



# AGHARKAR CONSULTANTS

CIVIL ENGINEERING CONSULTANTS

Annexure - B  
FORM-2 [see Regulation 3]  
ENGINEER'S CERTIFICATE

Date: 30/06/2024

To

M/s. Shikhar Realty through its partners  
Mr. Mahendra Chhaganlal Jain  
At - Gehalot complex, Flat no. 28A, hop No. 7,  
Sector - 10, Nerul, Navi Mumbai, Dist. - Thane 410206

**Subject:** Certificate of Cost Incurred for Development of 7 buildings of "SHIKHAR GREENS"  
situated on the Survey No. No. 31/1, Chavane having MahaRERA Registration Number  
P52000034020 being developed by M/s. Shikhar Realty through its partners Mr. Mahendra  
Chhaganlal Jain.

Sir,

1. I, Shri Vilas Agharkar, of M/s Agharkar Consultants. have undertaken assignment of certifying Estimated Cost for" SHIKHAR GREENS" situated on the Survey no 31/1 of Chavane. having MahaRERA Registration Number - P52000034020 developed by M/s. Shikhar Realty through its partners Mr. Mahendra Chhaganlal Jain

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on drawings' plans made available to us for the project under reference by Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by Mr. Vilas Agharkar Quantiy Surveyor\* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer. and the site inspection carried out by us to ascertain/confirm the above analysis given to us.



Head Office : Flat No. 102, Rashmi Co-op Housing Society, Near Chaitanya Hospital, Parvati Paytha,  
Singhad Road, Pune - 411030. Mob. No. : +91 9822557067



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3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 36,94,81,400/- (Total of Table A and B). at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works. as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/Wing(s)/ Layout/ Plotted Development from the ADTP being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 10,99,05,415/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of inputs materials/services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works as per specification mentioned in agreement of sale of the Project is estimated at Rs. 25,95,75,985/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate of internal & external works as per specification mentioned in agreement of sale of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :





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TABLE A  
Building 1 (A -Wing ) of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ Plotted Development as on 31/03/2022 date of Registration is	Rs. 4,22,53,000/-
2	Cost incurred as on 31/03/2022 date of certificate	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost )	0.0 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 4,22,53,000/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-

TABLE A  
Building 2 ( B -Wing ) of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ Plotted Development as on 31/03/2022 date of Registration is	Rs. 4,16,51,000/-
2	Cost incurred as on 30/06/2024 date of certificate	Rs. 1,91,59,460 /-
3	Work done in Percentage (as Percentage of the estimated cost )	46 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 2,24,91,540/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-



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TABLE A

Building 3 ( C-Wing ) of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ Plotted Development as on 31/03/2022 date of Registration is	Rs. 5,50,82,000/-
2	Cost incurred as on 31/03/2024 date of certificate	Rs. 4,40,65,600/-
3	Work done in Percentage (as Percentage of the estimated cost )	80 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 1,10,16,400/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-

TABLE A

Building 4 ( D-Wing ) of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ Plotted Development as on 31/03/2022 date of Registration is	Rs. 3,50,78,000/-
2	Cost incurred as on 30/06/2024 date of certificate	Rs. 91,20,280 /-
3	Work done in Percentage (as Percentage of the estimated cost )	26 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 2,59,57,720/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-





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TABLE A

Building 5 ( E -Wing ) of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ Plotted Development as on 31/03/2022 date of Registration is	Rs. 5,65,95,000/-
2	Cost incurred as on 30/06/2024 date of certificate	Rs. 62,25,450 /-
3	Work done in Percentage (as Percentage of the estimated cost )	11 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 5,03,69,550/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-

TABLE A

Building 6 ( F -Wing ) of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ Plotted Development as on 31/03/2022 date of Registration is	Rs. 4,97,37,500/-
2	Cost incurred as on 31/03/2024 date of certificate	Rs. 3,13,34,625 /-
3	Work done in Percentage (as Percentage of the estimated cost )	63 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 1,84,02,875/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-





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TABLE A  
Building 7 ( G -Wing ) of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing/layout/ Plotted Development as on 31/03/2022 date of Registration is	Rs. 4,85,47,500/-
2	Cost incurred as on 31/03/2022 date of certificate	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost )	0.0 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 4,85,47,500/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0 /-

TABLE B  
Internal & External Development Works in Respect of the registered Phase

Sr. No	Particulars	Amounts
1	Total Estimated cost of the internal and External development works including amenities and facilities in the layout as on 31/03/2022 date of Registration is	Rs. 4,05,37,400/-
2	Cost incurred as on 31/03/2022 date of certificate	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost )	0.0 %
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 4,05,37,400/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	-----NA-----





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Yours faithfully

FOR AGHARKAR CONSULTANTS



Name - Er. Vilas Agharkar

Date - 30/06/2024

AM460

Agreed and Accepted By

Signature of Promoter

Name : M/s. Shikhar Realty through its partners Mr. Mahendra Chhaganlal Jain

Date :

NOTE:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
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. (\*\*) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and actual cost incurred (2) due to deviation in quantity required/escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional/Deleted Items executed in Cost  
(which were not part of the original Estimate of Total Cost)

Sr.No.	List of Extra/Additional/Deleted Items	Amount (in Rs.)
1.	Nil	Nil
2.	Nil	Nil

