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PALAVA DWELLERS PRIVATE LIMITED
412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle,Fort Mumbai 400001
GSTIN NO : 27AAECE5655J1ZC **PAN NO : AAECE5655J**
Work Order

To, Kapadia Associates Design LLP 112-114,Dr.S.S.Rao rd Parel(E) Mumbai - 400012 **Contact No : 66602838** **Contact Person : Mugdha Vaidya** **Vendor No : 30006933**	PAN No: AAMFK9835B GST No : 27AAMFK9835B1Z3 Vendor Category :

Name of Company:	PALAVA DWELLERS PRIVATE LIMITED
Name of Profir Center:	INFRA LAKEFRONT - PALAVA II S04/CITY INFRA # PALAVA II
Name of Project :	INFRA LAKEFRONT PA / LAVA II S0 , CITY INFRA PALAVAII / PALAVA II
Address of Plant:	Dombivali (E),Opp. IOCL Petrol Pump Khoni Phata,,Off Kalyan Shil Phata Road,Dombivali,421201
Work Order *No*:	7000097403 (Revision 1 dated January 24, 2019)
Work Order date:	09.03.2018
Work Order for:	Architectural design consultancy services for lakefront near sector 2 of Palava phase II
SAP GL Description:	CONSULTANCY CHARGES
Validity Start Date:	09.03.2018
Validity End Date:	09.03.2022

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Work Order No. 7000089072 shifted to 7000097403 Rev 1

Dear Sir,

We are pleased to issue you the Revised Work Order for the above mentioned work. By this order of Addendum, please note that the BOQ incorporated in the above referred work order stands amended by and to the extent detailed hereunder in BOQ.

Your scope, specifications and other terms & conditions agreed will remain same as per original work order referred above.

1. **Summary of item(s) incorporated in this revision:**

- Increase in BUA
- Addition of Clubhouse
- Addition of Fire Station, Residential Quarters, Police Station near Lakefront area

2. **Details of item(s) incorporated in this revision 2 dated January 24, 2019**

- Increase in BUA

Revised Clusters	Area Sqft	Rate	Total Fees
CASA SELVANO 1	173,205	13.5	2,338,272
CASA SELVANO 2	173,205	13.5	2,338,272
CASA JARDIN	305,990	13.5	4,130,865
CASA JARDINO	305,990	13.5	4,130,865
CASA VERDE 1	74,379	13.5	1,004,120
CASA VERDE 2	305,990	13.5	4,130,865
CASA VERDANA	305,990	13.5	4,130,865
CASA FLOREA	305,904	13.5	4,129,703
CASA FLORENCIA	305,990	13.5	4,130,865
CASA OLIVIA	171,244	13.5	2,311,800
ASPI	525,283	18	9,455,098
RETAIL	51,678	13.5	697,653
Total	**3,004,850**		**42,929,243**

Original	Area	Amount	Revised	Revised Area Sqft	Revised amount	Difference to be added
Residential Super Str (Casa)	1,750,000	23,625,000	Residential Super Str (Casa)	2,427,888	32,776,493	9,151,493
Residential Super Str (Aspirational)	450,000	8,100,000	Residential Super Str (Aspirational)	525,283	9,455,098	1,355,098
MLCP	500,000	2,700,000	MLCP	-		-2,700,000
			Retail at 13.5 Rs	51,678	697,653	697,653
	2,700,000	**34,425,000**		**3,004,850**	**42,929,243**	**8,504,243**

- Addition of Clubhouse

  Addition of Architectural Design Services for Club at Lakefront Palava – Dombivli, BUA for Club House (Only Architecture) – 25,000 Sqft.

