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STRUCTBOND ENGINEERING CONSULTANTS
•Registered Structural Engineers•Structural Auditors•Repairing & Rehabilitation Consultants
Shop no. 11, Nagar Vachanalay Building, Behind Domino's pizza, Ambadi Road,
Vasai (W), Palghar: 401 202

Date: - 23/07/2025

FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

To,
M/s. Balaji Enterprises,

Sub.: - Certificate of Cost of Construction Work of Proposed Residential Bungalow & Row House on land bearing S. No. 109, H. No. 1/A of Village: Dongre, Tal: Vasai, Dist: Palghar, being developed by M/s. Balaji Enterprises.

Sir,

1. We, *STRUCTBOND ENGINEERING CONSULTANTS* have undertaken assignment of certifying the cost Incurred in the Completion of Construction Work of **Proposed Residential Bungalow & Row House** being developed by **M/s. Balaji Enterprises.**

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 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 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.

Bungalow No. 1 - Type A:

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **₹ 95,00,000/- (Rupees Ninety-Five Lakh Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **₹ 42,75,000 /-** (Total of Table A). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at **₹ 52,25,000/- (Rupees Fifty-Two lakh Twenty-Five Thousand Only)** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Registered Structural Engineer
[illegible] Reg. No. STATE/[illegible]/AP[illegible]

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TABLE A - BUNGALOW NO. 1 - TYPE A		
Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.85,50,000/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. 42,75,000 /-
3.	Work done in percentage [As percentage of the estimated cost]	50.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 42,75,000 /-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - BUNGALOW NO. 1 - TYPE A		
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.9,50,000/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.9,50,000/-
5.	Cost Incurred on Additional / Extra Items as on ____-_____not included in the Estimated Cost (Annexure A)	Rs. - / -

Rowhouse No. 2 - Type B:

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **₹ 1,33,62,500/- (Rupees One Crore Thirty-Three Lakh Sixty-Two Thousand Five Hundred Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **₹ 69,75,225 /-** (Total of Table A). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at **₹ 63,87,275 /- (Rupees Sixty-Three Lakh Eighty-Seven Thousand Two Hundred Seventy-Five Only)** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Registered Structural Engineer
Reg. No. STATE/2023/APL/05209

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TABLE A - ROWHOUSE NO. 2 - TYPE B		
Sr. No.	**Particulars**	**Amounts**
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.1,20,26,250/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. 69,75,225 /-
3.	Work done in percentage [As percentage of the estimated cost]	58.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,51,025 /-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - ROWHOUSE NO. 2 - TYPE B		
Sr. No.	**Particulars**	**Amounts**
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.13,36,250/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.13,36,250/-
5.	Cost Incurred on Additional / Extra Items as on ____-_____not included in the Estimated Cost (Annexure A)	Rs. - / -

Rowhouse No. 3 - Type B:

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **₹ 1,33,62,500/- (Rupees One Crore Thirty-Three Lakh Sixty-Two Thousand Five Hundred Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **₹ 74,56,275 /-** (Total of Table A). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at **₹ 59,06,225 /- (Rupees Fifty-Nine Lakh Six Thousand Two Hundred Twenty-Five Only)** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Registered Structural Engineer
No. STATE/2023/APL/05203

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Vasai (W), Palghar: 401 202

TABLE A - ROWHOUSE NO. 3 - TYPE B		
Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.1,20,26,250/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. 74,56,275 /-
3.	Work done in percentage [As percentage of the estimated cost]	62.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45,69,975 /-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - ROWHOUSE NO. 3 - TYPE B		
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.13,36,250/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.13,36,250/-
5.	Cost Incurred on Additional / Extra Items as on ____ _____not included in the Estimated Cost (Annexure A)	Rs. - / -

Rowhouse No. 4 - Type C:

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as ₹ 3,31,85,000/- (Rupees Three Crore Thirty-One Lakh Eighty-Five Thousand Only) [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at ₹ 59,73,300 /- (Total of Table A). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at ₹ 2,72,11,700/- (Rupees Two Crore Seventy-Two Lakh Eleven Thousand Seven Hundred Only) (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Registered Structural Engineer
No. STATE/2021/APL/85289

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Vasai (W), Palghar: 401 202

TABLE A - ROWHOUSE NO. 4 - TYPE C		
Sr. No.	**Particulars**	**Amounts**
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.2,98,66,500/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. 59,73,300 /-
3.	Work done in percentage [As percentage of the estimated cost]	20.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,38,93,200/-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - ROWHOUSE NO. 4 - TYPE C		
Sr. No.	**Particulars**	**Amounts**
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.33,18,500/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.33,18,500/-
5.	Cost Incurred on Additional / Extra Items as on ____-_____not included in the Estimated Cost (Annexure A)	Rs. - / -

Rowhouse No. 5 – Type C & Rowhouse No. 6 – Type B:

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **₹ 4,64,00,000/- (Rupees Four Crore Sixty-Four Lakh Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **₹ 62,64,000 /-** (Total of Table A). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at **₹ 4,01,36,000/- (Rupees Four Crore One Lakh Thirty-Six Thousand Only)** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
ANIL S. KAPOOR.
Registered Structural Engineer
Regd. No. STATE/[illegible]/APL/[illegible]

