FORM-2

ENGINEER'SCERTIFICATE

Date: 16/04/19

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

Subject: Certificate of Cost Incurred for Development of TERAFORM DWARKA SALE BUILDING NO. 3 / WING – C of the Sale Building No. 3 of the Project (RERA Registration Number Applied) situated on the Plot bearing C.N. No. / CTS No. 5808 (Pt.) / Survey No. / Final Plot No. 274A (Pt.) of TPS – III Village Ghatkopar 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.)

Ref: Maha RERA Registration Number **applied**

Sir,

I **Shri Bhushan Chitanvis** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s)/ 1 Wing(s) of the Phase situated on the plot bearing 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 as Structural Consultant

   (iii) M/s.Eskayem Consultants as MEP Consultant

   (iv) **Shri Bhushan Chitanvis** 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 **Shri Bhushan Chitanvis** quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site in section carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 35,50,00,000/-**(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 certificatecompletion certificate for the building(s) from the Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 5,73,00,000/-** (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 the Slum Rehabilitation Authority (SRA) (planning Authority) is estimated at **Rs.29,77,00,000/-** (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:

TABLEA

Building/Wing bearing number 'C' or called Terraform Dwarka C Wing

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 16.04.19 Date of Registration is **applied**	**Rs. 21,00,00,000**
2	Cost incurred as on 16.04.19 (based on Estimated cost)	Rs. Nil
3	Work done in Percentage (as percentage of the Estimated cost)	-
4	Balance Cost to be incurred (Based on estimated cost)	**Rs. 21,00,00,000**
5	Cost incurred on Additional/Extra Items as on 16.04.19 not included in the Estimated cost (Annexure A)	Rs. 0

TABLEA

REHAB building bearing number 'Rehab 1 and 2'

(Rehab 1 Completed – OC received; Rehab 2 – Ongoing)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the buildings as on 31.05.17 Date of Registration is04.08.17	Rs. 60,60,00,000/-
a	Cost apportioned to Terraform Dwarka Wing B (RERA regnP51800002826)	Rs. 17,96,00,000/-
b	Cost apportioned to Terraform Dwarka Wing A (RERA regnP51800002718)	Rs. 15,89,00,000/-
c	Cost apportioned to Terraform Dwarka Wing C (This Project)	**Rs. 14,50,,00,000/-**
d	Cost apportioned to Terraform Dwarka Wing D (RERA regn applied)	Rs. 12,25,00,000/-
2	Cost incurred as on 31.03.19 (based on Estimated cost)	Rs. 40,84,23,489/-
a	Cost incurred towards Terraform Dwarka Wing B (RERA regnP51800002826)	Rs. 14,94,22,834/-
b	Cost incurred towards Terraform Dwarka Wing A (RERA regnP51800002718)	Rs. 15,34,00,655/-
c	Cost incurred towards Terraform Dwarka Wing C (this project)	**Rs. 5,73,00,000/-**
d	Cost incurred towards Terraform Dwarka Wing D (RERA regn applied)	Rs. 4,83,00,000/-
3	Work done in Percentage (as percentage of the Estimated cost)	0
4	Balance Cost to be incurred (Based on estimated cost)	**Rs. 5,73,00,000/-**
5	Cost incurred on Additional/Extra Items as on 31.03.19 not included in the Estimated cost (Annexure A)	Rs. 0

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

This is the cost of the complete common (2) basements, ground and podium floor:

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 16.04.19 Date of Registration is Applied	NA
2	Cost incurred as on 16.04.19 (based on Estimated cost)	NA
3	Work done in Percentage (as percentage of the Estimated cost)	NA
4	Balance Cost to be incurred (Based on estimated cost)	NA
5	Cost incurred on Additional/Extra Items as on 16.04.19 not included in the Estimated cost (Annexure A)	NA

Yours Faithfully

Signature of Engineer

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)
NOT APPLICABLE