

RAMESH B. RAPELLI B.E.(CIVIL)

License. No. R/130/SS-1

62/6, 6TH KAMATHIPURA LANE, 1STFLOOR, M.R.ROAD, MUMBAI : 400 008.

FORM-2

ENGINEER'S CERTIFICATE

Date: 01-01-2024

To,

L&T Asian Realty Project LLP (Earlier known as L&T Asian Realty Project LLP)

A M Naik Tower, 8th Floor,

L&T Gate # 3, JVLR, Powai,

Mumbai - 400072

Subject : Certificate of Cost Incurred for development of **Sale Building No. 13 "Centrona Nova - A"** of the Project [Maha RERA Registration Number **P51800005456** situated on the Slum Plot bearing CTS 194(pt) demarcated by its boundaries (latitude 19°04'20.51"N and longitude 72°54'39.51"E of the end points) Eastern Express Highway to the North, Rising City Project to the South, SRA Project being developed by Neelam Realtors to the East, Rajput House to the West of village Ghatkopar, Ghatkopar (East), Mumbai, PIN 400077 admeasuring **638.83 sq.mts.** Plot Area being developed by L&T Asian Realty Project LLP.

Ref: MahaRERA Registration Number P51800005456

Sir,

I, Ramesh B. Rapelli have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being the **Sale Building No. 13 "Centrona Nova - A"** on Slum Plot bearing CTS 194(pt) Village: Ghatkopar, Ghatkopar (East), Mumbai admeasuring **638.83 sq.mts.** Plot Area being developed by L&T Asian Realty Project LLP.

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1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) Shri. Vishwas Satodia as Architect;
 - (ii) M/s. JW Consultants LLP as Structural Consultant
 - (iii) M/s. C&G Building Consultancy Pvt. Ltd. as MEP Consultant
 - (iv) Shri. Ramesh B Rapelli as site 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 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. 83,16,64,785.32/-** (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.
4. The Estimated Cost Incurred till date is calculated at **Rs. 11,16,44,329.82/-** (Total of Table A and B). 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 **Municipal Corporation of Greater Mumbai** (planning Authority) is estimated at **Rs. 72,00,20,455.50/-** (Total of Table A and 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:

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Table A
Sale Building No. 13 "Centrona Nova - A"

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31-12-2023 is	<u>Rs. 72,15,10,980.28/-</u>
2	Cost incurred as on 31-12-2023 (Based on the Estimated cost)	<u>Rs. 6,03,91,615.77/-</u>
3	Work done in Percentage (as Percentage of the estimated cost)	8.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 66,11,19,364.51/-</u>
5	Cost Incurred on Additional /Extra Items as on 31-12-2023 not included in the Estimated Cost (Annexure A)	<u>Rs.0/-</u>

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 31-12-2023 is	<u>Rs. 11,01,53,805.04 /-</u>
2	Cost incurred as on 31-12-2023 (Based on the Estimated cost)	<u>Rs. 5,12,52,714.05/-</u>
3	Work done in Percentage (As Percentage of the estimated cost)	46.53 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs. 5,89,01,090.99/-</u>
5	Cost Incurred on Additional /Extra Items as on 31-12-2023 not included in the Estimated Cost (Annexure A)	<u>Rs. 0 /-</u>

Yours Faithfully



Shri. Ramesh B. Rapelli (BE Civil)

License No. R/130/SS-1

62/6, 6th Kamathipura Lane,

1st Floor, M.R. Road

Mumbai-4000 008

Agreed & Accepted By:

Signature of Promoter

Name : Mr. Venkatesh Dyengar

Date : 17-01-2024