- Addition of Fire Station, Residential Quarters, Police Station near Lakefront area

The scope of work is for Architectural Design Services for Proposed Amenities near Lakefront and Sector 4. BUA is given below:

1. Fire Station & Residential Quarters – 15,000 Sq. Ft.
2. Police Station – 8,000 Sq.

3. Fees for the revision

Description		**Area sqft**	**Amount (INR)**
Increase in amount due to change in BUA at above mentioned rates		304,850	8,504,243
Addition of clubhouse at Rs 72 per sqft		25,000	1,800,000
Additional KCA areas at Rs 72 per sqft	Fire Station & Residential Quarters	15,000	1,080,000
	Police Station	8,000	576,000
Total			**11,960,243**

Amount in words: Rupees One Crore Nineteen Lakhs Sixty Thousand Two hundred Forty Three Only

3. Summary of revision

Sr. No.	**Description**	**BUA Sqft**	**Rate (INR)**	**Amount (INR)**
A	**As per Original (Assumed) BUA**			
	Architectural design consultancy services for Lodha Group's Palava city project (Lakefront) near sector 2, Phase II			
	Residential Super Str (Casa)	1,750,000	13.50	23,625,000
	Residential Super Str (Aspirational)	450,000	18.00	8,100,000
	MLCP	500,000	5.40	2,700,000
B	**Total**	**2,700,000**		**34,425,000**
C	**Revision 1 dated January 29, 2019**			
1	**Increase in BUA**			
	CASA SELVANO 1	173,205	13.50	2,338,272

	CASA SELVANO 2	173.205	13.50	2,338,272
	CASA JARDIN	305,990	13.50	4,130,865
	CASA JARDINO	305,990	13.50	4,130,865
	CASA VERDE 1	74,379	13.50	1,004,120
	CASA VERDE 2	305,990	13.50	4,130,865
	CASA VERDANA	305,990	13.50	4,130,865
	CASA FLOREA	305,904	13.50	4,129,703
	CASA FLORENCIA	305,990	13.50	4,130,865
	CASA OLIVIA	171,244	13.50	2,311,800
	ASPI	525,283	18.00	9,455,098
	RETAIL	51,678	13.50	697,653
D	**Total**	3,004,850		42,929,243
	Increase in amount due to change in BUA (D-B)			**8,504,243**
2	**Addition of clubhouse**	25,000	72	**1,800,000**
3	**Addition of KCA areas**			
	Fire Station & Residential Quarters	15000	72	**1,080,000**
	Police Station	8000	72	**576,000**
	Total for revision 1(!+2+3)			**11,960,243**
E	**Total amount of work order after revision 1**			**46,385,243**
F	**Amount paid in (7000089072)**			1,721,250
	Amount paid in (7000097403)			7,865,201
	Total Paid			9,586,451
G	**Amount of new work order (7000097403)**			**44,663,993**

Revision amount in words: Rupees One Crore Nineteen Lakhs Sixty Thousand Two hundred Forty Three Only

Total revised work order amount in words: Rupees Four Crore Sixty Three Lakhs Twenty Eighty Five Thousand Two Hundred Forty Three Only

Amount of New Work Order – Four Crore Forty Six Lakhs Sixty Three Thousand Nine Hundred Ninety Three Only.

Note: GST is extra on the final amount.

Payment Stages:

Payment stages	%	Amount	Paid/Adjusted	Balance/to be punch in SAP
CASA SELVANO 1				

On 1st Presentation of Concept Design	5%	116,914	116,914	-
On Acceptance of Concept Design	5%	116,914	116,914	-
Schematic Design	10%	233,827	233,827	-
Design Development Stage	15%	350,741	350,741	-
Tender Stage	5%	116,914		116,914
Documentation stage	20%	467,654		467,654
Construction Stage (ProRata)	35%	818,395		818,395
Completion & As built	5%	116,914		116,914
				-
CASA SELVANO 2				
On 1st Presentation of Concept Design	5%	116,914	116,914	-
On Acceptance of Concept Design	5%	116,914	116,914	-
Schematic Design	10%	233,827	233,827	-
Design Development Stage	15%	350,741	350,741	-
Tender Stage	5%	116,914		116,914
Documentation stage	20%	467,654		467,654
Construction Stage (ProRata)	35%	818,395		818,395
Completion & As built	5%	116,914		116,914
				-
CASA JARDIN				
On 1st Presentation of Concept Design	5%	206,543	206,543	-
On Acceptance of Concept Design	5%	206,543	206,543	-
Schematic Design	10%	413,087	413,087	-
Bal Design Development Stage	15%	619,630	619,630	-
Tender Stage	5%	206,543		206,543
Documentation stage	20%	826,173		826,173
Construction Stage (ProRata)	35%	1,445,803		1,445,803
Completion & As built	5%	206,543		206,543
		-		-
CASA JARDINO				
On 1st Presentation of Concept Design	5%	206,543	206,543	-
On Acceptance of Concept Design	5%	206,543	206,543	-
Schematic Design	10%	413,087	413,087	-
Design Development Stage	15%	619,630	619,630	-
Tender Stage	5%	206,543		206,543
Documentation stage	20%	826,173		826,173
Construction Stage (ProRata)	35%	1,445,803		1,445,803
Completion & As built	5%	206,543		206,543
				-
CASA VERDE 1				

