ATUL KUDTARKAR & ASSOCIATES
CONSULTING ENGINEERS ▪ STRUCTURAL DESIGNERS ▪ PROJECT MANAGERS

FORM 2

ENGINEER'S CERTIFICATE

Date:-26.07.2017

To,

M/s. Tuljai Construction Co., through Partner of Mr. Anil D. Maniwade and Mr. Jitendra B. Desai.
Address: - 002, Wing –F, Tulja Park, Sai –Nath Nagar, Vasind, Tal.-Shahapur, Dist.-Thane.

Subject: Certificate of Cost Incurred for Development of Project Tulja Serenity Green for Construction work of 4 Nos. Of Building,/Ten Wings of the I Phase (MahaRERA Registration Number) situated on the Plot bearing S. No.184/A15/1 and S.No.181, H.No1,2 & 3, S.No.172, H.No.6,7 & 8/(P)A, 8/(P)B, S. No.173, H.No.1, demarcated by its boundaries (latitude and longitude of the end points) Adjoining S.No.184/A/10 and S.No.172/1,172/2 Land to the North, Adjoining S.No.173/2, 173/4 and 173/5 Land to the South, Adjoining S.No.172, H.No.9 Land to the East, Adjoining 184/15(P) to the West of Division-Konkan, Village-Vasind, Taluka - Shahapur, District –Thane PIN 421604 admeasuring 9210.00sq.mts. area being developed by M/s. Tuljai Construction Co.

Ref.: Maha RERA Registration Number _____

Sir,

I **ATUL V. KUDTARKAR** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 4 Nos. Of Building./Ten Wings of the One Phase situated on the Plot bearing S. No.184/A/15/1 and S.No.181, H.No1,2 & 3, S.No.172, H.No.6,7 & 8/(P)A, 8/(P)B, S. No.173, H.No.1 of Division-Konkan, Village-Vasind, Taluka - Shahapur, District –Thane PIN 421604 admeasuring 9210.00sq.mts. area being developed by M/s. Tuljai Construction Co.



202/203, Shree Yash Apt., Above Monginis Shop, Nr. Rly. Stn., Kulgaon, Badlapur (E), Dist. Thane, Maharashtra, India - 421 503.
Tel. : +91-251-26 94 235 ■ Fax : +91-251-26 95 929 ■ e.mail : atulmon2@gmail.com

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

   (i) M/s. Raj Associates as Architect ;(Shri. R.K. Khmbayat, Lic. No.CA/77/2016)
   (ii) M/s. Atul Kudtarkar & Associates as Structural Consultant ;

   (Shri. Atul Kudtarkar, Lic. No.STR/K/144)

   (iii) Shri. Baliram Haribhau Salunkhe as MEP Consultant (Electrical);

   (iv) Shri. Prashant Bhere 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 buildings 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 **Shri. Prashant Bhere** quantity Surveyor appointed by Engineer, and the assumption of cost of material, labour and other inputs made by developer; and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building (s) of the **Type A (Wing A & B)** aforesaid project under reference as **Rs.4,28,17,255/-**(Total of Table A and B), Total Estimated Cost of completion of the building (s) of the **Type C (Wing A,B,C)** aforesaid project under reference as **Rs.5,32,94,879/-** (Total of Table A and B), Total Estimated Cost of completion of the building (s) of the **Type D (Wing A,B,C)**aforesaid project under reference as **Rs.5,05,85,838/-** (Total of Table A and B), Total Estimated Cost of completion of the building (s) of the **Type E (Wing A & B)** aforesaid project under reference as **Rs.3,90,97,947/-** (Total of Table A and 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 **ADTP Thane Municipal Council** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred of the building of the **Type A (Wing A & B)** till date is calculated at **Rs.0/-** (Total of Table A & B) and Estimated Cost Incurred of the building (s) of the **Type C (Wing A,B,C)** aforesaid project under reference as **Rs.0/-** (Total of Table A and B) and The Estimated Cost Incurred of the building (s) of the Type D **(Wing A,B,C)** aforesaid project under reference as **Rs.22,88,076/-** (Total of Table A and B). And The Estimated Cost Incurred of the building (s) of the **Type E (Wing A &B)** aforesaid project under reference as **Rs.0/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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5. The balance cost of completion of the Civil, MEP and Allied works of the Buildings of the subject project to obtain Occupation Certificate /Completion Certificate from **ADTP Thane Municipal Council** (Planning Authority) is estimated of the building of the **Type A (Wing A & B)** **Rs.4,28,17,255/-**(Total of Table A and B), estimated of the building of the **Type C (Wing A,B,C)** **Rs.5,32,94,879/-**(Total of Table A and B), estimated of the building of the **Type D (Wing A,B,C)** **Rs.4,82,97,762/-**(Total of Table A and B),and estimated of the building of the **Type E (Wing A &B)** **Rs.3,90,97,947/-**(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

