FORM – 2

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 **L & T Realty Properties Ltd.**,
L&T House, Ballard Estate,
N M Marg, Mumbai - 400001

Date: 15th April 2025

Subject: Certificate of Cost Incurred for Development of **West Manor tower A and B** of the project situated on the Plot bearing C. N. No / CTS No. / Survey no. / Final Plot no R-1, Sector-40, Nerul **Navi Mumbai (M Corp)** taluka **Thane** District Thane PIN **400 706** admeasuring **1348.85** sq. mts. Area being developed by **L & T Realty Properties Ltd.**

Ref. RERA Registration Number: P51700056254

Sir,

I, Swapnil Joshi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, **L & T Realty Properties Ltd – West Manor tower A and B** situated on the plot bearing C. N. No/ CTS No. Survey no. / Final Plot no R-I sector-40 **Navi Mumbai** taluka **Thane** District **Thane** PIN **400 706** admeasuring **1348.85** sq. mts. Area being developed by **L & T Realty Properties Ltd.**

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

   (i) M/s **Hiten Sethi & Associates** as L. S. / Architect.

   (ii) M/s **H.M. Raje** as Structural Consultant

   (iii) M/s **Ecofirst Services Ltd.** as MEP Consultant

   (iv) Shri **Swapnil Joshi** as Quantity Supervisor*

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 Drawings / plans made available to us for the project under reference by the Developer and Consultant and the Schedule of times and quantity for the entire work as calculated by us, and the assumption of the cost of material, labour and other inputs made by developer, 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. 75,00,00,000 /-** (Total of Table A). The estimated Total Cost of project is with reference to the Civil, MEP, and allied works required to be completed for the purpose of

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obtaining occupation certificate / completion certificate for the building(s) from the Navi Mumbai 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. 9,50,41,325 /-.** 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 Navi Mumbai Municipal Corporation (planning Authority) is estimated at **Rs. 67,13,26,830 /-** (Total of Table A).

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.

TABLE – A

Building bearing Number A & B (Cluster C)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	**Rs. 75,00,00,000 /-**
2	Cost Incurred as on **15.04.2025** (Based on the Estimated cost)	**Rs. 9,50,41,325 /-**
3	Work done in Percentage (As Percentage of the estimated cost)	**12.67%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 65,49,58,675 /-**
5	Cost Incurred on Additional / Extra Items as on **15.04.2025** not included in the Estimated Cost (Annexure A)	**Rs NIL /-**

Yours Faithfully

Swapnil Joshi

Agreed & Accepted by:

Signature of Promoter

Name : Mr. RAJINDER PAL SINGH RANDHAWA

Date : 15.04.2025

Head Office: 1002, The Ambience Court, Sector 19 D, Vashi, Navi Mumbai - 400703

+91 22 4749 7991 info@intentoassociates.com www.intentoassociates.com

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