On 1st Presentation of Concept Design	5%	50,206	50,206	-
On Acceptance of Concept Design	5%	50,206	50,206	-
Schematic Design	10%	100,412	100,412	-
Design Development Stage	15%	150,618		150,618
Tender Stage	5%	50,206		50,206
Documentation stage	20%	200,824		200,824
Construction Stage (ProRata)	35%	351,442		351,442
Completion & As built	5%	50,206		50,206
				-
CASA VERDE 2				
On 1st Presentation of Concept Design	5%	206,543	206,543	-
On Acceptance of Concept Design	5%	206,543	206,543	-
Schematic Design	10%	413,087	413,087	-
Design Development Stage	15%	619,630		619,630
Tender Stage	5%	206,543		206,543
Documentation stage	20%	826,173		826,173
Construction Stage (ProRata)	35%	1,445,803		1,445,803
Completion & As built	5%	206,543		206,543
				-
CASA VERDANA				
On 1st Presentation of Concept Design	5%	206,543	206,543	-
On Acceptance of Concept Design	5%	206,543	206,543	-
Schematic Design	10%	413,087	413,087	-
Design Development Stage	15%	619,630	144,902	474,728
Tender Stage	5%	206,543		206,543
Documentation stage	20%	826,173		826,173
Construction Stage (ProRata)	35%	1,445,803		1,445,803
Completion & As built	5%	206,543		206,543
				-
CASA FLOREA				
On 1st Presentation of Concept Design	5%	206,485	206,485	-
On Acceptance of Concept Design	5%	206,485	206,485	-
Schematic Design	10%	412,970	412,970	-
Design Development Stage	15%	619,455		619,455
Tender Stage	5%	206,485		206,485
Documentation stage	20%	825,940		825,940
Construction Stage (ProRata)	35%	1,445,396		1,445,396
Completion & As built	5%	206,485		206,485
				-
CASA FLORENCIA				

On 1st Presentation of Concept Design	5%	206,543	206,543	-
On Acceptance of Concept Design	5%	206,543	206,543	-
Schematic Design	10%	413,087	413,087	-
Design Development Stage	15%	619,630		619,630
Tender Stage	5%	206,543		206,543
Documentation stage	20%	826,173		826,173
Construction Stage (ProRata)	35%	1,445,803		1,445,803
Completion & As built	5%	206,543		206,543
				-
CASA OLIVIA				
On 1st Presentation of Concept Design	5%	115,590	115,590	-
On Acceptance of Concept Design	5%	115,590	115,590	-
Schematic Design	10%	231,180	231,180	-
Design Development Stage	15%	346,770		346,770
Tender Stage	5%	115,590		115,590
Documentation stage	20%	462,360		462,360
Construction Stage (ProRata)	35%	809,130		809,130
Completion & As built	5%	115,590		115,590
				-
ASPI				
On 1st Presentation of Concept Design	5%	472,755	472,755	-
On Acceptance of Concept Design	5%	472,755	472,755	-
Schematic Design	10%	945,510		945,510
Design Development Stage	15%	1,418,265		1,418,265
Tender Stage	5%	472,755		472,755
Documentation stage	20%	1,891,020		1,891,020
Construction Stage (ProRata)	35%	3,309,284		3,309,284
Completion & As built	5%	472,755		472,755
				-
Retail				
On 1st Presentation of Concept Design	5%	34,883		34,883
On Acceptance of Concept Design	5%	34,883		34,883
Schematic Design	10%	69,765		69,765
Design Development Stage	15%	104,648		104,648
Tender Stage	5%	34,883		34,883
Documentation stage	20%	139,531		139,531
Construction Stage (ProRata)	35%	244,179		244,179
Completion & As built	5%	34,883		34,883
		42,929,242	**9,586,451**	**33,342,791**

