



**ENGINEER'S CERTIFICATE**  
**FORM - 2**

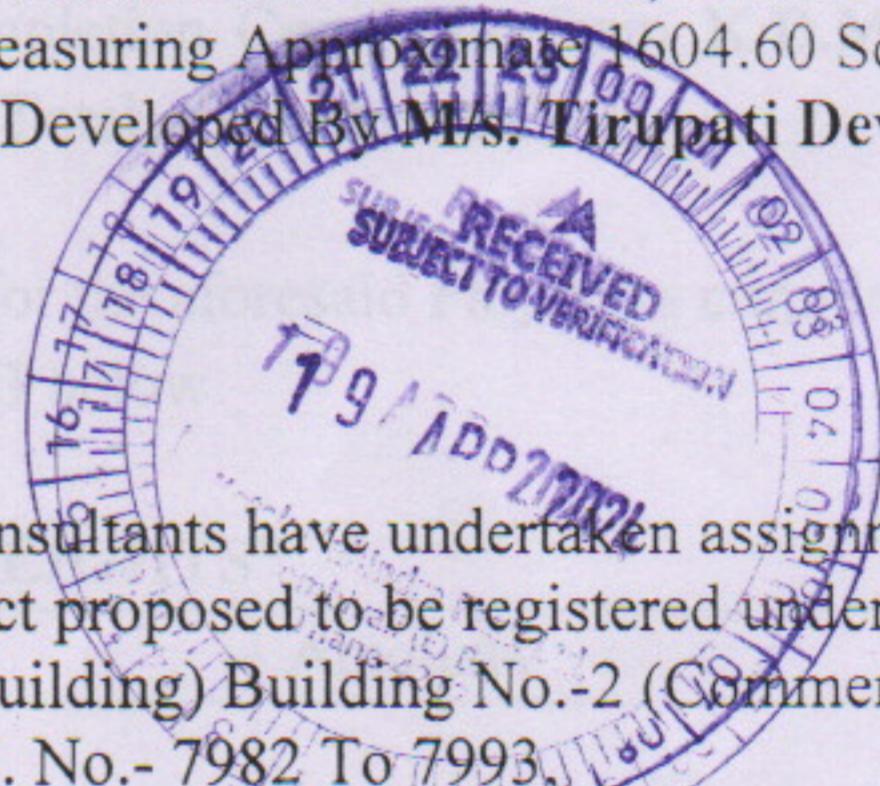
Date :- 15<sup>th</sup> February, 2024

To

**M/s. Tirupati Developers,**  
Add: - A-1, Chandresh Oasis,  
Lodha Heaven, Kalyan Shil Road,  
Dombivli (East)- 421 204

Subject :- Certificate of Cost Incurred for Development of '**BALAJI HEIGHTS**' of Building No.- 1(School Building) Building No.-2 (Commercial Building) of the Project [P51700027019] situated on Plot Bearing C.T.S. No.- 7982 to 7993, at village G. B. Patharli, demarcated by its boundaries (latitude and longitude of the end points) 19°12'57.4" to the North & 73°05'16.6" to the East of Division Konkan, Dombivali (East), Taluka – Kalyan, District – Thane. Admeasuring Approximate 1604.60 Sq. Mts. and out of this area, 1585.46 Sq.Mts.area being Developed By M/s. Tirupati Developers

Ref: RERA Registration Number P51700027019



Sir,

I Mr. ARVIND S. PATEL, Proprietor, of M/s. Shanti Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being '**BALAJI HEIGHTS**' of Building No.- 1(School Building) Building No.-2 (Commercial Building) of the Project, situated on the Plot Bearing C.T.S. No.- 7982 To 7993, of Division Konkan, At Village G.B. Patharli, Dombivali (East), Taluka – Kalyan, District – Thane. Admeasuring Approximate 1604.60 Sq. Mts. and out of this area, 1585.46 Sq. Mts. area being Developed By M/s. Tirupati Developers,

1. Following technical professionals are appointed by Owner I Promoter :-
  - (i) **M/S. SHIRISH G. NACHNE, form M/s. STHAPATYA NIRMAAN** as Architect;
  - (ii) **M/S. SHANTI CONSULTANT (Arvind S. Patel)** as Structural Consultant
  - (iii) **ELCON (Mandar S. Padhye)** as MEP Consultant
  - (iv) **GANESH R. AKHADKAR** as Quantity Surveyor
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 **GANESH R. AKHADKAR** 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.



SHANTI CONSULTANTS

R.C.C. Consultants Structural Engineers

Regd. No. STR/P/87

e-mail : shanticonsultant@hotmail.com

Arvind S. Patel (AMIE)

Office : 306, Shiv Plaza, Agra Road, Opp. Telephone Exchange, Ghatkopar (West), Mumbai - 400 086. ( ) : 022-2510 5187

Office : 301, Samarth Palace, Chiplunkar Road / Tundon Road Junction, Opp. Domino's Pizza, Ram Nagar, Dombivali (E)-421 201. ( ) : 0251-2861125

3. We estimate Total Estimated cost of completion of the building(s) of the afore said project under reference as Cost Of Construction (**Escalation of Construction cost due to loading additional F.S.I to full Potential**) **Rs. 34,57,84,580/-** (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 aforesaid project is being implemented.
4. The Estimated Cost Incurred **15/02/2024** till date is calculated at **Rs. 19,26,51,039/-** (Total of Table A&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 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. 15,31,33,541/-** (Total of Table A&B)
- 6.
7. 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 "**BALAJI HEIGHTS**"

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is ( <b>Escalation of Construction cost due to loading additional F.S.I to full Potential</b> )	<b>Rs. 34,32,84,580/-</b>
2	Cost incurred as on Date – <b>15/02/2024</b> (based on the Estimated cost)	<b>Rs. 19,26,51,039/-</b>
3	Work done in Percentage (as Percentage of the estimated cost)	<b>56.12%</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 15,06,33,541/-</b>
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

SHANTI CONSULTANTS  
Structural Engineers-Arvind S. Patel  
License No.-B.M.C.-STR/P/87,  
T.M.C.-1086/SE/2015, K.D.M.C.-478



**TABLE - B**  
Building bearing called "BALAJI HEIGHTS"

Sr. No	Particulars	Amounts
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. 25,00,000 /-
2	Cost incurred as on date -15/02/2024 (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. 25,00,000 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____ /-

**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

(Arvind S. PATEL)

Consulting Structural Engineer

Reg. No.- STR/P/87.

K.D.M.C. License No.- 478.

Agreed and Accepted by:

Signature of Promoter

Name : Harishchandra T. Joshi

Pravin S. Patil

Date : 15/02/2024

