



FORM-2

REF NO.: 433/168 /2017

DATE: 19.07.2017

To,
M/s. Balaji Infra
605, Mayuresh Chamber,
Plot No. 60, Sector - 11,
CBD Belapur, Navi Mumbai - 400 614

Subject: Certificate of Cost Incurred for Development of **Balaji Complex (Plot No.11,12,13)** for Construction of 1building(s)/3Wing(s) of the First Phase (MahaRERA Registration Number) situated on the Plot bearing Plot No.11,12,13 on Survey No. 57 Hissa No.2 C.S. No 1665 & Survey No 54 Hissa No 2, C.S.No.1668 demarcated by its boundaries (latitude and longitude of the end points) Plot No 14 to the North, Plot No 10 to the South, S.N0.32 to the East, D.P.road to the West of Division KOKAN Village Chinchavali Shekin, Taluka Khalapur District Raigad PIN 410203 admeasuring 1209 sq.mts. area being developed by M/s. BALAJI INFRA

Ref :MahaRERA Registration Number _____

Sir,
I SURENDRA PATEL Proprietor of M/s. S.V.PATEL & ASSOCIATES have undertaken assignment of certifying Estimated Cost for theSubject Real Estate Project proposed to be registered under MahaRERA, being1Building(s)/3Wing(s) of the First Phase situated on the plotbearingPlot No.11,12,13 on Survey No. 57 Hissa No.2 C.S. No 1665 & Survey No 54 Hissa No 2, C.S.No.1668of Division KOKAN Village Chinchavali Khopoli Taluka Khalapur District Raigad PIN 410203 .admeasuring 1209sq.mts.area being developed by M/s. BALAJI INFRA

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s. Vastospati Design Group as L.S. Architect;
- (ii) M/s. S V Patel & Associates as Structural Consultant
- (iii) Shri Bipin Maurya as MEP Consultant
- (iv) Shri Yogesh Choudhary as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ CompletionCertificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimatedcost calculations are based on the Drawings/plans made available to us for the project underreference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Yogesh Choudhary quantity Surveyor appointed by Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and thesite inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid projectunder reference as Rs.3,14,89,650/- (Total of Table A and B). The estimated TotalCost of project is with reference to the Civil, MEP and allied works required to be completed forthe purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Khopoli Municipal Council** being the Planning Authority under whose jurisdiction the aforesaidproject is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,13,51,371/-** (Total ofTable A and B). The amount of Estimated Cost Incurred is calculated on the base of amount ofTotal Estimated Cost.



S. V. PATEL & ASSOCIATES

CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
E-mail : svpassociates@gmail.com
Web. : www.svpatelassociates.com

5. 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 **Khopoli Municipal Council** (planning Authority) is estimated at **Rs.1,01,38,279/-** (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
One Building & Wing bearing (A, B, C Wings)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 15/07/2017 date of Registration is	Rs. 3,14,89,650/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs. 2,13,51,371/-
3	Work done in Percentage (as Percentage of the estimated cost)	67.8 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,01,38,279/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost.	Rs. 0.00

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. 0.0
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. 0.0
3	Work done in Percentage (as Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 0.0
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. 0.0



Yours Faithfully,

(S. V. Patel)
(Structural Engineer)
(Registration No: STR/P/136)