

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

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shantioffice1963@gmail.com

**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 :- 01<sup>st</sup> July, 2026

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 **30/06/2026** date is calculated at **Rs. 3,39,65,679/-** (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. 15,21,34,321/-** (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 <b>08/01/2024</b> date of Registration is | <b>Rs. 18,36,00,000/-</b> |
| 2       | Cost incurred as on date of Certificate<br>Date :- <b>30/06/2026</b>                                                  | <b>Rs. 3,39,65,679/-</b>  |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                                      | <b>18.50%</b>             |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                              | <b>Rs. 14,96,34,321/-</b> |
| 5       | Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)                                | <b>Rs. N.A/-</b>          |

  
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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<br>Date :- 30/06/2026                                                                                                 | Rs. N.A/-       |
| 3      | Work done in Percentage<br>(as Percentage of the estimated cost )                                                                                             | 0.00%           |
| 4      | Balance Cost to be Incurred<br>(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 :