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

FORM 2

ENGINEER'S CERTIFICATE

Date:-24.04.2019

To,

Mr. Anil D. Maniwade and Mr. Jitendra B. Desai.
Partners of M/s Tuljai Construction Co.
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, / Eight Wings of the I Phase (MahaRERA Registration Number:- P51700009701) 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/A, 8/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 :- P51700009701

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, Eight Wings of the I 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
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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,)** aforesaid project under reference as **Rs.4,05,57,450/-** (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)** aforesaid project under reference as **Rs.2,62,20,931/-** (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.1,99,81,385.50/-** (Total of Table A & B) and Estimated Cost Incurred of the building (s) of the **Type C (Wing A,B,)** aforesaid project under reference as **Rs.74,00,892/-** (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.2,54,20,207/-** (Total of Table A and B). And The Estimated Cost Incurred of thebuilding (s) of the **Type E (Wing A)** aforesaid project under reference as **Rs.35,64,408/-** (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.2,28,35,869.50/-**(Total of Table A and B), estimated of the building of the **Type C (Wing A,B,) Rs.3,31,56,558/-**(Total of Table A and B), estimated of the building of the **Type D (Wing A,B,C) Rs.2,51,65,631/-**(Total of Table A and B).and estimated of the building of the **Type E (Wing A) Rs.2,26,56,523/-**(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.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24/04/2019 date of Registration is 22/8/2017	Rs.1,99,97,209/-
2	Cost incurred as on 24/04/2019 (based on the Estimated cost)	Rs.99,98,604.50/-
3	Work done in percentage (as percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.99,98,604.50/-
5	Cost Incurred on Additional / Extra Items as on 24/04/2019 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

Type A-Wing B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24/04/2019 date of Registration is 22/8/2017	Rs.1,99,65,562/-
2	Cost incurred as on 24/04/2019 (based on the Estimated cost)	Rs.99,82,781/-
3	Work done in percentage (as percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.99,82,781/-
5	Cost Incurred on Additional / Extra Items as on 24/04/2019 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

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TABLE B

Type A (Wing A & B)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 24/04/2019 date of registration is 22/8/2017	Rs.28,54,484/-
2	Cost incurred as on 24/04/2019 (based on the Estimated Cost)	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.28,54,484/-
5	Cost Incurred on Additional / Extra Items as on 24/04/2019 not included in Estimated Cost (Annexure A)	Rs.NIL/-

TABLE A

Type C-Wing A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 24/04/2019 date of Registration is 22/8/2017	Rs.1,95,50,395/-
2	Cost incurred as on 18/04/2019 (based on the Estimated cost)	Rs.39,10,079/-
3	Work done in percentage (as percentage of the estimated cost)	20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,56,40,316/-
5	Cost Incurred on Additional / Extra Items as on 24/04/2019 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

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