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 :- 1st October, 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.

SHANTI CONSULTANTS
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 **30/09/2025** date is calculated at **Rs. 1,14,20,190/-** (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. 17,46,79,810/-** (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 :- **30/09/2025**	**Rs. 1,14,20,190/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**6.22%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 17,21,79,810/-**
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 :- **30/09/2025**	**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:

Signature of Promoter

Name :

Date :