KEDAR V. KALE
B.E. CIVIL
STRUCTURAL ENGINEER
LICS. STR. ENGR.
K.D.M.C.

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REF. : 299/ R8

Date: 31.03.2025

FORM-2

[*See* 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)

To,
Shri. Kiran Teli & Others,
M/s. BALAJI ENTERPRISES,
KALYAN (W).

Subject: Certificate of Cost Incurred for Development of ***KAUSHALYA HEIGHTS*** for Construction of 1 building(s) I Phase (Applied for MahaRERA Registration Number) situated on the Plot bearing C.T.S. No. 2065/2B, 2066/2B; demarcated by its boundaries (19.2427935, 73.1265108 LATITUDE & LONGITUDE of the start point) Sai Baba Apartment to the North, Ahilyabai Chowk to Gheladevji Chowk Road to the South, MK GANDHI Gujrathi Primary School to the East & Shshikant Niwas to the West of Division Konkan, Village Kalyan, Taluka Kalyan, District Thane, PIN 421301 admeasuring 407.40 sq.mts. area being developed by ***M/s. BALAJI ENTERPRISES***.

Ref : MahaRERA Registration Number: **P51700052542**

Sir,

I KEDAR V. KALE have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s) of the I Phase situated on the plot bearing C.T.S. No. 2065/2B, 20662B of Division Konkan, Village Kalyan, Taluka Kalyan, District Thane, PIN: 421301 admeasuring 407.40 sq.m. area being developed by Balaji Enterprises.

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

(i)	Shri. ANIRUDDHA DASTANE	as L.S. / Architect ;
(ii)	Shri. KEDAR V. KALE	as Structural Consultant
(iii)	M/s /Shri/Smt. N.A.	as MEP Consultant
(iv)	Shri. K. V. KALE	as Quantity Surveyor *

KEDAR V. KALE LICENCED STRUCTURAL ENGINEER KALYAN (W)

For BALAJI ENTERPRISES
K.R.Teli
Partners

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 Drawings/plans made 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 Kedar Kale 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. 5,56,25,000/- (Rupees Five Crore Fourty Five Lakhs Ten Thousand only) (Total of Table A & 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 ADTP Kalyan Dombivali Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,86,95,000/- (Total of Table A & 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 ADTP Kalyan Dombivali Municipal Corporation (planning Authority) is estimated at Rs 2,69,30,000/- (Total of Table A & 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:

For BALAJI ENTERPRISES
K.R.Jey
Partners

KEDAR V. KALE
LICENCED STRUCTURAL ENGINEER
KALYAN (W)

TABLE A

Building 1 or called ***KAUSHALYA HEIGHTS***

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Building 1/ Wing as on 30.04.2023 date of Registration is	Rs. 5,45,10,000/-
2	Cost incurred as on 31.03.2025 (based on the Estimated cost)	Rs. 2,86,95,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	52.64 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,58,15,000/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2025 not included in the Estimated Cost (Annexure A)	Rs. 0/-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities for Bldg. no. 1 in the layout as on 30.04.2023 date of Registration.	Rs. 11,15,000/-
2	Cost incurred as on 31.03.2025 (based on the Estimated cost).	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 11,15,000/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2025 not included in the Estimated Cost (Annexure A).	Rs. 0/-

Yours Faithfully,

K.V.Kale

Kedar V. Kale
Lics. Str. Engr.

KEDAR V. KALE
LICENCED STRUCTURAL ENGINEER
KALYAN (W)

For BALAJI ENTERPRISES
K.R.Tej
Partners

Agreed & Accepted by M/s. BALAJI ENTERPRISES on 31.03.2025.

*** 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 Occupation 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.

For BALAJI ENTERPRISES

Partners

KEDAR V. KALE
LICENCED STRUCTURAL ENGINEER
KALYAN (W)