

DINESH K

Chartered Engineer- M-1679311

Structural Engineer

Registered Valuer IBBI, CBDT

Neo Tower, Naduvath P O

Vandoor, Malappuram

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

No.VFIVE ELYSIUM PHASE II/06

Date:11-04-2025

To,

Vfive Homes Private Limited
TC 15/1161, Al-Bayth,
Opp. Cotton Hill Pre-Primary School,
Vazhuthacaud,
Thiruvananthapuram – 695014

Sir,

Subject: Certificate of cost incurred for development of VFIVE ELYSIUM PHASE II bearing Authority Registration Number No.ZAE/BA/146/16 dated 03/11/2016 situated in Thiruvananthapuram corporation being developed by Vfive Homes Private Limited.

I/We Dinesh K, Ceval Engineers and Valuers, Neo Tower, Naduvath P O, Wandoor, Malappuram, have undertaken assigned as Engineer for certifying Estimate cost for the above mentioned project on land comprising of Survey/Re-survey No.331/16-1 , 16-2 , 16-2-1 , 9-2 , 12-2 , 9 , 12 , 22 Block No.17, Attipra village, Thiruvananthapuram Taluk, Thiruvananthapuram District, Measuring 2522 sq.m land area, being developed by Vfive Homes Private Limited.

1. This is to certify that I/we have undertaken assignment of certifying estimated cost and expense 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) Ms.Sandra Benny, TC 15/1397 (29/2578), Thiruvathira, D-10, Tagore Nagar, Vazhuthacaud, Thycaud P. O., Thiruvananthapuram Pin-695014 as Architect.

- (ii) M/s. Structural Solutions, # 186E, Ground Floor, 5th Main Road, ST Bed Layout, 4th Block, Koramangala, Bangalore - 560034 as Structural Consultant.
- (iii) Dinesh K, Ceval Engineers and Valuers, Neo Tower Naduvath P O, Wandoor, Malappuram
- (iv) Mr. Sivakumar.V, 17/77/1, Mohan Bhavan, Thrikarthika, Pazhavadi Street, Nedumangad, Thiruvananthapuram-695541 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 calculation 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 quality for the entire work as calculated by Quantity Surveyor appointed by the Developer/Engineer, and the fair assumption of the cost of material, labor 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. 36,50,00,000/- (Total of Sl.No.1 in table 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 Thiruvananthapuram Corporation under whose jurisdiction the aforesaid project is being implemented.
4. Based on the site inspection by undersigned on 3rd April, 2025, the estimated actual cost incurred till date 31st March, 2025 is calculated at Rs.19,44,59,786.20/- (Total of Sl.No.2 in table 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 Thiruvananthapuram Corporation is estimated at Rs.17,05,40,213.80/- (Total of SL.No.4 in Table 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 Table A and B Below:

Table A

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

Building/Block Numbe: VFIVE ELYSIUM PHASE II

Sl. No.	Particulars	Amount
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.36,50,00,000.00/-
2	Cost incurred as on 31 st March, 2025 (Based on the actual cost incurred as per records)	Rs.19,44,59,786.20/-
3	Value of work done in percentage (as percentage of the estimated cost) (Row2/Row1)*100	53.28%
4	Balance cost to be incurred (Based on estimated cost) (Row1-Row2)	Rs.17,05,40,213.80/-
5	Cost incurred on additional/extra items as on Not included in the estimated cost (Table C)	Rs.

Table B

Internal & external development woks in respect of the entire registered phase
(To be prepared for the entire registered phase of the Real Estate Project)

Sl. 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)	
2	Cost incurred as on 31 st March, 2025 (based on the actual cost incurred as per records)	
3	Works done in percentage (as percentage of the estimated cost) Row /Row1)*100	
4	Balance cost to be incurred (based on Estimated cost) (Row1-Row2)	
5	Cost incurred on additional/extra items not included in the estimated cost (Table C)	

Yours faithfully,

DINESH K

Er. DINESH K
ME(structural), MIE, C.Eng
Chartered Engineer
Reg No. M-1679311

Note:-

- (i) The scope of work is to complete entire Real Estate Project as per drawing 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 as 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 included 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.

Table-C

List of extra/additional items executed with cost
(Which were not part of the original estimate of total cost)

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ME(structural), MIE, E:ERG
Chartered Engineer
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