

**Ashwin Mandavgane**

Architect (B.Arch M.C.A)

Reg No.CA/2001/27571

Date: 04/10/2023

To,

M/s. Money Magnum Nest Pvt. Ltd.  
(Formerly known as Everest Fincap Pvt. Ltd.),  
Samruddhi, Office Floor,  
Plot No. 157, 18<sup>th</sup> Road,  
Near Ambedkar Garden,  
Chembur (E), Mumbai – 400 071.

Subject: Certificate of Percentage of Completion of Construction Work of (SALE BUILDING NO. 3) TERRAFORM DWARKA WING – C of the Project (RERA Registration Number. No.P51800020608) situated on the Plot bearing C.N. No. / CTS No. 5808 (Pt.) / Survey No. / Final Plot No. 274A (Pt.) of TPS – III demarcated by its Boundaries to North Railway land and 9.15 mtrs. Wide road and to the South existing 18.30 mtrs. Wide road known as A.S. Gawde Marg and existing Fish Market land bearing F.P. No. 274A (part) to the East existing 9.15 mtrs. (30 feet) wide Road known as Dr. Datta Samant Marg (Station Road) to the West adjoining plot bearing F.P. No. 273A/1, F.P. No. 273A/3, F.P. No. 273B/1 and F.P. No. 273B/2, partly existing Jawahar Road, Village Ghatkopar - Kirol Taluka Kurla District Mumbai Suburban District PIN 400 077 admeasuring 8412.20 Sq. Mtrs. area being developed by M/s. Money Magnum Nest Pvt. Ltd. (Formerly known as Everest Fincap Pvt. Ltd.)

Sir,

I, Ashwin Mandavgane, has undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the (Sale Building No. 3) Terraform Dwarka Wing C of the Building / of the Project, situated on the plot bearing CTS No. 5808 (Pt.) Final Plot No. 274-A (Part) of TPS – III of Village Kirol Ghatkopar Taluka Kurla, Mumbai Suburban District PIN 400 077 admeasuring 8412.20 Sq. Mtrs. area being developed by M/s. Money Magnum Nest Pvt. Ltd. (Formerly known as Everest Fincap Pvt. Ltd.)

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

- (i) Shri. VISHWAS SATODIA, as L.S. /Architect;
- (ii) M/s. H.M. Raje Structural Consultants Pvt. Ltd.as Structural Consultant.
- (iii) M/s. Eskayem Consultants Pvt.Ltd. as MEP Consultant.
- (iv) Shri. Ansari Ishtiyaque Ahmed as Site Supervisor.

Based on Site Inspection, with respect to each of the Building / Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building / Wing of the Real Estate Project is registered under RERA is as per Table A herein below. The percentage of the work executed with respect to each of the major activity of the Building/Wing and Overall Percentage of work done with respect to each Building/Wing is detailed in the Table B.

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**Table - A**Sale Building No. 3 / **Wing C**

| <b>Sr. No. Tasks / Activity</b>                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Percentage of work done</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1. Excavation                                                                                                                                                                                                                                                                                                                                                                                                                   | 100%                           |
| 2. 2 numbers of Basement(s) and Plinth                                                                                                                                                                                                                                                                                                                                                                                          | 100%                           |
| 3. 1 number of Podium                                                                                                                                                                                                                                                                                                                                                                                                           | 100%                           |
| 4. Stilt Floor                                                                                                                                                                                                                                                                                                                                                                                                                  | 100%                           |
| 5. 17 number of Slabs of Superstructure.                                                                                                                                                                                                                                                                                                                                                                                        | 28%                            |
| 6. Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises.                                                                                                                                                                                                                                                                                                         | 5%                             |
| 7. Sanitary Fittings within the Flat / Premises, Electrical Fittings within The Flat / Premises                                                                                                                                                                                                                                                                                                                                 | 0%                             |
| 8. Staircases, Lift Wells and Lobbies At each Floor Level connecting Staircases and Lifts, Overhead And Underground Water Tanks                                                                                                                                                                                                                                                                                                 | 20%                            |
| 9. The external plumbing and external Plaster, elevation, completion of Terraces with waterproofing of The Building / Wing,                                                                                                                                                                                                                                                                                                     | 0%                             |
| 10. Installation of lifts, Water Pumps, Fire Fighting Fittings and Equipment As per CFO NOC, Electrical fittings to Common Areas, electro, mechanical Equipment, Compliance to conditions Of environment / CRZ NOC, Finishing To entrance lobby/s, plinth protection, Paving of areas appurtenant to Building/ Wing, Compound Wall and all other Requirements as may be required to obtain Occupation / Completion Certificate. | 0%                             |

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**TABLE-B**

Internal &amp; External Development Works in Respect of the entire Registered Phase

| Sr. No. | Common areas and Facilities, Amenities                 | Proposed (Yes/No) | Percentage of work done | Details                                  |
|---------|--------------------------------------------------------|-------------------|-------------------------|------------------------------------------|
| 1.      | Internal Roads & Footpaths                             | Yes               | 0                       |                                          |
| 2.      | Water Supply                                           | Yes               | 0                       |                                          |
| 3.      | Sewerage (Chamber, Lines, Septic Tank, STP)            | Yes               | 20%                     | Common For Sale AB & CD                  |
| 4.      | Storm Water Drains                                     | Yes               | 100                     |                                          |
| 5.      | Landscaping & Tree Planting                            | No                | 100                     |                                          |
| 6.      | Street Lighting                                        | Yes               | 100                     |                                          |
| 7.      | Community Buildings                                    | No                | 0                       |                                          |
| 8.      | Treatment and disposal of sewage and sullage water     | Yes               | 100                     |                                          |
| 9.      | Solid Waste Management & Disposal                      | No                | 0                       | Common For Sale AB & CD                  |
| 10.     | Water conservation, Rain water harvesting              | Yes               | 0                       |                                          |
| 11.     | Energy Management                                      | Yes               | 0                       | Solar Heating, Solar Lights & LED Lights |
| 12.     | Fire Protection and fire safety requirements           | Yes               | 0                       |                                          |
| 13.     | Electrical meter room, sub-station, receiving station. | Yes               | 0                       | Meter room and substation                |
| 14.     | Others                                                 |                   |                         |                                          |
|         | Aggregate area of recreational Open Space :            | Yes               | 0                       |                                          |
|         | Fitness Center                                         | Yes               | 0                       |                                          |

Yours Faithfully,

Architect



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(B. Arch M.C.A.)

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Agreed and Accepted by:

For M/s. Money Magnum Nest Pvt. Ltd

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T-2/602, Jasmine Runwal Garden City, Phase-II, Opp.Colourchem, Balkum Thane (W)-  
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