LODHA

BUILDING A BETTER LIFE

Work Order : 8000000237

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
VAT TIN No:
CST No:
Service Tax No: AAMFK9835BSD001
Vendor Category :

Name of Company	:	PALAVA DWELLERS PRIVATE LIMITED
Name of the Profit Center :		INFRA PALAVA II SECTOR 4
Name of Project	:	INFRA PALAVA II SECT / PALAVA II
Work Order No	:	8000000237 (Revision 1 Dated 26.02.2015)
Work Order date	:	01.12.2014
Work Order for	:	Architectural Consultancy Services for the proposaed development at Sector 4, Palava at Dombivlli, Thane
SAP GL Description :		CONSULTANCY CHARGES

Dear Sir,

We are pleased to issue you the revised work order for architectural designing consultancy for residential development of our project at Sector 4, Palava, Dombivli. By this order of revision, 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.

Reason of revision

- Change in BUA
- Addition of Multi Level Car Parking

OWNER

KAPADIA ASSOCIATES DESIGN LLP

CONSULTANT
(Sign & Stamp)

RESIDENCES | OFFICES | IT CAMPUSES | INTEGRATED TOWNSHIPS
Corporate Office : Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India.
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Regd. office : 216, Shah & Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai 400 018.

Details of Revision 1

A. Revised BUA details

Typology wise details

Building Type	Area / Building (Sq.m)				Comments
	A1 (T)	A2 (S)			
A Block	6612.9	5603.5			EVEN, ODD, GROUND
Building Type	**B1 Rev**	**B2**	**B2 A**	**B3 Rev**	
B Block	9111.01	7383.76	7862.88	8625.75	EVEN, ODD, GROUND
Building Type	**4.06V**				12 levels
MLCP	210151				TYPICAL & GROUND + FIRST (VOID)

Plot wise BUA details

Cluster	No. of Buildings						Total Buildings	Area / Cluster (sft.)
	A1	A2	B1 Rev	B2	B2A	B3 Rev		
4.01A (CASA EVIVA)	6	4					10	6,68,352.00
4.02A (CASA EVIVA)	6	4					10	6,68,352.00
4.03B (CASA URBANO)			4	2		2	8	7,36,936.00
4.04B (CASA URBANO)			6	2	2	2	12	11,02,350.00
4.05B (CASA FRESCO)			2	4		6	12	10,71,142.00
4.06V MLCP							1	4,14,608.00
Residential – Total							**52**	**42,47,132.00**
Parking							**1**	**22,62,065.00**

B. Summary of revisions

Sr. No.	Description	BUA of Structure	Rate ₹	Amount ₹
A	**As per Assumed BUA (Original Work Order)**			
I	**Residential Clusters (52 Buildings of 5 Typologies)**			
1	4.01A (CASA EVIVA)	7,18,454.00	13.50	96,99,129.00
2	4.02A (CASA EVIVA)	7,18,454.00	13.50	96,99,129.00
3	4.03B (CASA URBANO)	7,70,358.00	13.50	1,03,99,833.00
4	4.04B (CASA URBANO)	11,51,856.00	13.50	1,55,50,056.00
5	4.05B (CASA FRESCO)	11,20,468.00	13.50	1,51,26,318.00
	Total amount for residential cluster			**6,04,74,465.00**
II	**Multi Level Car Parking**			
	Parking		5.40	0.00
	Total amount for Multi Level Car Parking			**0.00**
	Total (I+II)			**6,04,74,465.00**

B	**As per Actual BUA (Revision 1 Dt. 26.02.15)**			
I	**Residential Clusters (52 Buildings of 5 Typologies)**			
1	4.01A (CASA EVIVA)	6,68,352.00	13.50	90,22,752.00
2	4.02A (CASA EVIVA)	6,68,352.00	13.50	90,22,752.00
3	4.03B (CASA URBANO)	7,36,936.00	13.50	99,48,636.00
4	4.04B (CASA URBANO)	11,02,350.00	13.50	1,48,81,725.00
5	4.05B (CASA FRESCO)	10,71,142.00	13.50	1,44,60,417.00
	Total amount for residential cluster			**5,73,36,282.00**
II	**Multi Level Car Parking**			
	Parking	22,62,065.00	5.40	1,22,15,151.00
	Total amount for Multi Level Car Parking			1,22,15,151.00
	Final Work Order Amount Total (I+II)			**6,95,51,433.00**
C	**Amount of revision 1 Dt. 26.02.15 (B-A)**			**90,76,968.00**

Total amount of work order in words: Rupees Six Crores Ninety Five Lakhs Fifty One Thousand Four Hundred Thirty Three Only.

