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FORM -2

ENGINEER'S CERTIFICATE

Date: 5th July 2017

To

Bellissimo Crown Buildmart Private Limited (Lodha Developers Pvt. Ltd.),

Subject: Certificate of Cost Incurred for Development of New Cuffe Parade Lodha Estrella 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, C.S No. 8pt. Salt Pan Division, demarcated by its boundaries (latitude and longitude of the end points) R.G, SWIMMING POOL & E9 to the North R.G and LODHA DIORO (C5) to the South R.G and Clubhouse. to the East RG & LODHA ALTIA (D8) to the West of Division Konkan village FNorth-400022 taluka Ward FNorth District Mumbai City PIN 400022 admeasuring 2403.65sq.mts. area being developed by Bellissimo Crown Buildmart Private Limited (Lodha Developers Pvt. Ltd.)

Sir,

We have undertaken assignment of certifying Estimated Cost for New Cuffe Parade Lodha Estrella 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, C.S No. 8pt. Salt Pan Division, of Division Konkan village FNorth-400022 taluka Ward FNorth District Mumbai City PIN 400022 admeasuring 2403.65 sq.mts. Area being developed by Bellissimo Crown Buildmart Private Limited (Lodha Developers Pvt. Ltd.)

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

- i. M/s DSP, Mumbai as L.S. / Architect;
- ii. M/s Sterling engineering as Structural Consultant
- iii. M/s AECOM 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 3,281,947,341** (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 **May 31, 2017** is calculated at Rs. **1,730,237,377** (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 **1,551,709,964** (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 Estrella

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on May 31, 2017 date of Registration is	2,428,641,032
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	1,165,432,948
3	Work done in Percentage (as Percentage of the estimated cost)	48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1,263,208,084
5	Cost Incurred on Additional /Extra Items as on May 31, 2017 not included in the Estimated Cost (Annexure A)	Nil

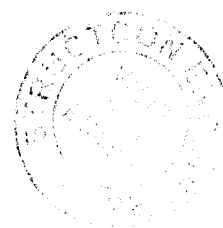
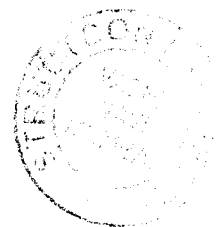


TABLE B

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 May 31, 2017 date of Registration is	853,306,309
2	Cost incurred as on May 31, 2017 (based on the Estimated cost)	564,804,429
3	Work done in Percentage (as Percentage of the estimated cost)	66%
4	Balance Cost to be Incurred (Based on Estimated Cost)	288,501,880
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. 144000-10038/27
(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.