

SHAJI MATHEW
Chartered Engineer

Certificate No: M 118025 - 2
(Since August 2000)

FORM No.3
[See Regulation 4(3)]
ENGINEER'S CERTIFICATE

Date :

No. CEC/RERA/PALAL MATEO/001/2024

Date: 11/07/2024

To,
Palal Realty,
Kalangad Road,
Opp. Shanthi Nagar Kakkanad,
Ernakulam - 682030.

Sir,

Subject: Certificate of cost incurred for development of "THE MATEO "bearing Authority Registration Number K-RERA/PRJ/111/2021situated in Survey Number - 384/3, 384/4,Kalangad Road, Opp. Shanthi Nagar Kakkanad, Ernakulam - 682030 developed by Palal Realty.

I Mr. Shaji Mathew, No.10 Ten Huts, Devine Park, Csez post, Kakkanad, Kochi - 682037 have undertaken assignment as Engineer for certifying Estimate cost for the above mentioned project on land comprising of in Survey Number- 384/3, 384/4, Kalangad Road, Opp. Shanthi Nagar Kakkanad, Ernakulam , 682030, admeasuring 12458.70 Sq. Mts. being developed by Palal Realty.

1. This is to certify that I/We have undertaken assignment of certifying estimated cost and Expenses incurred on actual on-site construction for the Real Estate Project mentioned above:

The following technical professionals (name and address) are appointed by owners/Promoter:-

- i. Ar. Thomas k George (Architect) ;
 - ii. Mr. Reji Zachariah, M/s S & R Consultants as Structural Consultant;
 - iii. M/s Ayner Engineers & MEP Consultants as MEP Consultant;
 - iv. Mr. Anil Kumar K.B as Site Supervisor.
-

2. We have estimated the cost of completion of the civil, MEP and allied works of the building(s) 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/ promoter and consultants and the schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Developer/Engineer, and the fair assumption of the cost of material, labour and other inputs made by promoters /developers, and the site inspection carried out by us.
3. We estimate the total cost for completion of the buildings of the afore said project under reference as Rs.34,05,00,000/- (Total of SI. No.1 in tables A and B) including cost of development of common facilities. The estimated total cost of project is with reference to the civil, MEP and allied works required to be completed for obtaining occupation certificate for the building(s) from the Thrikkakara Municipal Corporation under whose jurisdiction the aforesaid project is being implemented.
4. Based on site inspection by undersigned on 09/07/2024, the estimated actual cost incurred till date 11/07/2024 is calculated at Rs. 18,49,12,959.48 (Total of SI.No.2 in tables A and B). The amount of estimated cost incurred is calculated based on amount of total estimated cost.
5. The Balance cost of completion of the civil, MEP and allied works of the building(s) of the subject project to obtain occupation certificate from the Thrikkakara Municipal Corporation is estimated at Rs.15,55,87,040.52 (Total of SI. No. 4 in Tables A and B).
6. I certify that the cost of civil, MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in tables A and B below:

Table A

(To be prepared separately for each building/wing of the Real Estate Project/phase. In case of more than one building, label as Table-A1, A2, and A3 etc.)

Building/ Block Number: 1

Sr. No.	Particulars	Amounts (Rs.)
1	Total estimated cost of the building/block as on date of building permission from competent Authority (based on the original estimated cost)-Registration	Rs. 29,50,00,000.00
2	Cost incurred as on 11/07/2024 date (Based on the actual cost incurred as per records)	Rs. 16,25,52,031.18
3	Value of work done in percentage (as percentage of the estimated cost) (Row2/Row1)*100	55.10%
4	Balance cost to be incurred (Based on estimated cost) (Row1-Row2)	Rs.13,24,47,968.82
5	Cost incurred on additional /extra items as on 31/03/2024 not included in the estimated cost (Table C)	Rs. 0.00

Table B

Internal & external development works in respect of the entire registered phase

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total estimated cost of the internal and external development works including common amenities and facilities in the layout as on date of permission from competent authority (based on the original estimated cost)	Rs.4,55,00,000.00
2	Cost incurred as on 11/07/2024 (based on the actual cost incurred as per records)	Rs.2,23,60,928.30
3	Work done in percentage (as percentage of the estimated cost)(Row2/Row1)*100	49.15.%
4	Balance cost to be incurred (based on estimated cost (Row1-Row2)	Rs.2,31,39,071.70
5	Cost incurred on additional/extra items not included in the estimated cost (Table C)	Rs. 0.00

Yours Faithfully,


Name: **Mr. Shaji Mathew**

Address: No. 10 Ten Huts, Devine Park, Csez Post, Kakkanadu, Kochi - 682037
(With stamp of Engineer, local body licence no. If any)

Notes -

- i. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain occupancy certificate.
- ii. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by promoter, 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 (*).
- iii. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- iv. 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.
- v. All components of work with specifications are indicative and not exhaustive


Er. SHAJI MATHEW
CHARTERED ENGINEER
PROJECT MANAGEMENT CONSULTANT
NO. 10, TEN HUTS, CSEZ POST
KAKKANAD, COCHIN-682037

Name: **Mr. Shaji Mathew**

Address: No. 10 Ten Huts, Devine Park, Csez Post, Kakkanadu, Kochi - 682037

(With stamp of Engineer, local body licence no. If any)