

**SHANTI CONSULTANTS****R.C.C. Consultants Structural Engineers**

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Arvind S. Patel (AMIE)

Office : 306, Shiv Plaza, L.B.S. Road, Opp. Telephone Exchange, Ghatkopar (West), Mumbai - 400 086. ☎: 022-2510 5187

Office : 301, Samarth Palace, Chiplunkar Road/Tundon Road Junction, Opp. Domino's Pizza, Ram Nagar, Dombivali (E)-421 201. ☎: 0251-2861125

ENGINEER'S CERTIFICATE

FORM - 2

Date :- 19th August, 2025

To

Shri. Mangesh Harne

Partner M/s. Shreeman Developers,

Add:- 102, Siddhivinayak Arcade,

Mahatma Phule Road, Above

Canara Bank Dombivali (West)

Subject :- Certificate of Cost Incurred for Development of **"Blue Bali Co-Op Hsg. Soc."** of the Project **[P51700055160]** situated on Plot Bearing S. No.- 230(Old), S. No.- 3(New), demarcated by its boundaries (latitude and longitude of the approximate center points) 19°13'35.6" to the North & 73°05'17.1" to the East of Division Konkan, Village Navagaon, Taluka Kalyan, District – Thane. Building plan sanctioned by Kalayn Dombivali Municipal Corporation vide their Sanction No.-KDMC/TPD/BP/DOM/2023-24/64, Date.- 01/01/2024 admeasuring approximate as per site 7/12 Extract 1260.00 Sq. Mts & Out of that 2078 Sq.Mt area Being Developed By **M/s. Shreeman Developers,**

Ref: RERA Registration Number :- **P51700055160**

Sir,

We M/s. Shanti Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being **"Blue Bali Co-Op Hsg. Soc."** of the Project, situated on the Plot Bearing situated on Plot Bearing S. No.- 230(Old), S. No.- 3(New), of Division Konkan, Village Navagaon, Taluka Kalyan, District – Thane. Building plan sanctioned by Kalayn Dombivali Municipal Corporation vide their Sanction No.-KDMC/TPD/BP/DOM/2023- 24/64, Date.- 01/01/2024 admeasuring approximate as per site 7/12 Extract 1260.00 Sq. Mts & Out of that 2078 Sq.Mts area Being Developed By **M/s. Shreeman Developers,**

Following technical professionals are appointed by Owner I Promoter :-

- 1) **B.R. CONSULTANTS** as Architect;
- 2) **M/S. SHANTI CONSULTANT(Arvind S. Patel)** as Structural Consultant
- 3) **MEP Consultant** not appointed yet because **In house Staff of Developer**
- 4) **GANESH R. AKHADKAR** as Quantity Surveyor

- 1) 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 **GANESH R. AKHADKAR** 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.

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Structural Engineers - **ARVIND S. PATEL**

License No. - STATE / R / 2024 / APL / 10850

TMCB / R / 2024 / APL / 00341

MCGM / STR / 840006201



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- 2) We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 18,61,00,000/-** (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 **K.D.M.C.** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 3) The Estimated Cost Incurred till **30/06/2025** date is calculated at **Rs. 95,65,154/-** (Total of **Table A-B**) The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
- 4) 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 **K.D.M.C.** (planning Authority) is estimated at **Rs. 17,65,34,846/-** (Total of Table A-B)
- 5) 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 bearing called "Blue Bali Co-Op Hsg. Soc."

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Building/Wing/Layout/Plotted Developments as on 08/01/2024 date of Registration is	Rs. 18,36,00,000/-
2	Cost incurred as on date of Certificate Date :- 30/06/2025	Rs. 95,65,154/-
3	Work done in Percentage (as Percentage of the estimated cost)	5.21%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 17,40,34,846/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. N.A/-


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TABLE – B
Building bearing called “Blue Bali Co-Op Hsg. Soc.”

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 08/01/2024 date of Registration is	Rs. 25,00,000/-
2	Cost incurred as on date of Certificate Date :- 30/06/2025	Rs. N.A/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 25,00,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. N.A/-

TABLE – C
Building bearing called “Blue Bali Co-Op Hsg. Soc.”
List of Extra/Additional/ Deleted Items Considered in Cost
(Which were not part of the original Estimate of Total Cost)

Sr. No	List of Extra/Additional/ Deleted Items	Amounts
1		
2		

Yours Faithfully

(Arvind S. PATEL)
Consulting Structural Engineer
MCGM License No.- STR:840006201
License No.- STATE/R/2024/APL/10850
TMC License No.- TMCB/R/2024/APL/00341

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Agreed and Accepted by: **For Shreeman Developers**

Signature of Promoter

Name :

Date :

[Signature]

Partner

