

Kirit C. Patel

B.E. (CIVIL) M.S. (U.S.A.) M.I.E.

CONSULTING ENGINEER

OFFICE : 10th Floor, "OZONE", Dr. Vikram Sarabhai Marg, Vadiwadi, Vadodara 390023, Phone : (O) 0265-2334581, 2334582, 2334583 (M) 98250-27260, email: kcp_hariom@yahoo.co.in

FORM - 2

ENGINEER'S CERTIFICATE

To,
The Majesty Developers,
101, K.P. Shopping Centre,
Nr. Jivan Bharti School,
Karelibaug, Vadodara-390018

Date: 27/12/2019

Subject: Certificate of Cost Incurred for Development of Majesty Developers for Construction of A, B & C Tower (Gujarat RERA Registration Number PR/GJ/VADODARA/VADODARA/Others/RAA00517/231017) situated on the Plot bearing Final Plot no. 93, TPS-1, demarcated by its boundaries latitude and longitude of the end points (22.2955708,73.1351126), (22°17'44.1"N73°08'06.4"E), 24.00 MT. Road to the North, F.P. No. 92 & 115 TPS-1 to the South, 18.00 MT Road to the East, F.P. No. 88 TPS-1 to the West of Division: --- village: Bhayali, taluka: Bhayali, District: Vadodara, PIN: 391410, admeasuring 5527.00 sq.mts. Land area being developed by Majesty Developers.

Ref: **GujRERA Registration Number**
PR/GJ/VADODARA/VADODARA/Others/RAA00517/231017

Sir,

I/We **Kirit C. Patel** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being A,B, & C Tower, situated on the plot bearing Final Plot No. 93, TPS-1 of Division: -- village: Bhayali, taluka: Vadodara, District: Vadodara, PIN: 391410, admeasuring 5527.00 sq.mts. Land area being developed by Majesty Developers

1. Following technical professionals are appointed by Promoter:-
 - (i) M/s. Sanjeev Joshi Architectural Consultancy as Architects.
 - (ii) Mr. R. V. Patel as Structural Consultant
 - (iii) Mr. Daxesh Dave as MEP Consultant
 - (iv) Mr. Pravin Prajapati as Quantity Surveyor*

Kirit C. Patel

B.E. (CIVIL) M.S. (U.S.A.) M.I.E.

CONSULTING ENGINEER

OFFICE : 10TH Floor, "OZONE", Dr. Vikram Sarabhai Marg, Vadiwadi, Vadodara-390023, Phone : (O) 0265-2334581, 2334582, 2334583 (M) 98250-27260, email: kcp_hariom@yahoo.co.in

-2-

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. Pravin Prajapati 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. 24,00,59,320/- (Total of Table A and 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) A, B, & C Tower being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till **25/12/2019** is calculated at **Rs. 24,79,55,004/-** (Total of Table A and B). 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 Vadodara Urban Development Authority is estimated at **Rs. Nil** (Total of Table A and B).
6. I certify that the Cost of the 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;

Kirit C. Patel

B.E. (CIVIL) M.S. (U.S.A.) M.I.E.

CONSULTING ENGINEER

OFFICE : 10TH Floor, "OZONE", Dr. Vikram Sarabhai Marg, Vadiwadi,
Vadodara-390023, Phone : (O) 0265-2334581, 2334582, 2334583
(M) 98250-27260, email: kcp_hariom@yahoo.co.in

-3-

TABLE – A
A TOWER OF MAJESTY PROJECT

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is 23/10/2017.	7,47,67,100/-
2	Cost incurred as on 25/12/2019 .	7,71,70,743/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	---
5	Cost Incurred on Additional/Extra Items as on --- not included in the Estimated Cost (Table –C)	N.A.

B TOWER OF MAJESTY PROJECT

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is 23/10/2017.	7,83,48,400/-
2	Cost incurred as on 25/12/2019 .	8,08,67,176/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	---
5	Cost Incurred on Additional/Extra Items as on --- not included in the Estimated Cost (Table –C)	N.A.

Kirit C. Patel

B.E. (CIVIL) M.S. (U.S.A.) M.I.E.

CONSULTING ENGINEER

OFFICE : 101 K B SHREE

OFFICE : 10TH Floor, "OZONE", Dr. Vikram Sarabhai Marg, Vadiwadi,
Vadodara-390023, Phone : (O) 0265-2334581, 2334582, 2334583
(M) 98250-27260, email: kcp_harion@yahoo.co.in

-5-

***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
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 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 (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.

Table -C

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

Kirit C. Patel

B.E. (CIVIL) M.S. (U.S.A.) M.I.E.

CONSULTING ENGINEER

OFFICE : 10th Floor, "OZONE", Dr. Vikram Sarabhai Marg, Vadiwadi, Vadodara-390023, Phone : (O) 0265-2334581, 2334582, 2334583 (M) 98250-27260, email: kcp_hariom@yahoo.co.in

-4-

C TOWER OF MAJESTY PROJECT

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is 23/10/2017.	6,32,81,320/-
2	Cost incurred as on 25/12/2019.	6,53,14,773/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	---
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table -C)	N.A.

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 date of Registration is 23/10/2017.	2,36,62,500/-
2	Cost incurred as on 25/12/2019.	2,46,02,312/-
3	Work done in Percentage (as Percentage of the estimated cost)	100 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	---
5	Cost Incurred on Additional/Extra Items as on ---- not included in the Estimated Cost (Table -C)	N.A.

Yours Faithfully,



(Kirit C. Patel)

Consulting Engineer

VUDA Licence No. EOR-60 /2018 to 2023

Valid Upto 31/03/2023

10th floor, "Ozone", Dr. Vikram Sarabhai Marg, Vadiwadi, Vadodara.23

Phone No. 0265-2334581 to 83