FORM-2

ENGINEER'S CERTIFICATE

Date: 31-December-2023

To,

M/s. L & T Avenue Realty LLP
(Formerly known as L & T Asian Realty Project LLP),
L&T House, Ballard Estate,
Mumbai - 400001

Subject : Certificate of Cost Incurred for development of **Rejuve 360 (Bldg No. 3) Wing A of the 1 Phase** of the Project situated on the Plot bearing C.N./ CTS / Survey / Final Plot No. - C.T.S. No., Part 706-B/B, Part 706-B/D, Part 706-B/E, Part 706-B/F, Part 710A, Part 712A, demarcated by its boundaries (latitude and longitude of the end points) 19°10'1.8452"N and 72°56'25.7533"E to the North-West, 19°9'59.368"N and 72°56'24.8475"E to the South-West, 19°9'59.0092"N and 72°56'25.6909"E to the South-East and 19°10'1.4437"N and 72°56'26.6622"E to the North-East of Village Nahur, at L.B.S. Marg, Mulund (West), Mumbai-400 080, admeasuring 1219.21 sq. mts. area being developed by M/s. L & T Avenue Realty LLP.

Ref: MahaRERA Registration Number P51800023075

Sir,

I **Swapnil Joshi** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 'Rejuve 360', Building No.3, Wing A Building(s)/**1** Wing(s) **1** of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no TS NO. PART 706B/B, PART 706B/D, PART 706B/E, PART 710A, PART 712A at Kurla, Mumbai Suburban, 400080 of Division **Konkan** village **Nahur, Mulund West,** taluka **Kurla** District **Mumbai Suburbs** PIN **400080** admeasuring 1219.21 sq.mts. area developed by M/s. L & T Avenue Realty LLP.

1. Following technical professionals are appointed by Owner / Promoter: -
   (i) M/s **Daisaria Associates** as L.S. / Architect;

(ii) M/s **J W Consultants** as Structural Consultant

(iii) M/s **Ingsophy Consultants Pvt.Ltd** as MEP Consultant

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

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 Consultants and the Schedule of items and quantity for the entire work as calculated by 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. 4,31,00,00,000/-** (Total of Table A and B). The estimated Total Cost of project is regarding the Civil, MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the building(s) from the **Municipal Corporation of Greater Mumbai** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

The Estimated Cost Incurred till date is calculated at **Rs. 213,20,12,065/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4. 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

Municipal Corporation of Greater Mumbai (planning Authority) is estimated at **Rs. 217,79,87,935/-** (Total of Table A and B).

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:

Head Office: 1002, The Ambience Court, Sector – 19 D, Vashi, Navi Mumbai - 400703
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Table A
'Building no.3 Wing 'A'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on **31-10-2019** is	**Rs. 3,66,90,00,000/-**
2	Cost incurred as on **31-12-2023** (based on the Estimated cost)	**Rs. 162,53,55,861/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**44.30%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 204,36,44,139/-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2023** not included in the Estimated Cost (Annexure A)	**Rs.0/-**

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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 **31-10-2019** is	**Rs. 64,10,00,000/-**
2	Cost incurred as on **31-12-2023** (based on the Estimated cost)	**Rs. 50,66,56,204/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**79.04%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 13,43,43,796/-**
5	Cost Incurred on Additional /Extra Items as on **31-12-2023** not included in the Estimated Cost (Annexure A)	**Rs.0 /-**

Yours Faithfully

Swapnil Joshi

Agreed & Accepted by:

Signature:

Name of Promoter: Venkatesh Iyengar

Date: 15/01/2024