



K C SHAH CONSULTANTS

CONSULTING STRUCTURAL & CIVIL ENGINEERS

FORM -2

ENGINEER'S CERTIFICATE

Date: 20th October, 2017

To

Lodha Developers Thane Pvt Ltd,

Subject: Certificate of Cost Incurred for Development of **LODHA AMARA - TW 36, 37** for Construction of 2 buildings of the Phase situated on the Plot bearing C. N. No./C.T.S. No./Survey no./ Final Plot no. **68/2, 68/3, 68/4, 70/1** demarcated by its boundaries (latitude and longitude of the end points) Internal Road to the North Wing - W29 W30 to the South Internal Road to the East Wing - W35 to the West of Division **Konkan** village **Thane (M Corp)** Taluka **Thane** District **Thane** PIN **400607** admeasuring **2348.42** sq.mts. area being developed by **Lodha Developers Thane Pvt Ltd.**

Sir,

We have undertaken assignment of certifying Estimated Cost for **LODHA AMARA - TW 36, 37** to be registered under Maha-RERA, being 2 Buildings of the Phase situated on the plot bearing C.N. No./C.T.S. No./Survey no./ Final Plot no. **68/2, 68/3, 68/4, 70/1** of Division **Konkan** village **Thane (M Corp)** Taluka **Thane** District **Thane** PIN **400607** admeasuring **2348.42** sq.mts. area being developed by **Lodha Developers Thane Pvt Ltd.**

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

- i. M/s Pradeep Kamble and Associates as L.S. / Architect;
- ii. M/s Gokani Consultant engineering as Structural Consultant
- iii. M/s Buro Happold Engineers as MEP Consultant
- iv. 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. 1,552,320,000** (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 **September 30, 2017** is calculated at **Rs. 116,326,260** (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. 1,435,993,740** (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**Tower 36**

Sr. No	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on September 30, 2017 date of Registration is	599,167,800
2	Cost incurred as on September 30, 2017 (based on the Estimated cost)	48,720,380
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	550,447,420
5	Cost Incurred on Additional /Extra Items as on September 30, 2017 not included in the Estimated Cost (Annexure A)	Nil

Tower 37

Sr. No	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on September 30, 2017 date of Registration is	596,118,600
2	Cost incurred as on September 30, 2017 (based on the Estimated cost)	48,803,222
3	Work done in Percentage (as Percentage of the estimated cost)	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	547,315,378
5	Cost Incurred on Additional /Extra Items as on September 30, 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 September 30, 2017 date of Registration is	357,033,600
2	Cost incurred as on September 30, 2017 (based on the Estimated cost)	18,802,658
3	Work done in Percentage (as Percentage of the estimated cost)	5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	338,230,942
5	Cost Incurred on Additional /Extra Items as on September 30, 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.