Annexure B

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)

Date: 14th Jul 2026

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

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 having MahaRERA Registration Number P51700056254being area developed by L & T Realty Properties Ltd.

Sir,

1.I, Swapnil Joshi have of certifying Estimated Cost for Coral at West square 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 having MahaRERA Registration Number P51700045802 being area developed by L & T Realty Properties Ltd.

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 & B)**.** The estimated Total Cost of project is with reference to the Civil, MEP, and allied works required to be completed for the purpose of 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. 21,95,80,603.14/-**. 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. 53,04,19,397 /-** (Total of Table A & B).

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. 72,30,00,000 /-**
2	Cost Incurred as on **30.06.2026** (Based on the Estimated cost)	**Rs. 21,22,73,831.97 /-**
3	Work done in Percentage (As Percentage of the estimated cost)	**29.36%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 51,07,26,168.03 /-**
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table -C)	**Rs____NIL_____/-**

TABLE – B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration is	**Rs. 2,70,00,000 /-**
2	Cost Incurred as on **30.06.2026** (Based on the Estimated cost)	**Rs. 73,06,771.17 /-**

3	Work done in Percentage (As Percentage of the estimated cost)	**27.06%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,96,93,228.83 /-**
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table -C)	**Rs____NIL_____/-**

Yours Faithfully,

Signature & Name

(Mr. SWAPNIL JOSHI)

Agreed & Accepted by:

Signature of Promoter

Name : Mr. Rajinder Pal Singh

Date : 14/1/2026

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

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