Associated Structural Engineers LLP

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LLPIN AAY-5439

FORM-2
[see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of money from Designated Account- Project wise)

ASC/2251/K054/03/2025 Date: 29.05.2025

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 the development of **SAYBA ORCHID** having MahaRERA Registration Number **P51800054279** being developed by **M/s STAR RISE**.

Sir,

1. I/ We **VIKAS V. GOKHALE,** Partner of Associated Structural Consultants LLP have undertaken assignment of certifying Estimated cost for **SAYBA ORCHID** having MahaRERA Registration Number **P51800054279** being developed by **M/s STAR RISE**.

2. We have estimated the cost, of the Civil, MEP and Allied works, required for the completion of the apartment and proportionate completion of internal & external works of the project as per specification 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 and Consultants and the Schedule of items and quantity for the entire work as calculated BY **Habib Ansari** Quantity Surveyor* appointed by Developer/Engineer, and 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 certify Total Estimated Cost of completion of the building 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 from the Slum Rehabilitation 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 the apartments and proportionate internal & external works, as per specification 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 the apartments and proportionate internal & external works, as per specification 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/ Wing/Layout/Plotted Development bearing number or called SAYBA ORCHID

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 28,60,00,000/-
2	Cost incurred as on 31st March 2025	Rs. 20,80,25,541/-
3	Work done in Percentage (as Percentage of the estimated cost)	72.73%
4	Balance Cost to be Incurred	Rs. 7,79,74,459/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL

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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	NIL
2	Cost incurred as on 31st March 2025	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _not included in the Estimated Cost (Table C)	NIL

TABLE C

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

Sr No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.	Nil	Nil

Yours Faithfully

ASSOCIATED STRUCTURAL ENGINEERS LLP

MR. VIKAS V GOKHALE
Registration No. STR/G/42

Agreed & Accepted by:

Star Rise

Signature of Promoter
Name : Naushad Ali Habib Ali Hashmi
Date : 29.05.2025

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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 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 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. .
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.