Payment stages for Clubhouse	%	Amount (INR)
On 1st Presentation of Concept Design	5%	90,000
On Acceptance of Concept Design	5%	90,000
Schematic Design	10%	180,000
Design Development Stage	15%	270,000
Tender Stage	5%	90,000
Documentation stage	20%	360,000
Construction Stage (ProRata)	35%	630,000
Completion & As built	5%	90,000
Total		**1,800,000**

Payment stages for KCA area	%	Amount (INR)
On 1st Presentation of Concept Design	5%	82,800
On Acceptance of Concept Design	5%	82,800
Schematic Design	10%	165,600
Design Development Stage	15%	248,400
Tender Stage	5%	82,800
Documentation stage	20%	331,200
Construction Stage (ProRata)	35%	579,600
Completion & As built	5%	82,800
Total		**1,656,000**

Work Order :7000097403
Version No : 0

OLD WO NO	7000089072
OLD WO DATE	09.03.2018
IN: Central GST for item, 1 9.00%	3,098,250.00
IN: State GST for item, 1 9.00%	3,098,250.00
Old WO Amount	34,425,000.00
Total Amount	40,621,500.00
Total Of Tax Amount	6,196,500.00

BILL OF QUANTITIES

SR. No.	ITEM DESCRIPTION	HSN/SAC Code	UNIT	QTY	RATE	AMOUNT
1	**Lakefront - Architectural**					
1.01	**Residential area (CASA)**					
1.01.1	On Acceptance #of Concept Design######	998322	AU	0.951	1,181,250.00	1,123,368.75
1.01.2	Schematic Design ##########################	998322	AU	0.831	2,362,500.00	1,963,237.50
1.01.3	Design Development Stage##################	998322	AU	0.846	3,543,750.00	2,998,012.50
1.01.4	Tender Stage################	998322	AU	0.846	1,181,250.00	999,337.50
1.02	**Residential Super Str (Aspirational)**					
1.02.1	On Acceptance #of Concept Design######	998322	AU	1.000	405,000.00	405,000.00
1.02.2	Schematic Design ##########################	998322	AU	0.464	810,000.00	375,840.00
1.03	**MLCP**					
1.03.1	On Acceptance #of Concept Design######	998322	AU	0.003	135,000.00	405.00
2	**Rev 1 - Change in BUA**					
2.01	**CASA SELVANO 1**					
2.01.1	Tender Stage	998322	AU	1.000	116,914.00	116,914.00
2.01.2	Documentation stage	998322	AU	1.000	467,654.00	467,654.00
2.01.3	Construction Stage (ProRata)	998322	AU	1.000	818,395.00	818,395.00
2.01.4	Completion & As built	998322	AU	1.000	116,914.00	116,914.00
2.02	**CASA SELVANO 2**					

