K C SHAH DESIGNS LLP
CONSULTING STRUCTURAL & CIVIL ENGINEERS

FORM -2
ENGINEER'S CERTIFICATE

Date: 16th April, 2026

To
LODHA DEVELOPERS LIMITED
412-4, 17G Vardhman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort. Mumbai – 400001,

Subject: Certificate of Cost Incurred for Development of Vikhroli ASPI Project 2 having MahaRERA Registration Number P51800054375 being developed by Lodha Developers Limited

Sir,

1. We have undertaken assignment of certifying Estimated Cost for Vikhroli ASPI Project 2 having MahaRERA Registration Number P51800054375.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external work of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity for the entire work as calculated by Mehul K Shah quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs 587,225,520 (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external work, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the buildings/Wings/layout/Plotted Development from the Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till Mar 31, 2026 is calculated at Rs. 127,282,853 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials /services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs 459,942,667 (Total of Table A and B).

6. We certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A
Wing A4

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on Mar 31, 2026 date of Registration is	381,696,588
2	Cost incurred as on Mar 31, 2026 (based on the Estimated cost)	82,733,855
3	Work done in Percentage (as Percentage of the estimated cost)	22%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	298,962,733
5	Cost Incurred on Additional /Extra Items as on Mar 31, 2026 not included in the Estimated Cost (Table C)	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 Mar 31, 2026	205,528,932
2	Cost incurred as on Mar 31, 2026	44,548,999
3	Work done in Percentage (as Percentage of the estimated cost)	22%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	160,979,933
5	Cost Incurred on Additional /Extra Items as on Mar 31, 2026 not included in the Estimated Cost (Table C)	Nil

Mehul Kaivant Shah

Digitally signed by Mehul Kaivant Shah
Date: 2026.04.16 12:06:41 +05'30'

Yours faithfully,

Mehul K. Shah
M/s. K C Shah Designs LLP
B.E. (Civil); A.M.I.E.
Regd. Consulting Structural and Civil Engineer
Regd. no. STR/S/270

* Note
1. The scope of the work is to complete the Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in the sale agreement.
2. (*) Quantity survey can be done by the 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. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations /qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C
List of Extra / Additional / Deleted Items considered in cost.
(Which were not part of the original Estimate of Total Cost)

Sr. no.	List of Extra / Additional / Deleted Items	Amount (in `.)

For LODHA DEVELOPERS LIMITED

Authorised Signatory