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PENTACON STRUCTURAL CONSULTANTS PVT. LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Regd. Office : A-102, Devi Darshan, Tembhi Naka, Thane (W) 400 601 Telefax : 2544 3395 / 2533 5426 Email : office@pentacon.co.in

FORM 2
ENGINEER'S CERTIFICATE

Date : 31/12/2025

To,
M/s Real Homes Developers
311,Omega Business Park,
Opp. ESIC Hospital,road no.33,
Wagle Estate, Thane (W) – 400604.

Subject: Certificate of Cost incurred for Development of **Solanki Co-Op. Hsg. Soc. Ltd.** being developed by **M/s Real Homes Developers**

Sir,

- I/We . **Anand Sawant** have undertaken assignment of certifying Estimated Cost for **Solanki Co-Op. Hsg. Soc. Ltd.** being developed by **M/s Real Homes Developers**
- 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 specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The schedule of items & quantity required for the entire work as calculated by _____N.A_____ Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour & other inputs made by the developer and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
- We estimate Total cost of completion of the aforesaid project under reference at Rs.19,16,00,000/- (Total of Table A & 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 & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining Occupation Certificate / Completion certificate for the Building from the **Thane Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is implemented.

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- The Estimated Cost Incurred till date is calculated at Rs.10,61,86,293/- (Total of Table A & B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.
- 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 specifications mentioned in agreement of sale, of the Project is estimated at .Rs.8,54,13,707/- (Total of Table A & B).
- I certify the Cost of the Civil, MEP and Allied works for the apartments and proportionate internal & external works as per specifications 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 :

TABLE A

Building called 'A'

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building / Wing / Layout / Plotted Development as on date of Registration is 27/04/2024	Rs.16,50,00,000/-
2.	Cost Incurred as on date of certificate	Rs.10,61,86,293/-
3.	Work done in Percentage (as Percentage of the estimated cost)	64.35%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs.5,88,13,707/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	Rs.0/-

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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internaland External Development Works including Amenities and Facilities in the layout as on date of Registration is 27/04/2024	Rs.2,66,00,000/-
2.	Cost Incurred as on date of certificate	Rs.0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs.2,66,00,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table - C)	Rs.0/-

Yours Faithfully,

For **Pentacon Structural Consultants Pvt. Ltd.**

(A.J.Sawant)
Director
Chartered Engineer
Lic. No.TMC/SE/984.

PENTACON STRUCTURAL CONSULTANTS PVT. LTD. THANE

Agreed and Accepted by :

PARESH DEODAS CHALKE
Digitally signed by PARESH DEODAS CHALKE

Signature pf Promoter
Name :
Date :

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Note:

- 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.
- (*) Quantity survey can be done by office of Enginner 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 in the place marked (*).
- (**) 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.
- All components of work with specifications are indicative and not exhaustive.
- Please specify if there are any deviations / qualifications. Example : Any deviations in input material used from specifications in agreement of sale.

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	Amount (In Rs.)
1.		
2.		

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