

FORM 2
ENGINEER'S CERTIFICATE

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

Date: 11/08/2020

To
M/S. ARKO Realty,

Subject: Certificate of Percentage of Completion of Construction Work of Project "STAR VISTA" Phase One. No of Building TWO Wings of The 1ST Phase of the [MahaRERA Registration Number] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final plot no 19(P) and 20(P) Demarcated by its boundaries (Latitude and longitude of the end points)

Property bearing 18.0 M road to the North.
Property bearing 12.0 M Road to the South.
Property bearing Private plot, Survey no 20(P) To the East.
Property bearing Private plot, Survey no 20(P) and 19(P) To The West.

Of the division Pune Village Ravet, Taluka Haveli, District Pune Pin 412101.
Admeasuring 18500.00 plot area (land area 4277.61 Sq. Mtrs.) being developed by **Mr. Ravie Khilumal Ochanni & Others.**

Sir,
I/ Mr. Ravie K. Ochanni have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, "STAR VISTA" Phase One. No of Building Two Wings of The 1st Phase situated on Survey no. 19(P) and 20(P) Ravet, Taluka Haveli, District Pune Pin 412101. Admeasuring 18500.00 plot area (land area 4277.61 Sq. Mtrs.) being developed by **M/s ARKO Realty.**

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) **Mr. Sachin Sutar Architect.**
- (ii) **Mr. Hansal Parikh as Structural Consultant**
- (iv) **Mr. Ajay Adhav Site Supervisor**

2. We have estimated the cost of the completion to obtain Occupation Certificate of the civil, MEP and allied works, of the Buildings of the project. 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. The assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us. The cost is calculated by the assumption of the cost of material, Labour and other inputs made available by the Developer and the site inspection carried out by us.

3. We estimate total estimated cost of completion of the buildings of the aforesaid project under reference as RS. 2,80,00,000/ (Two crores eighty lakhs only).The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the buildings form the PIMPRI CHINCHWAD 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 **Rs. 20,00,00,000/-** (Twenty Crore only).
The amount of Estimated cost incurred is calculated on the base of amount of Total Estimated cost.

5. 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.

Table A
Building "E".

Sr. No	Particulars	Amt
1	Total Estimated cost of the building "E" as on 11 th August 2020 date of Registration.	5,00,00,000.00/-
2	Cost incurred as on 11 th August, 2020 (based on the Estimated Cost)	Rs. 0.00/-
3	Work done in Percentage (as percentage of the estimated cost)	0.00 %
4	Balance cost to be incurred (Based on Estimated Cost 0	Rs. /-
5	Cost Incurred on Additional / Extra items as on _____ not included in the estimated cost.	Nil

Table A
Building "F".

Sr. No	Particulars	Amt
1	Total Estimated cost of the building "F" as on 11 th August 2020 date of Registration.	Rs. 15,00,00,000.00/-
2	Cost incurred as on 11 th August 2020 (based on the Estimated Cost)	Rs. 0.00/-
3	Work done in Percentage (as percentage of the estimated cost)	0 %
4	Balance cost to be incurred (Based on Estimated Cost	Rs. /-
5	Cost Incurred on Additional / Extra items as on _____ not included in the estimated cost.	Nil



Yours Faithfully
Mr. Ravie Khilumal Ochanni

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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. As this is an estimated cost, any deviation in quantity in quantity required for development of the Real estate Project will result in amendment of the cost incurred / to be incurred.
4. All component of work with specifications are indicative and not exhaustive.

Annexure a

List of Extra/ Additional Items Executed with cost
(Which Were not part of the original Estimate of Total Cost)