



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.

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

ENGINEER'S CERTIFICATE
FORM - 2

Date :-01/08/2026

To
M/s. Balaji Infra,
Shop No.2, At Post Dwarli,
Near Ganesh Mandir ,
Tushar Nagar, 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. Akadkar

ANIRUDDHA CONSULTANT

R.C.C. Structural Engineers :

Ganesh R. Akadkar

State Licence No.:

STATE / R / 2026 / APL / 25164



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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 30/06.2026 is calculated as **Rs. 1,25,00,000 /-** (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. 2,75,00,000/-** (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 :-30/06/2026	Rs. 1,25,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	32.90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,55,00,000/-
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 :-30/06/2026	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


(Ganesh R.Akadkar)
Consulting Structural Engineer
License No.-STATE/R/2026/APL/25164
Agreed and Accepted by:
Signature of Promoter

Name :

Date :


ANIRUDDHA CONSULTANT
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