



# K C SHAH CONSULTANTS

CONSULTING STRUCTURAL & CIVIL ENGINEERS

## FORM -2 ENGINEER'S CERTIFICATE

Date: July 13, 2021

To

MACROTECH DEVELOPERS LIMITED,

Subject: Certificate of Cost Incurred for Development of LODHA PANACEA I for Construction of 5 buildings of the Phase situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 55pt, 54/1pt, 231/5pt, 232/8pt demarcated by its boundaries (latitude and longitude of the end points) 55pt to the North 232 by 8 pt to the South 240 by 5 A to the East 231 by 4 to the West of Division Konkan village Bhopar taluka Kalyan District Thane PIN 421204 admeasuring 5535. sq.mts. area being developed by MACROTECH DEVELOPERS LIMITED

Sir,

We have undertaken assignment of certifying Estimated Cost for LODHA PANACEA I to be registered under MahaRERA, being 5 Buildings of the Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 55pt, 54/1pt, 231/5pt, 232/8pt of Division Konkan village Bhopar taluka Kalyan District Thane PIN 421204 admeasuring 5535. sq.mts. Area being developed by MACROTECH DEVELOPERS LIMITED

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

- i. Pradeep Kamble & Associates as L.S. / Architect;
- ii. Pankaj V Kulkarni as Structural Consultant
- iii. MEP Consulting Engineers as MEP Consultant
- iv. Mehul K Shah 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 Mehul K Shah 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 1,084,366,480 (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 June 30, 2021 is calculated at Rs. 451,604,342 (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 632,762,138 (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  
Panacea A wing

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on June 30, 2021 date of Registration is	50,967,642

2	Cost incurred as on June 30, 2021 (based on the Estimated cost )	4,319,575
3	Work done in Percentage (as Percentage of the estimated cost )	8%
4	Balance Cost to be Incurred (Based on Estimated Cost)	46,648,067
5	Cost Incurred on Additional /Extra Items as on June 30, 2021 not included in the Estimated Cost (Annexure A)	Nil

Panacea B wing

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on June 30, 2021 date of Registration is	100,967,642
2	Cost incurred as on June 30, 2021 (based on the Estimated cost )	4,319,575
3	Work done in Percentage (as Percentage of the estimated cost )	4%
4	Balance Cost to be Incurred (Based on Estimated Cost)	96,648,067
5	Cost Incurred on Additional /Extra Items as on June 30, 2021 not included in the Estimated Cost (Annexure A)	Nil

Panacea C wing

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on June 30, 2021 date of Registration is	140,967,642
2	Cost incurred as on June 30, 2021 (based on the Estimated cost )	4,319,575
3	Work done in Percentage (as Percentage of the estimated cost )	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	136,648,067

5	Cost Incurred on Additional /Extra Items as on June 30, 2021 not included in the Estimated Cost (Annexure A)	Nil
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Panacea D wing

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on June 30, 2021 date of Registration is	140,967,642
2	Cost incurred as on June 30, 2021 (based on the Estimated cost )	4,319,575
3	Work done in Percentage (as Percentage of the estimated cost )	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	136,648,067
5	Cost Incurred on Additional /Extra Items as on June 30, 2021 not included in the Estimated Cost (Annexure A)	Nil

Panacea E wing

Sr No	Particulars	Amounts Rs
1	Total Estimated cost of the building/wing as on June 30, 2021 date of Registration is	140,967,642
2	Cost incurred as on June 30, 2021 (based on the Estimated cost )	4,319,575
3	Work done in Percentage (as Percentage of the estimated cost )	3%
4	Balance Cost to be Incurred (Based on Estimated Cost)	136,648,067
5	Cost Incurred on Additional /Extra Items as on June 30, 2021 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	509,528,268

	amenities and Facilities in the layout as on June 30, 2021 date of Registration is	
2	Cost incurred as on June 30, 2021 (based on the Estimated cost )	430,006,466
3	Work done in Percentage (as Percentage of the estimated cost )	84%
4	Balance Cost to be Incurred (Based on Estimated Cost)	79,521,802
5	Cost Incurred on Additional /Extra Items as on June 30, 2021 not included in the Estimated Cost (Annexure A)	Nil

Yours faithfully,

Kaivant C. Shah  
 M/s. K C SHAH CONSULTANTS  
 B.E. (Civil); A.M.I.E.  
 Regd. Consulting Structural  
 and Civil Engineer  
 Regd. no. STR/S/103

**\* 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.