Revision amount in words: Rupees Ninety Lakhs Seventy Six Thousand Nine Hundred Sixty Eight Only

C. Revised Payment Stage Details for Sector 4

Residential Structures

Sr. No.	Payment Stages	As per Actual BUA	Paid / Billed as per Original BUA	Revised/Add. Payment Stages
A	**4.01A (CASA EVIVA)**			
1	On appointment-5%	4,51,137.60	4,84,956.45	-33,818.85
2	Completion of Concept Design-10%	9,02,275.20	8,68,072.05	34,203.15
3	Completion of Schematic Design-5%	4,51,137.60		4,51,137.60
4	Completion of Design Development-10%	9,02,275.20		9,02,275.20
5	Tender stage-5%	4,51,137.60		4,51,137.60
6	Working Drawings (Basic)-10%	9,02,275.20		9,02,275.20
7	Working Drawings (Finishing)-10%	9,02,275.20		9,02,275.20
8	Construction Stage (Pro-rata)-40%	36,09,100.80		36,09,100.80
9	Completion & As built-5%	4,51,137.60		4,51,137.60
B	**4.02A (CASA EVIVA)**			
1	On appointment-5%	4,51,137.60	4,84,956.45	-33,818.85
2	Completion of Concept Design-10%	9,02,275.20	8,68,072.05	34,203.15
3	Completion of Schematic Design-5%	4,51,137.60		4,51,137.60
4	Completion of Design Development-10%	9,02,275.20		9,02,275.20
5	Tender stage-5%	4,51,137.60		4,51,137.60
6	Working Drawings (Basic)-10%	9,02,275.20		9,02,275.20
7	Working Drawings (Finishing)-10%	9,02,275.20		9,02,275.20
8	Construction Stage (Pro-rata)-40%	36,09,100.80		36,09,100.80

9	Completion & As built-5%	4,51,137.60		4,51,137.60
C	**4.03B (CASA URBANO)**			
1	On appointment-5%	4,97,431.80	51,9991.65	-22,559.85
2	Completion of Concept Design-10%	9,94,863.60	9,71,,344.40	23,519.20
3	Completion of Schematic Design-5%	4,97,431.80		4,97,431.80
4	Completion of Design Development-10%	9,94,863.60		9,94,863.60
5	Tender stage-5%	4,97,431.80		4,97,431.80
6	Working Drawings (Basic)-10%	9,94,863.60		9,94,863.60
7	Working Drawings (Finishing)-10%	9,94,863.60		9,94,863.60
8	Construction Stage (Pro-rata)-40%	39,79,454.40		39,79,454.40
9	Completion & As built-5%	4,97,431.80		4,97,431.80
D	**4.04B (CASA URBANO)**			
1	On appointment-5%	7,44,086.25	7,77,502.80	-33,416.55
2	Completion of Concept Design-10%	14,88,172.50	14,55,485.24	32,687.26
3	Completion of Schematic Design-5%	7,44,086.25		7,44,086.25
4	Completion of Design Development-10%	14,88,172.50		14,88,172.50
5	Tender stage-5%	7,44,086.25		7,44,086.25
6	Working Drawings (Basic)-10%	14,88,172.50		14,88,172.50
7	Working Drawings (Finishing)-10%	14,88,172.50		14,88,172.50
8	Construction Stage (Pro-rata)-40%	59,52,690.00		59,52,690.00
9	Completion & As built-5%	7,44,086.25		7,44,086.25
E	**4.05B (CASA FRESCO)**			
1	On appointment-5%	7,23,020.85	7,56,315.90	-33,295.05
2	Completion of Concept Design-10%	14,46,041.70	14,12,798.10	33,243.60
3	Completion of Schematic Design-5%	7,23,020.85		7,23,020.85
4	Completion of Design Development-10%	14,46,041.70		14,46,041.70
5	Tender stage-5%	7,23,020.85		7,23,020.85
6	Working Drawings (Basic)-10%	14,46,041.70		14,46,041.70
7	Working Drawings (Finishing)-10%	14,46,041.70		14,46,041.70
8	Construction Stage (Pro-rata)-40%	57,84,166.80		57,84,166.80
9	Completion & As built-5%	7,23,020.85		7,23,020.85
F	**Multi Level Car Parking**			
1	On appointment-5%	6,10,757.55		6,10,757.55
2	Completion of Concept Design-10%	12,21,515.10		12,21,515.10
3	Completion of Schematic Design-5%	6,10,757.55		6,10,757.55
4	Completion of Design Development-10%	12,21,515.10		12,21,515.10
5	Tender stage-5%	6,10,757.55		6,10,757.55
6	Working Drawings (Basic)-10%	12,21,515.10		12,21,515.10
7	Working Drawings (Finishing)-10%	12,21,515.10		12,21,515.10
8	Construction Stage (Pro-rata)-40%	48,86,060.40		48,86,060.40
9	Completion & As built-5%	6,10,757.55		6,10,757.55
	Grand Total	**6,95,51,433.00**	**85,99,495.09**	**6,09,51,937.91**