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Work Order :7000097403

Version No : 0

SR. No.	ITEM DESCRIPTION	HSN/SAC Code	UNIT	QTY	RATE	AMOUNT
2.02.1	Tender Stage	998322	AU	1.000	116,914.00	116,914.00
2.02.2	Documentation stage	998322	AU	1.000	467,654.00	467,654.00
2.02.3	Construction Stage (ProRata)	998322	AU	1.000	818,395.00	818,395.00
2.02.4	Completion & As built	998322	AU	1.000	116,914.00	116,914.00
2.03	**CASA JARDIN**					
2.03.1	Tender Stage	998322	AU	1.000	206,543.00	206,543.00
2.03.2	Documentation stage	998322	AU	1.000	826,173.00	826,173.00
2.03.3	Construction Stage (ProRata)	998322	AU	1.000	1,445,803.00	1,445,803.00
2.03.4	Completion & As built	998322	AU	1.000	206,543.00	206,543.00
2.04	**CASA JARDINO**					
2.04.1	Tender Stage	998322	AU	1.000	206,543.00	206,543.00
2.04.2	Documentation stage	998322	AU	1.000	826,173.00	826,173.00
2.04.3	Construction Stage (ProRata)	998322	AU	1.000	1,445,803.00	1,445,803.00
2.04.4	Completion & As built	998322	AU	1.000	206,543.00	206,543.00
2.05	**CASA VERDE 1**					
2.05.1	Design Development Stage	998322	AU	1.000	150,618.00	150,618.00
2.05.2	Tender Stage	998322	AU	1.000	50,206.00	50,206.00
2.05.3	Documentation stage	998322	AU	1.000	200,824.00	200,824.00
2.05.4	Construction Stage (ProRata)	998322	AU	1.000	351,442.00	351,442.00
2.05.5	Completion & As built	998322	AU	1.000	50,206.00	50,206.00
2.06	**CASA VERDE 2**					
2.06.1	Design Development Stage	998322	AU	1.000	619,630.00	619,630.00
2.06.2	Tender Stage	998322	AU	1.000	206,543.00	206,543.00
2.06.3	Documentation stage	998322	AU	1.000	826,173.00	826,173.00
2.06.4	Construction Stage (ProRata)	998322	AU	1.000	1,445,803.00	1,445,803.00
2.06.5	Completion & As built	998322	AU	1.000	206,543.00	206,543.00
2.07	**CASA VERDANA**					
2.07.1	Bal Design Development Stage	998322	AU	1.000	474,728.00	474,728.00
2.07.2	Tender Stage	998322	AU	1.000	206,543.00	206,543.00
2.07.3	Documentation stage	998322	AU	1.000	826,173.00	826,173.00
2.07.4	Construction Stage (ProRata)	998322	AU	1.000	1,445,803.00	1,445,803.00
2.07.5	Completion & As built	998322	AU	1.000	206,543.00	206,543.00
2.08	**CASA FLOREA**					
2.08.1	Design Development Stage	998322	AU	1.000	619,455.00	619,455.00
2.08.2	Tender Stage	998322	AU	1.000	206,485.00	206,485.00
2.08.3	Documentation stage	998322	AU	1.000	825,940.00	825,940.00

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SR. No.	ITEM DESCRIPTION	HSN/SAC Code	UNIT	QTY	RATE	AMOUNT
2.08.4	Construction Stage (ProRata)	998322	AU	1.000	1,445,396.00	1,445,396.00
2.08.5	Completion & As built	998322	AU	1.000	206,485.00	206,485.00
2.09	**CASA FLORENCIA**					
2.09.1	Design Development Stage	998322	AU	1.000	619,630.00	619,630.00
2.09.2	Tender Stage	998322	AU	1.000	206,543.00	206,543.00
2.09.3	Documentation stage	998322	AU	1.000	826,173.00	826,173.00
2.09.4	Construction Stage (ProRata)	998322	AU	1.000	1,445,803.00	1,445,803.00
2.09.5	Completion & As built	998322	AU	1.000	206,543.00	206,543.00
2.10	**CASA OLIVIA**					
2.10.1	Design Development Stage	998322	AU	1.000	346,770.00	346,770.00
2.10.2	Tender Stage	998322	AU	1.000	115,590.00	115,590.00
2.10.3	Documentation stage	998322	AU	1.000	462,360.00	462,360.00
2.10.4	Construction Stage (ProRata)	998322	AU	1.000	809,130.00	809,130.00
2.10.5	Completion & As built	998322	AU	1.000	115,590.00	115,590.00
2.11	**Aspi**					
2.11.1	Schematic Design	998322	AU	1.000	945,510.00	945,510.00
2.11.2	Design Development Stage	998322	AU	1.000	1,418,265.00	1,418,265.00
2.11.3	Tender Stage	998322	AU	1.000	472,755.00	472,755.00
2.11.4	Documentation stage	998322	AU	1.000	1,891,020.00	1,891,020.00
2.11.5	Construction Stage (ProRata)	998322	AU	1.000	3,309,284.00	3,309,284.00
2.11.6	Completion & As built	998322	AU	1.000	472,755.00	472,755.00
2.12	**Retail**					
2.12.1	On 1st Presentation of Concept Design	998322	AU	1.000	34,883.00	34,883.00
2.12.2	On Acceptance of Concept Design	998322	AU	1.000	34,883.00	34,883.00
2.12.3	Schematic Design	998322	AU	1.000	69,765.00	69,765.00
2.12.4	Design Development Stage	998322	AU	1.000	104,648.00	104,648.00
2.12.5	Tender Stage	998322	AU	1.000	34,883.00	34,883.00
2.12.6	Documentation stage	998322	AU	1.000	139,531.00	139,531.00
2.12.7	Construction Stage (ProRata)	998322	AU	1.000	244,179.00	244,179.00
2.12.8	Completion & As built	998322	AU	1.000	34,883.00	34,883.00
2.13	**Clubhouse**					
2.13.1	On 1st Presentation of Concept Design	998322	AU	1.000	90,000.00	90,000.00
2.13.2	On Acceptance of Concept Design	998322	AU	1.000	90,000.00	90,000.00
2.13.3	Schematic Design	998322	AU	1.000	180,000.00	180,000.00
2.13.4	Design Development Stage	998322	AU	1.000	270,000.00	270,000.00
2.13.5	Tender Stage	998322	AU	1.000	90,000.00	90,000.00

