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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)

ASC/2251/L185/10/2024 Date: 04/10/2024

To,

M/s STAR RISE
office at Shop no.04, FF, Start Heights,
Bharat Cinema, Station Road,
Kurla West, Mumbai – 400070

Subject: Certificate of Cost Incurred for Development of SAYBA ORCHID (Project Name) **having MahaRERA Registration Number P 51800054279 being developed by M/s STAR RISE.**

Sir,

1. I/ We Mr. Vikas V. Gokhale, Partner of Associated Structural Consultants LLP have undertaken assignment of certifying Estimated Cost for **SAYBA ORCHID** (Project Name) having MahaRERA Registration Number **P 51800054279** being developed by M/s. **M/s STAR RISE.**

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by Habib Ansari Quantity Surveyor* appointed by Developer / Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs.28,60,00,000 /-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the Building(s)/ Wing(s)/ Layout/ Plotted Development from the Slum Rehabilatation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 20,80,25,541/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. . 7,79,74,459/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building called **SAYBA ORCHID**

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on date of Registration is 15.01.24	Rs. 28,60,00,000/-
2	Cost incurred as on 30/09/2024	Rs. 20,80,25,541/-
3	Work done in Percentage (as Percentage of the estimated cost)	72.73%
4	Balance Cost to be Incurred as on 30/09/2024. (Based on Estimated Cost)	Rs. 7,79,74,459/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C)	NIL

607, Opal Square, Opp. Railadevi Lake, Wagale Estate, Thane 400604. Phone: 08976072223
Email: info@asc.org.in Website: www.asc.org.in

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TABLE B
Internal & External Developments Works in respect of the Registered Phase

Sr. No.	Particulars	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 15.01.2024	NIL
2	Cost incurred as on 30/09/2024	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred as on 30/09/2024 (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C)	NIL

Yours Faithfully

VIKAS VINAYAK GOKHALE

Digitally signed by VIKAS VINAYAK GOKHALE
DN: CN = VIKAS VINAYAK GOKHALE C = IN O = Personal
Date: 2024.10.23 16:18:00 +05'30'

Mr. Vikas V Gokhale,
Registration No. STR/G/42

Agreed and Accepted by:

Signature of Promoter

Name: Naushad Ali Habib Ali Hashmi
(M/s Star Rise)

Date: 04/10/2024

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Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement for sale.

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 Developer, 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. (**) Balance cost to be incurred (4) may vary from Difference between Total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required/ escalation of cost, etc. 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.

4. All components of work with specifications are indicative and bot exhaustive

5. Please specify if there are any deviations/ qualifications. Example: Any deviations in input material used from specifications in agreement for sale.

Table C

List of Extra / Additional/ Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount (in Rs.)
1.		
2.		

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