Note: - The all above amounts are exclusive of Service Tax.

BILL OF QUANTITIES

SR. No.	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	**Ext. Architectural Consultancy for Sec 4**				
1.01	**CASA EVIVA - 4.01A**				
1.01.1	On appointment-5%	AU	1.000	484,956.45	484,956.45
1.01.2	Completion of Concept Design-10%	AU	0.895	969,912.90	868,072.05
1.01.3	Balance of Concept Design-10%	AU	1.000	384.30	384.30
1.01.4	Completion of Schematic Design-5%	AU	1.000	451,137.60	451,137.60
1.01.5	Completion of Design Development-10%	AU	1.000	902,275.20	902,275.20
1.01.6	Tender stage-5%	AU	1.000	451,137.60	451,137.60
1.01.7	Working Drawings (Basic)-10%	AU	1.000	902,275.20	902,275.20
1.01.8	Working Drawings (Finishing)-10%	AU	1.000	902,275.20	902,275.20
1.01.9	Construction Stage (Pro-rata)-40%	AU	1.000	3,609,100.80	3,609,100.80
1.01.10	Completion & As built-5%	AU	1.000	451,137.60	451,137.60
1.02	**CASA EVIVA - 4.02B**				
1.02.1	On appointment-5%	AU	1.000	484,956.45	484,956.45
1.02.2	Completion of Concept Design-10%	AU	0.895	969,912.90	868,072.05
1.02.3	Balance of Concept Design-10%	AU	1.000	384.30	384.30
1.02.4	Completion of Schematic Design-5%	AU	1.000	451,137.60	451,137.60
1.02.5	Completion of Design Development-10%	AU	1.000	902,275.20	902,275.20
1.02.6	Tender stage-5%	AU	1.000	451,137.60	451,137.60
1.02.7	Working Drawings (Basic)-10%	AU	1.000	902,275.20	902,275.20
1.02.8	Working Drawings (Finishing)-10%	AU	1.000	902,275.20	902,275.20
1.02.9	Construction Stage (Pro-rata)-40%	AU	1.000	3,609,100.80	3,609,100.80
1.02.10	Completion & As built-5%	AU	1.000	451,137.60	451,137.60
1.03	**CASA URBANO - 4.03B**				
1.03.1	On appointment-5%	AU	1.000	519,991.65	519,991.65
1.03.2	Completion of Concept Design-10%	AU	0.934	1,039,983.30	971,344.40
1.03.3	Balance of Concept Design-10%	AU	1.000	959.35	959.35
1.03.4	Completion of Schematic Design-5%	AU	1.000	497,431.80	497,431.80
1.03.5	Completion of Design Development-10%	AU	1.000	994,863.60	994,863.60
1.03.6	Tender stage-5%	AU	1.000	497,431.80	497,431.80
1.03.7	Working Drawings (Basic)-10%	AU	1.000	994,863.60	994,863.60
1.03.8	Working Drawings (Finishing)-10%	AU	1.000	994,863.60	994,863.60
1.03.9	Construction Stage (Pro-rata)-40%	AU	1.000	3,979,454.40	3,979,454.40

