

SUSHIL TRIPATHI

Flat No 1103, Ostwal Orchid Building No.8, Beverly Park Road, Near Prathmesh Heritage, Mira Road (E) Thane - 401107

Annexure — B
FORM-2
[See Regulation 31]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration or Ongoing Project and for withdrawal of
Money from Designated Account — Project Wise)

Date :- 18th October 2022

To,
Starwing Real Estate Company
501-Kaatayni Business Centre,
Off. Mahakali Caves Road,
M.I.D.C., Near Marol Bus Depot,
Andheri (E), Mumbai - 400093

**Subject : Certificate of Cost Incurred for Development of I-STAY TOWER K being developed
by Starwing Real Estate Company**

Sir,

I Shri Sushil Kumar Mani Tripathi have undertaken assignment of certifying Estimated
Cost for **I-STAY TOWER K** being developed by Starwing Real Estate Company

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 the Shri Sushil Kumar Mani Tripathi 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.

We estimate Total Estimated Cost of completion of the aforesaid project under reference at the
Rs. 70,90,17,184/- (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 Rehabilitation Authority being the Planning Authority under whose jurisdiction the
aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at Rs. **21,86,169/-** (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.



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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 or sale, of the Project is estimated at Rs. **70,68,31,015** /- (Total of Table A and B).

I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate 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

Rehab building

Sr No.	Particulars	Amount in Rs.
1	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	27,97,66,936
2	Cost incurred as on date of certificate	21,86,169
3	Work done in Percentage (as Percentage of the estimated cost)	0.78%
4	Balance Cost to be Incurred(Based on Estimated Cost)	27,75,80,767
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	-

Sale building – K Wing

Sr No.	Particulars	Amount in Rs.
1	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	33,27,62,028
2	Cost incurred as on date of certificate	-
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred(Based on Estimated Cost)	33,27,62,028
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	-

TABLE B

Internal & External Development 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	9,64,88,220
2	Cost incurred as on date of certificate	-

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3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred(Based on Estimated Cost)	9,64,88,220.00
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —C)	-

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		

Yours Faithfully,



Shri Sushil Kumar Mani Tripathi
(Site Engineer-in-Charge)
(Licence No. T/70/SS-I)

For STARWING REAL ESTATE COMPANY

Agreed and Accepted by:



PARTNER

Signature of Promoter

Name: Mr. Jitendra N. Vora

Date: 18/10/2022