



VYOM CONSULTANTS

RCC & Steel Structure Design | Industrial Architecture | Project Estimation & Tendering | Proof Checking | Site Supervision | Project Management

FORM – 2

ENGINEER'S CERTIFICATE

Date: 09/05/2019

To
M/s. Empire Realty,
Sama Savli Road,
Vadodara

Subject: Certificate of Cost Incurred for Construction Work of Construction Work of 2 No. of Building N.A. no. wings of the First phase of the Project Empire Flora (Gujarat RERA Registration Number: TO BE APPLIED) situated on the Plot bearing F P No. 25, T P No. 2 (Sama Dumad Vemali), R S No. 69 paiki 2, Sama Savli Road, demarcated by its boundaries (latitude and longitude of the end points) 18 Mtr Road to the North F P no. 26 to the South 18 Mtr Road to the West & 9 Mtr Road to the East of Division Sama Savli, village Vadodara taluka Vadodara District Vadodara PIN 390024 admeasuring 4468 sq.mts. area being developed by M/s. Empire Realty (Project Empire Flora).

Ref: GujRERA Registration Number - TO BE APPLIED

Sir,

We, Vyom Consultants have undertaken assignment of certifying Estimated Cost for the Project Empire Flora, situated on the Plot bearing F P No. 25, T P No. 2 (Sama Dumad Vemali), R S No. 69 paiki 2, Sama Savli Road of village Vadodara taluka Vadodara District Vadodara PIN 390024 admeasuring 4468 sq.mts. area being developed by M/s. Empire Realty as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s. Design Studio (Ar. Ruchir Sheth) as Architect
 - (ii) Mr. Hitesh Patel as Structural Consultant
 - (iii) M/s. Bansi Nariya as MEP Consultant
 - (i) Mr. Nishit Patel 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 Building(s) of the project. Our estimated cost calculations are based on the Drawing/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 Mr. Nishit Patel as Quantity Surveyor appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.24,00,00,000/- (TABLE A& TABLE 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 VMSS being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. Based on Site Inspection by undersigned on 09.05.2019 The Estimated Cost Incurred till 09/05/2019 is calculated at Rs. NIL. 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 Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from VMSS (Planning Authority) is estimated at Rs. 24,00,00,000/-.

TABLE – A

Building/Wing bearing Number TOWER A
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 09/05/2019 is	11,50,00,000 /-
2	Cost incurred as on 09/05/2019	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,50,00,000 /-
5	Cost Incurred on Additional/Extra Items as on 09/05/2019 not included in the Estimated Cost (Table – C)	NA

Building/Wing bearing Number TOWER B
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 09/05/2019 is	11,50,00,000 /-
2	Cost incurred as on 09/05/2019	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11,50,00,000 /-

5	Cost Incurred on Additional/Extra Items as on 09/05/2019 not included in the Estimated Cost (Table – C)	NA
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TABLE – B
(To be prepared for the entire registered phase of the Real Estate Project)

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 09/05/2019 date of Registration is	1,00,00,000/-
2	Cost incurred as on 09/05/2019	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,00,00,000/-
5	Cost Incurred on Additional/Extra Items as on 09/05/2019 not included in the Estimated Cost (Table –C)	NA

Yours Faithfully,

HITESH H. VORA
VMC LIC NO :- EOR - 42
427, ATLANTIS K - 10B,
SARABHAI CAMPUS,
VADODARA - 390 007.
License Valid Till 31st March, 2024