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SR. No.	ITEM DESCRIPTION	HSN/SAC Code	UNIT	QTY	RATE	AMOUNT
2.13.6	Documentation stage	998322	AU	1.000	360,000.00	360,000.00
2.13.7	Construction Stage (ProRata)	998322	AU	1.000	630,000.00	630,000.00
2.13.8	Completion & As built	998322	AU	1.000	90,000.00	90,000.00
2.14	**Lakefront Police station and Fire statio**					
2.14.1	On 1st Presentation of Concept Design	998322	AU	1.000	82,800.00	82,800.00
2.14.2	On Acceptance of Concept Design	998322	AU	1.000	82,800.00	82,800.00
2.14.3	Schematic Design	998322	AU	1.000	165,600.00	165,600.00
2.14.4	Design Development Stage	998322	AU	1.000	248,400.00	248,400.00
2.14.5	Tender Stage	998322	AU	1.000	82,800.00	82,800.00
2.14.6	Documentation stage	998322	AU	1.000	331,200.00	331,200.00
2.14.7	Construction Stage (ProRata)	998322	AU	1.000	579,600.00	579,600.00
2.14.8	Completion & As built	998322	AU	1.000	82,800.00	82,800.00
	TOTAL OF AMOUNT					44,663,994.25
	IN: Central GST for item, 1, 3 9.00%					4,019,759.50
	IN: State GST for item, 1, 3 9.00%					4,019,759.50
	TOTAL TAX AMOUNT					8,039,519.00
	CONTRACT AMOUNT					52,703,513.25

(Rupees Five Crore Twenty Seven Lakh Three Thousand Five Hundred Thirteen And Twenty Five Paise Only)

You are requested to sign and return one copy of this order in token of your acceptance.

Thanking you,
Yours faithfully,

Accepted:-

For M/s. PALAVA DWELLERS PRIVATE LIMITED

For Kapadia Associates Design LLP

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY
(Sign & Stamp)

27/03/19

In order to improve our Corporate Governance record, our company has instituted a Transparency & Ethics Policy. In case you come across any unethical behavior of our employees, kindly contact us at mobile no 96199 93643 or e-mail address LodhaOmbudsman@gmail.com. Information so received will be kept strictly confidential.
We expect all parties working with the company to strictly abide by the Transparency & Ethics policy of the company, which is available on http://www.lodhagroup.com/TEP/EthicsPolicy.pdf or www.lodhavms.com and it explains our zero tolerance attitude to any act of corruption.