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FORM -2

ENGINEER'S CERTIFICATE

Date: 07/07/2017

To

Palava Dwellers Pvt Ltd (Lodha Developers Pvt Ltd).

Subject: Certificate of Cost Incurred for Development of LODHA BELMONDO - Tower -St. Andrews B, C, D and Villas 1-28 for Construction of 17 buildings of the Phase situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no Gut no. 252(P), 253(P), 255 (P) & 254 (P) demarcated by its boundaries (latitude and longitude of the end points) Gut no. 252 (P), 253 (P) and Residential to the North Gut no. 253 (P) and Residential to the South Gut no. 252 (P), 253 (P) & 255 (P) to the East Gut no. 253 (P) to the West of Division Pune village Gahunje taluka Maval District Pune PIN 412101 admeasuring 21434.53sq.mts. area being developed by Palava Dwellers Pvt Ltd (Lodha Developers Pvt Ltd)

Sir,

We have undertaken assignment of certifying Estimated Cost for LODHA BELMONDO - Tower -St. Andrews B, C, D and Villas 1-28 to be registered under MahaRERA, being 17 Buildings of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no Gut no. 252(P), 253(P), 255 (P) & 254 (P) of Division Pune village Gahunje taluka Maval District Pune PIN 412101 admeasuring 21434.53 sq.mts. Area being developed by Palava Dwellers Pvt Ltd (Lodha Developers Pvt Ltd)

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

- i. M/s Christopher Charles Benninger Architects Pvt Ltd as L.S. / Architect;
- ii. M/s Structcon Engineers as Structural Consultant
- iii. M/s MEP Consulting Engineers and Tata Consulting Engineers as MEP Consultant
- iv. Mr. Sunil Patil 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 Mr. Sunil Patil quantity Surveyor* employed by Developer/Engineer, 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 2,175,607,415** (Total of Table A and 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 buildings from the Pune Metropolitan Regional Development Authority, Pune being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **May 31, 2017** is calculated at Rs. **1,336,324,414** (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 Pune Metropolitan Regional Development Authority, Pune (planning Authority) is estimated at Rs **839,283,001** (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 :

TABLE A
St ANDREWS B

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	495,551,952
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	238,580,129
3	Work done in Percentage (as Percentage of the estimated cost)	48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	256,971,823
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



St ANDREWS C

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	411,866,197
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	270,799,701
3	Work done in Percentage (as Percentage of the estimated cost)	66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	141,066,496
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



St ANDREWS D

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	372,112,284
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	321,904,768
3	Work done in Percentage (as Percentage of the estimated cost)	87%
4	Balance Cost to be Incurred (Based on Estimated Cost)	50,207,517
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 1 and 2

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,496,821
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	6,897,724
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,599,097
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 3 and 4

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,496,821
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	6,897,724
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,599,097
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 5 and 6

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,496,821
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	6,897,724
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,599,097
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 7 and 8

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,496,821
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	6,897,724
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,599,097
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 9 and 10

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,496,821
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	6,897,724
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,599,097
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 11 and 12

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,496,821
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	6,897,724
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,599,097
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 13 and 14

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,496,821
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	6,897,724
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	19,599,097
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 15 and 16

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,925,393
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	8,837,318
3	Work done in Percentage (as Percentage of the estimated cost)	33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,088,074
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 17 and 18

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,925,393
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	8,837,318
3	Work done in Percentage (as Percentage of the estimated cost)	33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,088,074
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 19 and 20

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,925,393
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	8,837,318
3	Work done in Percentage (as Percentage of the estimated cost)	33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,088,074
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 21 and 22

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,925,393
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	8,837,318
3	Work done in Percentage (as Percentage of the estimated cost)	33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,088,074
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 23 and 24

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	26,925,393
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	8,837,318
3	Work done in Percentage (as Percentage of the estimated cost)	33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,088,074
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil



Villa 25 and 26

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	32,925,393
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	16,365,728
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,559,665
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	



Villa 27 and 28

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	32,925,393
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	16,365,728
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	16,559,665
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	



TABLE B

Sr No	Particulars	Amounts Rs
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on May 31, 2017 date of Registration is	510,121,483
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	379,837,700
3	Work done in Percentage (as Percentage of the estimated cost)	74%
4	Balance Cost to be Incurred (Based on Estimated Cost)	130,283,783
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Signature of Engineer

SUNIL PATIL

Reg. No. M.M.C. ITPOIS.E/27

(License No.)



* 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. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.