A. G. GOKHALE & ASSOCIATES
R.C.C. CONSULTANTS

213, J. K. Chambers, Sector 17,
Vashi, Navi Mumbai - 400 703.
Off. : Ph. : +91 22 2789 3615
Email: ajit_g_g@yahoo co in

Ref Date:

Annexure-B

FORM-2
See Regulation3

ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-ProjectWise)

Date 31/03/2026

To.

M/s. Aakar Infratech. Plot No. 91A, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614.

Subject: Certificate of Cost Incurred for Development of <Project Name **"Aakar Celestial"** >having MahaRERA Registration number **P51700077393**(Only Applicable after project Registration) being developed by (P'romoter'\Name) M/s. Aakar Infratech.

Sir.

I,\We **A.G GOKHALE & ASSOCIATES** ___have under taken assignment of certifying Estimated Cost for< Project Name> **Aakar Celestial** having MahaRERA Registration number **P51700077393** (Only Applicable after project Registration being developed by [M/s. Aakar Infratech)

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 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 and quantity required for the entire work as calculated by Mr Ramesh Sumbe As Quantity Surveyor* appointed by Developer/Engineer. the assumptionof 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.

3. We estimate Total Estimated Cost of completion of the aforesaid project under referenceatRs.106,20,00,000 /- (ONE HUNDRED SIX CRORE TWENTY LAC) 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 &external works ,as per specifications 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 NMMC NAVI MUMBAI being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated atRs.25,55,48,114/- (TWENTY FIVE CRORE FIFTY FIVE LACS FOURTY EIGHT THOUSAND ONE HUNDRED FOURTEEN ONLY)(Total of Table A and B). The amount of

Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items|

For A.G. GOKHALE & ASSOCIATES

Proprietor

A. G. Gokhale & Associates
213, J. K. Chamber, Sector-17,
VASHI, New Bombay-400705

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 specifications mentioned in agreement of sale, of the Project is estimated at Rs. 80,64,51,886/-(EIGHTY CRORE SIXTY FOUR LACS FIFTY ONE THOUSAND AND EIGHT HUNDRED EIGHTY SIX ONLY) (Total of Table A and B).

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

TABLE A

Building /Wing / Layout/ Plotted Development bearing \number 91A SECTOR 15 CBD BELAPUR or called "Aakar Celestial"__(to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr.No.	Particulars	Amount(InRs.)
1.	Total Estimated Cost of the Building Wing /Layout/ Plotted Development as on date of Registrationis	Rs 85,00,00,000 /-
2.	Cost incurred as on date of certificate	Rs. 25,55,48,114/-
3.	Work done in Percentage (as Percentage of the estimated cost)	30.065 %
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs 59,44,51,886 /-
5.	Cost Incurred on additional/Extra Items not included in the EstimatedCost(Table-C)	0

TABLEB

Internal&ExternalDevelopmentWorksinRespectoftheRegisteredPhase

Sr.No.	Particulars	Amount(InRs.)
1.	Total Estimated Cost of the Internal and External DevelopmentWorksincludingamenitiesandFacilitiesin the layoutasondateofRegistrationis	Rs21,20,00,000/-
2.	Cost incurred on date of certificate	0
3	Workdonein Percentage(asPercentageoftheestimated cost)	0
4.	BalanceCosttobeIncurred' /BasedonEstimated Cost)	Rs21,20,00,000/-
5.	CostIncurredonAdditional/Extra items notincludedinthe EstimatedCost(Table-C\	0

For A. G. GOKHALE & ASSOCIATES

Proprietor

Yours Faithfully,

A.G.GOKHALE & ASSOCIATES

For A. G. GOKHALE & ASSOCIATES

A.G.GOKHALE

Proprietor

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

Local Authority license no.(LicenceNoM/061632/4.)

For AAKAR INFRATECH

Agreed and Acceptedby:

Partner

SignatureofPromoter

Name:

Date:

Note:

1. ThescopeofworkistocompleteRegisteredRealEstateProjectasperdrawingsapprovedfromtimeto Timeandasperspecificationsmentionedinagreementofsale.

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 appointedby Developer,the name has to be mentionedat 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 shouldbe mentioned at the place marked(*).

3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimatedCost(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.

5. Allcomponentsofworkwithspecifications are indicativeandnotexhaustive.

6. Pleasespecifyifthere areanydeviations/qualifications.Example:Anydeviationsininputmaterialusedfrom Specificationsinagreementofsale.

TableC

List of Extra/Additional/ Deleted Items considered in Cost

(which were not pan oftheoriginal Estimate ofTotalCost)

Sr.No.	ListofExtra/Additional/DeletedItems	Amount(InRs.)
1.		
2.		

For A. G. GOKHALE & ASSOCIATES

Proprietor