

ENGINEER**FORM – 2****(See Regulation 3)****ENGINEER'S CERTIFICATE****(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)****To**The **M AND F INFRASTRUCTURE & 201, Mistry Avenue, Opp. Free Looters Club, Behind Fatehsagar Complex, Fatehgunj,, VADODARA.**

Subject: Certificate of Cost Incurred for Development of **MISTRY CROSSWAY** for Construction of 1 building(s) **TOWER A+B**, Wing(s) **NA** situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. **VADODARA KASBA (FATEHGUNJ)/3/1/K, 3/1/1, 3/1/2, 3/1/3, 3/1/4, 3/1/5, 3/1/6, 4/1/K, 4/1/B, 5/1/K, 5/1/D, TIKA NO. 1/5,/0/**. Demarcated by its boundaries..

Longitude	Latitude
73.18838581349333	22.323100375319846
73.1884904196449	22.32316240518855
73.18860709573705	22.322973834302214
73.18863660003622	22.32284605256992
73.18862318899114	22.322741842138512
73.18842068221052	22.322636391027523
73.18835630919416	22.32277533835709
73.18851590063055	22.322849774369605

Village **VADODARA KASBA (FATEHGUNJ)** taluka **Vadodara**District **Vadodara** PIN **390002** admeasuring **1798.1** sq.mts. area being developed by **M AND F INFRASTRUCTURE**Ref: GujRERA Registration Number **NA****Sir,**

I/We **VINUBHAI RATILAL PATEL** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being 1 Building(s) **TOWER A+B**, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. **VADODARA KASBA (FATEHGUNJ)/3/1/K, 3/1/1, 3/1/2, 3/1/3, 3/1/4, 3/1/5, 3/1/6, 4/1/K, 4/1/B, 5/1/K, 5/1/D, TIKA NO. 1/5,/0/Village VADODARA KASBA (FATEHGUNJ)** taluka **Vadodara** District **Vadodara** PIN **390002** admeasuring **1798.1** sq.mts. area being developed by **M AND F INFRASTRUCTURE**

1. Following technical professionals are appointed by Owner/Promoter:- **M AND F INFRASTRUCTURE**(i) M/s./Shri/Smt. **MAHESH LAVJIBHAI RATHOD** as Architect/Engineer(ii) M/s./Shri/Smt. **VINUBHAI RATILAL PATEL** as Structural Consultant

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 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. **8,61,00,000.00** (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) from the **Vadodara 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 **45,43,106.00** (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 Municipal Corporation** (Planning Authority) is estimated at Rs.**8,15,56,894.00** (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;

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Table - A

Sr.No.	Particulars	Amount(in Rs.)
1	Total Estimated Cost of the building/wing as on date of Registration is	8,00,00,000.00
2	Cost incurred as on Date :31-01-2025	45,43,106.00
3	Work done in Percentage (as Percentage of the estimated cost)	6
4	Balance Cost to be Incurred (Based on Estimated Cost)	7,54,56,894.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Table - B

Sr.No.	Common areas and Facilities Amenities	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	61,00,000.00
2	Cost incurred as on Date :31-01-2025	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	61,00,000.00
5	Cost Incurred on Additional/Extra Items as on not included in the Estimated Cost (Table C)	0.00

Yours Faithfully,

Name of the Engineer	VINUBHAI RATILAL PATEL
Local Authority licence number	SEOR/01/64
Local Authority licence no. valid till	31-Mar-2027
Date of physical visit to the site	10-Jun-2025
Firm Name	ZARNA ASSOCIATES
Reason	DATA TILL 31-01-2025

@This is online submitted document with due eKYC done, hence no physical signature required.

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