



K C SHAH CONSULTANTS

CONSULTING STRUCTURAL & CIVIL ENGINEERS

FORM -2

ENGINEER'S CERTIFICATE

Date: January 7, 2018

To
Lodha Developers Private Limited,

Subject: Certificate of Cost Incurred for Development of LODHA NCP TOWER - 11 for Construction of 1 buildings of the Phase situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no Block C, WTT.CS No. 8pt, SaltPan Division demarcated by its boundaries (latitude and longitude of the end points) RG and Commercial Bldg to the North RG and Clubhouse to the South 36 point 58 m wide Existing Road to the East RG and Lodha Estrella D7 and E9 to the West of Division Konkan village FNorth-400022 taluka Ward FNorth District Mumbai City PIN 400022 admeasuring 2225.66sq.mts. area being developed by Lodha Developers Private Limited

Sir,

We have undertaken assignment of certifying Estimated Cost for LODHA NCP TOWER - 11 to be registered under MahaRERA, being 1 Buildings of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no Block C, WTT.CS No. 8pt, SaltPan Division of Division Konkan village FNorth-400022 taluka Ward FNorth District Mumbai City PIN 400022 admeasuring 2225.66 sq.mts. Area being developed by Lodha Developers Private Limited

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

- M/s DSP, Mumbai as L.S. / Architect;
- M/s Sterling engineering as Structural Consultant
- M/s AECOM as MEP Consultant
- Mr. Mehul K Shah 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. Mehul K Shah 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 2,951,993,600** (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 Mumbai Metropolitan Region Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **December 31, 2017** is calculated at Rs. **2,097,410,457** (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 Mumbai Metropolitan Region Development Authority (planning Authority) is estimated at Rs **854,583,143** (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
LODHA NEW CUFFE PARADE - TOWER 11

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on December 31, 2017 date of Registration is	2,066,395,520
2	Cost incurred as on December 31, 2017 (based on the Estimated cost)	1,313,880,147
3	Work done in Percentage (as Percentage of the estimated cost)	64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	752,515,373
5	Cost Incurred on Additional /Extra Items as on December 31, 2017 not included in the Estimated Cost (Annexure A)	Nil

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 December 31, 2017 date of Registration is	885,598,080
2	Cost incurred as on December 31, 2017 (based on the Estimated cost)	783,530,310
3	Work done in Percentage (as Percentage of the estimated cost)	88%
4	Balance Cost to be Incurred (Based on Estimated Cost)	102,067,770
5	Cost Incurred on Additional /Extra Items as on December 31, 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully

Kaivant C. Shah



Kaivant C. Shah
M/s. K C SHAH CONSULTANTS
B.E. (Civil); A.M.I.E.
Regd. Consulting Structural
and Civil Engineer
Regd. no. STR/S/103

*** 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.