₹)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in	**0**
2	Cost incurred as on date of certificate	**0**
3	Work done in Percentage (as Percentage of the estimated cost)	**0**
4	Balance Cost to be incurred** (Based on Estimated Cost)	**0**
5	Cost Incurred on Additional /Extra items not included in the Estimated cost	**0**

Yours Faithfully,

Signature of Engineer
Name: **Shri. Ajay Mahale**

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no.**M-147033-1**

Agreed & Accepted by:
For
Sri Balaji Developer
NILESH KANTILAL SHAH
Digitally signed by NILESH KANTILAL SHAH
Date: 2025.12.20 15:16:06 +05'30'
Partner
Place: Thane
Date:21/10/2025