Type A-Wing A

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,99,97,209/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,99,97,209/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Type A-Wing B

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,99,65,562/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,99,65,562/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

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TABLE B

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 26/07/2017 date of registration is	Rs.28,54,484/-
2	Cost incurred as on 26/07/2017 (based on the Estimated Cost)	Rs.NIL/-
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs.28,54,484/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017not included in Estimated Cost (Annexure A)	Rs.NIL/-

TABLE A

Type C-Wing A

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,95,50,395/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,95,50,395/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017not included in the Estimated Cost (Annexure A)	Rs.NIL/-



Type C-Wing B

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,74,54,063/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,74,54,063/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Type C-Wing C

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,27,37,429/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,27,37,429/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017not included in the Estimated Cost (Annexure A)	Rs.NIL/-



TABLE B

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 26/07/2017 date of registration is	Rs.35,52,992/-
2	Cost incurred as on 26/07/2017 (based on the Estimated Cost)	Rs.NIL/-
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs.35,52,992/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017not included in Estimated Cost (Annexure A)	Rs.NIL/-

TABLE A

Type D-Wing A

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,29,28,059/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.12,92,806/-
3	Work done in percentage (as percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,16,35,253/-
5	Cost Incurred on Additional / Extra Items as on 23/07/2017not included in the Estimated Cost (Annexure A)	Rs.NIL/-



TABLE A

Type D-Wing B

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,99,05,408/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.9,95,270/-
3	Work done in percentage (as percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,89,10,138/-
5	Cost Incurred on Additional / Extra Items as on 23/07/2017not included in the Estimated Cost (Annexure A)	Rs.NIL/-

TABLE A

Type D-Wing C

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,33,85,093/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.6,69,255/-
3	Work done in percentage (as percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,27,15,838/-
5	Cost Incurred on Additional / Extra Items as on 23/07/2017not included in the Estimated Cost (Annexure A)	Rs.NIL/-



TABLE B

Type D-Wing A, B & C

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 26/07/2017 date of registration is	Rs.43,67,278/-
2	Cost incurred as on 26/07/2017 (based on the Estimated Cost)	Rs.NIL/-
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs.43,67,278/-
5	Cost Incurred on Additional / Extra Items as on26/07/2017 not included in Estimated Cost (Annexure A)	Rs.NIL/-

TABLE A

Type E-Wing A

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.2,37,62,719/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.2,37,62,719/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Rs.NIL/-



TABLE A

Type E-Wing B

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 26/07/2017 date of Registration is	Rs.1,16,69,796/-
2	Cost incurred as on 26/07/2017 (based on the Estimated cost)	Rs.NIL/-
3	Work done in percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,16,69,796/-
5	Cost Incurred on Additional / Extra Items as on 26/07/2017 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

TABLE B

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 26/07/2017 date of registration is	Rs.36,65,432/-
2	Cost incurred as on 26/07/2017 (based on the Estimated Cost)	Rs.NIL/-
3	Work done in Percentage (as percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (based on Estimated Cost)	Rs.36,65,432/-
5	Cost Incurred on Additional / Extra Items as on26/07/2017not included in Estimated Cost (Annexure A)	Rs.NIL/-

Yours Faithfully,

ATUL KUDTARKAR
STR/K/144

Atul Kudtarkar & Associates