Aniruddha Consultant
R.C.C.Consultant Structural Engineer
Lic. No. : STATE/R/2023/APL/06461
Ganesh R. Akadkar
B.E. (Civil), A.M.I.E.

E-mail : aniruddhaconsultant@hotmail.com
Mob. : 9820845318 .

Address:-301/A, Samarth Palace, Ram Nagar, Dombivali (E)-421201.

ENGINEER'S CERTIFICATE
FORM - 2

Date :-30/09/2025

To
M/s. Balaji Infra,
Shop No.2, At Post Dwarli,
Near Ganesh Mandir ,
Tushar Nagae, Shreemalang Gad Road Dwarli,
Kalyan (W)-421306

Subject :-Certificate of Cost Incurred for Development of Building known as"**BALAJI HEIGHTS** " Building / No separate Wings of the First Phase of the Project [Maha RERA Registration Number – **P51700076654**] situated on the plot bearing S. No. 1, H.No. 1/4/2, demarcated by its boundaries (latitude and longitude of the approximate centre points)19°12'10.3" to the North & 73°08' 09.42" to the East of the of Division - konkan, Village – Dwarli, Taluka – Ambernath, District -Thane, Building plan sanctioned by Kalyan Dombivli Municipal Corporation vide their sanction no. KDMC/TPD/BP/27 VILLAGE/2023-24/30, dated – 05.02.2024 admeasuring approximate as per 7/12 Extract 500.00 Sq Meter & Out of this 914.74 sq.mts built up area being developed by **M/s. Balaji Infra**

Ref: RERA Registration Number :-**P51700076654**

Sir,

We M/s. Aniruddha Consultant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Building known as **"BALAJI HEIGHTS"** Building / No separate Wings of the First Phase of the Project [Maha RERA Registration Number **P51700076654**] S. No. 1, H.No. 1/4/2, Village – Dwarli, Taluka – Ambernath, District -Thane, Building plan sanctioned by Kalyan Dombivli Municipal Corporation vide their sanction no. KDMC/TPD/BP/27 VILLAGE/2023-24/30, dated – 05.02.2024 admeasuring approximate as per 7/12 Extract 500.00 Sq Meter & Out of this 914.74 sq.mts built up area being developed by **M/s. Balaji Infra**

Following technical professionals are appointed by Owner I Promoter :-

1) **M/s. LANDMARK GROUP** as Architect;
2) **M/S ANIRUDDHA CONSULTANT (Ganesh R.Akadkar)** as Structural Consultant
3) **MEP Consultant** not appointed yet because **In house Staff of Developer**
4) **NITIN JADHAV** as Quantity Surveyor

G. R. Akad

ANIRUDDHA CONSULTANT
R.C.C. Structural Engineers
Ganesh R. Akadkar
K.D.M.C. Licence No. 544

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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 **NITIN JADHAV** 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.

2) We estimate Total Estimated Cost (with full F.S.I. potential) of completion of the building(s) of the aforesaid project under reference as **Rs. 4,00,00,000/-**(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 a fore said project is being implemented.

3) The Estimated Cost Incurred till date is calculated as **Rs. 95,00,000 /-** (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. 3,05,00,000/-**(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 as **'Balaji Heights '**

Sr. No.	Particulars	Amounts
1	Total Estimated cost (with full F.S.I. potential) of the Building/Wing/Layout/Plotted Developments as on **10/04/2024**date of Registration is	**Rs. 3,80,00,000/-**
2	Cost incurred as on date of Certificate Date :-	**Rs. 95,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**25%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 2,85,00,000/-**
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 as **'Balaji Heights'**

Sr. No		Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **10/04/2024** date of Registration is	**Rs. 20,00,000/-**
2	Cost incurred as on date of Certificate Date :-	**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. 20,00,000/-**
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	**Rs. N.A/-**

TABLE – C

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

Gr. R. Akadkar

(Ganesh R.Akadkar)
Consulting Structural Engineer
K.D.M.C. License No.-544

Gr. R. Akadkar
ANIRUDDHA CONSULTANT
R.C.C. Structural Engineers
Ganesh R. Akadkar
K.D.M.C. Licence No. 544

Agreed and Accepted by:
Signature of Promoter

Name :
Date :

For SHREE BALAJI INFRA

PARTNER

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