Annexure –B

# FORM – 2

[See Regulation 3]

## ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from Designated Account-Project Wise)

**Date: - 31/03/2022**

**To,**

**Mr. Anil D. Maniwade and Mr. Jitendra B. Desai**
**Partners of M/s. Tuljai Construction Co.**

**Registered Add: - 002, Wing-F, Tulja Park, Sai-Nath Nagar,**
**Vasind, Tal.-Shahapur, Dist.-Thane.**

**Corresponding / Site Address: - Tulja Serenity Green,**
**Village-Vasind, Taluka-Shahapur, Dist.-Thane- 421 604.**

**Ref. O. C. No.:- Revenue/T-11/SR-5/2021, dated 06/08/2021,Completion Certificate for Type A (Wing A & B) and Type D(Wing A,B,C).**

Subject: - Certificate of Cost Incurred for Development of **"Tulja Serenity Green," Phase – I,** having Maha RERA Registration Number :- **P51700009701** being developed by **M/s. Tuljai Construction Co.**

**Sir,**

1. I **ATUL V. KUDTARKAR** have undertaken assignment of certifying Estimated Cost for **"Tulja Serenity Green," Phase – I** having Maha RERA Registration Number: - **P51700009701** being developed by **M/s. Tuljai Construction Co.**

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. Prashant Bhere** Quantity Surveyor* appointed by Developer / Engineer, the assumption of 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.

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3. We estimated (Total of Table A and B) at the time of Registration. The estimated Total Cost of project **Type A (Wing A & B) is Rs.4,70,98,980/-, Type C (Wing A & B) is Rs.4,36,12,397/-, Type D (Wing A,B,C) is Rs.5,31,18,935/-, Type E (Wing A ) is Rs.2,70,40,336/-,** with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate /completion certificate for the Building(s) / Wing(s) / layout / Plotted Development from the **ADTP Thane** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date **Type A (Wing A & B)** is calculated at **Rs.4,70,98,980/-** (Total of Table A and B). **Type C (Wing A & B)** is calculated at **Rs.3,92,51,157/-**(Total of Table A and B). **Type D (Wing A,B,C)** is calculated at **Rs.5,31,18,935/-**(Total of Table A and B). **Type E (Wing A)** is calculated at **Rs.2,43,36,302/-**(Total of Table A and B)The amount of Estimated Cost Incurred is calculated on the basis of input materials / services and units cost of these items.

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 **Type A (Wing A & B)** is estimated **Rs.0/-** (Total of Table A and B), of the project **Type C (Wing A & B)**is estimated **Rs.43,61,240/-** (Total of Table A and B), **Type D (Wing A,B,C)** is estimated **Rs.0/-**(Total of Table A and B), **Type E (Wing A)** is estimated **Rs.27,04,034/-**

6. I certify that the Cost of the Civil, MEP and allied work 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 / Wing bearing Number **Type-A-Wing A** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.2,14,25,581/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.2,14,25,581/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 100% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.0/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

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**TABLE A**

Building/Wing bearing Number **Type-A-Wing B** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.2,13,91,674/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.2,13,91,674/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 100% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.0/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

**TABLE B**

**Type A (Wing A & B)**

Internal & external Development Works in Respect of the Registered Phase

| Sr. No. | Particulars | Amounts (In Rs.) |
|---|---|---|
| 1. | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on 31/03/2022 date of Registration is 22/08/2017. | Rs.42,81,725/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.42,81,725/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 100% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.0/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

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**TABLE A**

Building/Wing bearing Number **Type-C-Wing A** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.2,09,46,852/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.1,88,52,167/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 90% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.20,94,685/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

**TABLE A**

Building/Wing bearing Number **Type-C-Wing B** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.1,87,00,782/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.1,68,30,704/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 90% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.18,70,078/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

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**TABLE B**

**Type C (Wing A & B)**

Internal & external Development Works in Respect of the Registered Phase

| Sr. No. | Particulars | Amounts (In Rs.) |
|---|---|---|
| 1. | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on 31/03/2022 date of Registration is 22/08/2017. | Rs.39,64,763/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.35,68,287/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 90% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.3,96,476/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

**TABLE A**

Building/Wing bearing Number **Type-D-Wing A** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.1,38,51,492/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.1,38,51,492/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 100% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.0/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

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**TABLE A**

Building/Wing bearing Number **Type-D-Wing B** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.2,05,91,801/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.2,05,91,801/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 100% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.0/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

**TABLE A**

Building/Wing bearing Number **Type-D-Wing C** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.1,38,46,648/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.1,38,46,648/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 100% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.0/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

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**TABLE B**

**Type D (Wing A,B,C)**

Internal & external Development Works in Respect of the Registered Phase

| Sr. No. | Particulars | Amounts (In Rs.) |
|---|---|---|
| 1. | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on 31/03/2022 date of Registration is 22/08/2017. | Rs.48,28,994/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.48,28,994/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 100% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.0/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

**TABLE A**

Building/Wing bearing Number **Type-E-Wing A** or called **"Tulja Serenity Green"**

| Sr. No. | Particulars | Amount (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building / Wing / Layout / Plotted Development as on 31/03/2022 date of Registration is 22/08/2017. | Rs.2,45,82,124/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.2,21,23,912/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 90% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.24,58,212/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

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**TABLE B**

**Type E (Wing A)**

Internal & external Development Works in Respect of the Registered Phase

| Sr. No. | Particulars | Amounts (In Rs.) |
|---|---|---|
| 1. | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on 31/03/2022 date of Registration is 22/08/2017. | Rs.24,58,212/- |
| 2. | Cost incurred as on date of certificate 31/03/2022 | Rs.22,12,391/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 90% |
| 4. | Balance Cost to be Incurred**(Based on Estimated Cost) | Rs.2,45,821/- |
| 5. | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C) | NIL |

Yours faithfully,

Atul Kudtarkar & Associates

**ATUL KUDTARKAR**
**Lic. No. STATE/R/2022/APL/01716.**

**Agreed and Accepted by:**

**Mr. Anil D. Maniwade and Mr. Jitendra B. Desai**
**Partners of M/s. Tuljai Construction Co.**

**Date: 31/03/2022**