SR. No.	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1.03.10	Completion & As built-5%	AU	1.000	497,431.80	497,431.80
1.04	**CASA URBANO - 4.04B**				
1.04.1	On appointment-5%	AU	1.000	777,502.80	777,502.80
1.04.2	Completion of Concept Design-10%	AU	0.936	1,555,005.60	1,455,485.24
1.04.3	Balance of Schematic Design-5%	AU	1.000	743,356.96	743,356.96
1.04.4	Completion of Design Development-10%	AU	1.000	1,488,172.50	1,488,172.50
1.04.5	Tender stage-5%	AU	1.000	744,086.25	744,086.25
1.04.6	Working Drawings (Basic)-10%	AU	1.000	1,488,172.50	1,488,172.50
1.04.7	Working Drawings (Finishing)-10%	AU	1.000	1,488,172.50	1,488,172.50
1.04.8	Construction Stage (Pro-rata)-40%	AU	1.000	5,952,690.00	5,952,690.00
1.04.9	Completion & As built-5%	AU	1.000	744,086.25	744,086.25
1.05	**CASA FRESCO - 4.05B**				
1.05.1	On appointment-5%	AU	1.000	756,315.90	756,315.90
1.05.2	Completion of Concept Design-10%	AU	0.934	1,512,631.80	1,412,798.10
1.05.3	Balance of Schematic Design-5%	AU	1.000	722,969.40	722,969.40
1.05.4	Completion of Design Development-10%	AU	1.000	1,446,041.70	1,446,041.70
1.05.5	Tender stage-5%	AU	1.000	723,020.85	723,020.85
1.05.6	Working Drawings (Basic)-10%	AU	1.000	1,446,041.70	1,446,041.70
1.05.7	Working Drawings (Finishing)-10%	AU	1.000	1,446,041.70	1,446,041.70
1.05.8	Construction Stage (Pro-rata)-40%	AU	1.000	5,784,166.80	5,784,166.80
1.05.9	Completion & As built-5%	AU	1.000	723,020.85	723,020.85
1.06	**Multi Level Car Parking**				
1.06.1	On appointment-5%	AU	1.000	610,757.55	610,757.55
1.06.2	Completion of Concept Design-10%	AU	1.000	1,221,515.10	1,221,515.10
1.06.3	Completion of Schematic Design-5%	AU	1.000	610,757.55	610,757.55
1.06.4	Completion of Design Development-10%	AU	1.000	1,221,515.10	1,221,515.10
1.06.5	Tender stage-5%	AU	1.000	610,757.55	610,757.55
1.06.6	Working Drawings (Basic)-10%	AU	1.000	1,221,515.10	1,221,515.10
1.06.7	Working Drawings (Finishing)-10%	AU	1.000	1,221,515.10	1,221,515.10
1.06.8	Construction Stage (Pro-rata)-40%	AU	1.000	4,886,060.40	4,886,060.40
1.06.9	Completion & As built-5%	AU	1.000	610,757.55	610,757.55
	TOTAL OF AMOUNT				69,551,433.00
	12.36% Service Tax on 100% Non Inventorised				8,596,557.12
	CONTRACT AMOUNT				78,147,990.12

OWNER

CONSULTANT
(Sign & Stamp)

(Rupees Seven Crore Eighty One Lakh Forty Seven Thousand Nine Hundred and Ninety and Twelve only)

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

Thanking you,
Yours faithfully,

Accepted:-

For M/s. PALAVA DWELLERS PRIVATE LIMITED

(TIKAM JAIN)
AUTHORISED SIGNATORY

For Kapadia Associates Design LLP

AUTHORISED SIGNATORY
(Sign & Stamp)