LODHA
BUILDING A BETTER LIFE

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 2 Dated November 20, 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 2

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:**

   - Change in 8 cluster layout

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

   Due to change in internal layout of below cluster the work done from Concept stage to Detailed Design will be consider as abortive work:

   1. Casa Selvano 1
   2. Casa Selvano 2
   3. Casa Jardin
   4. Casa Jardino
   5. Casa Verde 1
   6. Casa Verde 2
   7. CasaVerdana
   8. Casa Florencia

3. **Fees for the revision**

Description	**Amount (INR)**
Abortive work for above mentioned work	6,300,000
Total	**6,300,000**

Amount in words: Rupees Sixty Three Lakhs Only

3. Summary of revision

Sr. No.	**Description**	**BUA Sqft**	**Rate (INR)**	**Amount (INR)**
A	**As per Original (Assumed) BUA**			
a	Architectural design consultancy services for Lodha Group's Palava city project (Lakefront) near sector 2, Phase II			
b	Residential Super Str (Casa)	1,750,000	13.5	23,625,000

c	Residential Super Str (Aspirational)	450,000	18	8,100,000
d	MLCP	500,000	5.4	2,700,000
B	**Total**	**2,700,000**		**34,425,000**
C	**Revision 1 dated January 29, 2019**			
1	**Increase in BUA**			
a	CASA SELVANO 1	173,205	13.5	2,338,272
b	CASA SELVANO 2	173,205	13.5	2,338,272
c	CASA JARDIN	305,990	13.5	4,130,865
d	CASA JARDINO	305,990	13.5	4,130,865
e	CASA VERDE 1	74,379	13.5	1,004,120
f	CASA VERDE 2	305,990	13.5	4,130,865
g	CASA VERDANA	305,990	13.5	4,130,865
h	CASA FLOREA	305,904	13.5	4,129,703
j	CASA FLORENCIA	305,990	13.5	4,130,865
i	CASA OLIVIA	171,244	13.5	2,311,800
j	ASPI	525,283	18	9,455,098
k	RETAIL	51,678	13.5	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**			
a	Fire Station & Residential Quarters	15,000	72	1,080,000
b	Police Station	8,000	72	576,000
	Total for revision 1(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
G	**Amount of new work order (7000097403)**			**44,663,993**
I	**Revision 2 Dated November 20, 2019**			
	Abortive work due to change in cluster layout			**6,300,000**
J	**Total amount of work order after revision 2**			**52,685,243**
K	**Amount of new work order (7000097403) after revision 2**			**50,963,993**

Revision amount in words: Rupees Sixty Three Lakhs Only

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

Work Order No. 7000089072 shifted to 7000097403 Rev 1

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

Note: GST is extra on the final amount.

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**					
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**					

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SR. No.	ITEM DESCRIPTION	HSN/SAC Code	UNIT	QTY	RATE	AMOUNT
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
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

SR. No.	ITEM DESCRIPTION	HSN/SAC Code	UNIT	QTY	RATE	AMOUNT
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
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

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SR. No.	ITEM DESCRIPTION	HSN/SAC Code	UNIT	QTY	RATE	AMOUNT
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
3	**Rev 2 - Abortive work**					
3.1	Abortive work for above mentioned work	998322	AU	1.000	6,300,000.00	6,300,000.00
	TOTAL OF AMOUNT					50,963,994.25
	IN: Central GST for item, 1, 3, 4 9.00%					4,586,759.50
	IN: State GST for item, 1, 3, 4 9.00%					4,586,759.50
	TOTAL TAX AMOUNT					9,173,519.00
	CONTRACT AMOUNT					60,137,513.25

(Rupees Six Crore One Lakh Thirty Seven 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

AUTHORISED SIGNATORY

For Kapadia Associates Design LLP

AUTHORISED SIGNATORY
(Sign & Stamp)

02/01/2020

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.