Jayesh .D. Mehta

(B.E- Civil Engineer)
Sahar Plaza Complex, Andheri Kurla Road, Andheri (East) Mumbai- 400 059
Tel: (022) 4601 3296

ANNEXURE – B

FORM – 2

[See Regulation]

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: 30th September 2025

To,
M/s Tulsiani Sumer Associates.
1103/1104, Tulsiani Chambers
212, Nariman Point
Mumbai – 400 021

Subject : Certificate of Cost Incurred for Development of **"Tulsiani Sumer Associates- MINT PROJECT"** having MahaRERA Registration Number **P51800053816** (Only Applicable after project Registration) being developed by M/s Tulsiani Sumer Associates.

Sir,

I, Jayesh D Mehta have undertaken assignment of certifying Estimated Cost for **"Tulsiani Sumer Associates- MINT PROJECT" (Bldg.No.3 Wing A)** having MahaRERA Registration Number **P51800053816** (Only applicable after project Registration being developed by M/s Tulsiani Sumer Associates.

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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 entire work as calculated by Jayesh D Mehta (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.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs.216,01,83,677/-** (Total of Table A) 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 Brihanmumbai Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 1,09,85,11,445/-** (Total of Table B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit 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 is estimated at **Rs 106,16,72,232/-** (Total of Table A and B).

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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/Layout/Plotted Development bearing Number **Building No 3 Wing A, MINT BUILDING**_____ or called _____ (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	196,01,83,677/-
2.	Cost incurred as on date of certificate	109,85,11,445/-
3.	Work done in Percentage) as Percentage of the estimated cost)	56.04%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	86,16,72,232/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	NIL-

TABLE B

Internal & External Development Works in Respect of the Registration Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	20,00,00,000/-

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2.	Cost incurred as on date of certificate	-
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	20,00,00,000/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table – C)	-

Yours faithfully,

Jayesh D. Mehta

(JAYESH D MEHTA)
(in Block letters) with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Agreed and Accepted by:
For Tulsiani Sumer Associates

(Mr. Raghuvir S Kuwelker)
Partner
Signature of Promoter
Date: 30th September 2025.

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

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

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be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at 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 should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (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. All components of work with specifications are indicative and not exhaustive.

6. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C

List of Extra/Additional/Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (in Rs.)
1.	-	-
2.		