

FORM 2

ENGINEER'S CERTIFICATE

Date:-31.03.2021

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 (Maha RERA 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.



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

(i) M/s. Raj Associates as Architect ;(Shri. R.K. Khambayat, 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 Bhare 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 Bhare quantity Surveyor appointed by Developer/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.4,70,98,980/- (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.4,36,12,397/- (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.5,31,18,935/- (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.2,70,40,336/- (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.3,42,53,804/- (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.2,97,35,725.50/- (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.3,38,02,959/- (Total of Table A and B). And The Estimated Cost Incurred of the building (s) of the **Type E (Wing A)** aforesaid project under reference as Rs.1,35,20,168/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.



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.1,28,45,176/-**(Total of Table A and B), estimated of the building of the **Type C (Wing A,B,) Rs.1,38,76,671/-**(Total of Table A and B), estimated of the building of the **Type D (Wing A,B,C) Rs.1,93,15,976/-**(Total of Table A and B),and estimated of the building of the **Type E (Wing A) Rs.1,35,20,168/-**(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 31/03/2021 date of Registration is 22/8/2017	Rs.2,14,25,581/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs.1,71,40,465/-
3	Work done in percentage (as percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.42,85,116/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 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 31/03/2021 date of Registration is 22/8/2017	Rs.2,13,91,674/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs.1,71,13,339/-
3	Work done in percentage (as percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.42,78,335/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-



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 31/03/2021 date of registration is 22/8/2017	Rs.42,81,725/-
2	Cost incurred as on 31/03/2021 (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.42,81,725/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 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 31/03/2021 date of Registration is 22/8/2017	Rs.2,09,46,852/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs.1,57,10,139/-
3	Work done in percentage (as percentage of the estimated cost)	75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.52,36,713/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-



TABLE A

Type C-Wing B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2021 date of Registration is 22/8/2017	Rs.1,87,00,782/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs.1,40,25,586.50/-
3	Work done in percentage (as percentage of the estimated cost)	75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.46,75,196/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

TABLE B

Type C (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 31/03/2021 date of registration is 22/8/2017	Rs.39,64,763/-
2	Cost incurred as on 31/03/2021 (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.39,64,763/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in Estimated Cost (Annexure A)	Rs.NIL/-



TABLE A
Type D-Wing A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2021 date of Registration is 22/8/2017	Rs.1,38,51,492/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs.96,96,044/-
3	Work done in percentage (as percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.41,55,448/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

TABLE A
Type D-Wing B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2021 date of Registration is 22/8/2017	Rs.2,05,91,801/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs.1,44,14,261/-
3	Work done in percentage (as percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.61,77,540/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-



TABLE A
Type D-Wing C

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2021 date of Registration is 22/8/2017	Rs.1,38,46,648/-
2	Cost incurred as 31/03/2021 (based on the Estimated cost)	Rs.96,92,654/-
3	Work done in percentage (as percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.41,53,994/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

TABLE B
Type D-Wing A, B & C

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2021 date of registration is 22/8/2017	Rs.48,28,994/-
2	Cost incurred as on 31/03/2021 (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.48,28,994/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in Estimated Cost (Annexure A)	Rs.NIL/-



TABLE A

Type E-Wing A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31/03/2021 date of Registration is 22/8/2017	Rs.2,45,82,124/-
2	Cost incurred as on 31/03/2021 (based on the Estimated cost)	Rs.1,35,20,168/-
3	Work done in percentage (as percentage of the estimated cost)	55%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.1,10,61,956/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in the Estimated Cost (Annexure A)	Rs.NIL/-

TABLE B

Type E (Wing A)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/03/2021 date of registration is 22/8/2017	Rs.24,58,212/-
2	Cost incurred as on 31/03/2021 (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.24,58,212/-
5	Cost Incurred on Additional / Extra Items as on 31/03/2021 not included in Estimated Cost (Annexure A)	Rs.NIL/-

Yours Faithfully,



ATUL KUDTARKAR
STATE/R/2022/APL/01716.