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STRUCTBOND ENGINEERING CONSULTANTS

•Registered Structural Engineers•Structural Auditors•Repairing & Rehabilitation Consultants

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Vasal (W), Palghar: 401 202

TABLE A - ROWHOUSE NO. 5 – TYPE C & ROWHOUSE NO. 6 – TYPE B		
Sr. No.	**Particulars**	**Amounts**
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.4,17,60,000/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. 62,64,000/-
3.	Work done in percentage [As percentage of the estimated cost]	15.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,54,96,000/-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - ROWHOUSE NO. 5 – TYPE C & ROWHOUSE NO. 6 – TYPE B		
Sr. No.	**Particulars**	**Amounts**
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.46,40,000/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.46,40,000/-
5.	Cost Incurred on Additional / Extra Items as on ____ - _____not included in the Estimated Cost (Annexure A)	Rs. - / -

Bungalow No. 7 – Type D:

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as ₹ 73,85,000/- **(Rupees Seventy-Three Lakh Eighty-Five Thousand Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at ₹ Nil /- (Total of Table A). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at ₹ 73,85,000/- **(Rupees Seventy-Three Lakh Eighty-Five Thousand Only)** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Registered Structural Engineer
Reg. No. STATE/2023/APLIC5209

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Vasai (W), Palghar: 401 202

TABLE A - BUNGALOW NO. 7 – TYPE D		
Sr. No.	**Particulars**	**Amounts**
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.73,85,000/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in percentage [As percentage of the estimated cost]	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.73,85,000/-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - BUNGALOW NO. 7 – TYPE D		
Sr. No.	**Particulars**	**Amounts**
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.7,38,500/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.7,38,500/-
5.	Cost Incurred on Additional / Extra Items as on ____: _____not included in the Estimated Cost (Annexure A)	Rs. - / -

Bungalow No. 8 – Type E:

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **₹ 43,17,500/- (Rupees Forty-Three Lakh Seventeen Thousand Five Hundred Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **₹ Nil /-** (Total of Table A). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at **₹ 43,17,500/- (Rupees Forty-Three Lakh Seventeen Thousand Five Hundred Only)** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Licensed Structural Engineer
Regd. No. STATE/[illegible]/2002/MAP/105205

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Vasal (W), Palghar: 401 202

TABLE A - BUNGALOW NO. 8 – TYPE E		
Sr. No.	Particulars	Amounts
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.38,85,750/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in percentage [As percentage of the estimated cost]	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.38,85,750/-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - BUNGALOW NO. 8 – TYPE E		
Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.4,31,750/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,31,750/-
5.	Cost Incurred on Additional / Extra Items as on ____ _____not included in the Estimated Cost (Annexure A)	Rs. - / -

Bungalow No. 9 – Type F:

2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **₹ 51,32,500/- (Rupees Fifty-One Lakh Thirty-Two Thousand Five Hundred Only)** [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 VVCMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at ₹ Nil /- (Total of Table A). 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 of the subject project to obtain Occupation Certificate / Completion Certificate from VVCMC (planning Authority) is estimated at **₹ 51,32,500/- (Rupees Fifty-One Lakh Thirty-Two Thousand Five Hundred Only)** (Total of Table A and B).

5. I certify that the Cost of the Civil, MEP Sand allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Registered Structural Engineer
Regd. No. STATE/NP/2023/AP/105209

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STRUCTBOND ENGINEERING CONSULTANTS

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Vasai (W), Palghar: 401 202

TABLE A - BUNGALOW NO. 9 – TYPE F		
Sr. No.	**Particulars**	**Amounts**
1.	Total estimated cost of the building/wing as on 04th June 2025	Rs.46,19,250/-
2.	Cost incurred as on 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in percentage [As percentage of the estimated cost]	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.46,19,250/-
5.	Cost Incurred on Additional /Extra Items as on __ not included in the Estimated Cost (Annexure A)	Rs. - / -

TABLE B - BUNGALOW NO. 9 – TYPE F		
Sr. No.	**Particulars**	**Amounts**
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout proportionate as on date 04th June 2025.	Rs.5,13,250/-
2.	Cost incurred as on date of certificate is 04th June 2025 (Based on the Estimated cost)	Rs. Nil /-
3.	Work done in Percentage (As Percentage of the estimated cost)	0.00 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.5,13,250/-
5.	Cost Incurred on Additional / Extra Items as on ____- _____not included in the Estimated Cost (Annexure A)	Rs. - / -

Thanking you
Yours faithfully,
For Structbond Engineering Consultants

For STRUCTBOND ENGINEERING CONSULTANTS
RAHUL S. KAPOOR.
Registered Structural Engineer
State Reg. No. STATE/2023//PL/05209

Agreed and Accepted by:
For M/s. BALAJI ENTERPRISES
Partners.

Signature of Promoter
Name:
Date:

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost) NIL

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