

DINESH H. MEHTA (B.E.CIVIL)

LICENSED PLUMBER AND LICENSED SITE SUPER VISOR

ADD: B/34 RAJESH APARTMENT SHANKAR LANE KANDIVLI (WEST) MUMBAI 400067

FORM -2 [see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 10/04/2025

To,

BALI SPACES LLP

Office No. 04, A Wing, 1st Floor,
Onkar, Gen. A. K. Vaidya Marg,
Dindoshi, Malad East, Mumbai 400097.

Subject: Certificate of Percentage of Completion of Construction Work of One building having single wing situated on plot bearing CTS No. 638, 638/1 to 12 of Village Pahadi Goregaon West, Plot No. 163 at Jawahar Nagar, Road No. 2, Goregaon West, P/South Ward, Mumbai 400104 demarcated by its boundaries by land bearing Plot No. 146 of Jawahar Nagar on North side, by Road No. 2 of Jawahar Nagar to the South, by land bearing Plot No. 162 of Jawahar Nagar on East side & by land bearing Plot No. 164 of Jawahar Nagar on West side admeasuring **688.10 sq. mts.** area; being developed by **M/s. Bali Spaces LLP.**

Sir,

I, Dinesh H Mehta, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA for the building(s) situated on the Plot No. 163 demarcated by its boundaries, by land bearing Plot No. 146 of Jawahar Nagar on North side, by Road No. 2 of Jawahar Nagar to the South, by land bearing Plot No. 162 of Jawahar Nagar on East side & by land bearing Plot No. 164 of Jawahar Nagar on West side admeasuring 688.10 sq. mts. area; being developed by M/s. Bali Spaces LLP.

1. Following technical professionals are appointed by Owner / Promoter:
 - (i) Shri. Ankit U. Jain as L.S. / Architect;
 - (ii) Shri. Hiren M. Tanna as Structural Consultant
 - (iii) Shri. Not Applicable as MEP Consultant
 - (iv) Shri. Dinesh H. Mehta as Site Supervisor


Dinesh H. Mehta
(Licence Site Supervisor)
(Licence No.: M/89/SS-I")

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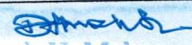
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated* cost of completion of the building(s) of the aforesaid project under reference as **Rs. 9,24,95,000/-** (Total of Table A and 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 **BMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at **Rs. 8,05,23,553/-** (Total of Table A and B). The amount of Estimated cost incurred is calculated on the base of amount of Total Estimated cost.
5. The Balance cost of Completion of Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from **BMC** (Planning Authority) is estimated at **Rs. 1,19,71,447/-** (Total of Table A and B)
6. 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

Name of Building: BALI SERENITY

(Prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 17-10-2023 date of registration	Rs. 6,47,46,500/-
2	Cost incurred as on 31-03-2025 (based on the Estimated Cost)	Rs. 5,63,66,487/-
3	Work done in Percentage (as percentage of the Estimated Cost)	87.06%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs. 83,80,013/-
5	Cost Incurred on Additional/Extra items on 31-03-2025 not included in the Estimated Cost (Annexure A)	Rs. 0/-


Dinesh H. Mehta
(Licence Site Supervisor)
(Licence No.: M/89/SS-I")

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TABLE B

Name of Building: **BALI SERENITY**

(Prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External development works including amenities and facilities in the layout as on 17-10-2023 (Date of Registration)	Rs. 2,77,48,500/-
2	Cost incurred as on 31-03-2025 (based on the Estimated Cost)	Rs. 2,41,57,066/-
3	Work done in Percentage (as percentage of the Estimated Cost)	87.06%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 35,91,434/-
5	Cost Incurred on Additional/Extra items on 31-03-2025 not included in the Estimated Cost (Annexure A)	Rs. 0/-

X

Yours faithfully,



Shri. Dinesh H. Mehta
License No. M/89/SS-Ist

Dinesh H. Mehta
(Licence Site Supervisor)
(Licence No.: M/89/SS-Ist)