FORM-2

ENGINEER'SCERTIFICATE

Date: 02/04/2025

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 the quarter ended 31/03/2025 for Development of the Real Estate project TERAFORM DWARKA SALE BUILDING NO. 3 / WING – **C** of the Sale Building No. 3 of the Project having MahaRERA Registration Number **P51800020608** 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.)

Sir,

I **Mr. Dharmesh Gala** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project having MahaRERA Registration Number **P51800020608** being developed by M/s. Money Magnum Nest Pvt. Ltd. (Formerly known as Everest Fincap Pvt. Ltd.)

2. We have estimated the cost of Civil, MEP and Allied works required for completion of apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made 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 **Mr. Dharmesh Gala** quantity Surveyor appointed 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 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. 35,50,00,000/-**(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 & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale & for the purpose of obtaining occupation certificate/completion certificate for the building(s)/Wing(s)/Layout/Plotted Development from the Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

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4. The Estimated Cost Incurred till date is calculated at **Rs.28,37,29,027 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/services used & unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale of the Project is estimated at **Rs.7,12,70,973/-** (Total of Table A and B).
6. I, certify that the Cost of the Civil, MEP and allied work for the apartments & proportionate completion of internal & external works of the project 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

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 31.03.2025 (based on Estimated cost)	**Rs. 9,30,41,991**
3	Work done in Percentage (as percentage of the Estimated cost)	**44.31%**
4	Balance Cost to be incurred (Based on estimated cost)	**Rs. 11,69,58,009 /-**
5	Cost incurred on Additional/Extra Items as on 31.03.2025 not included in the Estimated cost (Annexure A)	Rs. 0

TABLE A

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 is 04.08.17	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 15.03.2025 (based on Estimated cost)	**Rs. 75,46,18,660 /-**
A	Cost incurred towards Terraform Dwarka Wing B (RERA regnP51800002826)	Rs. 17,96,00,000 /-
B	Cost incurred towards Terraform Dwarka Wing A (RERA regnP51800002718)	Rs. 19,78,19,632/-
C	Cost incurred towards Terraform Dwarka Wing C (this project)	**Rs. 19,06,87,035 /-**
D	Cost incurred towards Terraform Dwarka Wing D (RERA regn applied)	**Rs 18,65,11,992 /-**

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3	Work done in Percentage (as percentage of the Estimated cost)	100.00%
4	Balance Cost to be incurred (Based on estimated cost)	**Rs 0/-**
5	Cost incurred on Additional/Extra Items as on 31.03.2025not 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 30.06.19 Date of Registration is Applied	NA
2	Cost incurred as on 31.03.2025 (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 31.03.2025not included in the Estimated cost (Annexure A)	NA

Yours Faithfully

Signature of Engineer
(DHARMESH GALA)

MASTERS MANAGEMENT CONSULTANTS (INDIA) PVT. LTD. MUMBAI

Local Authority License no..... (If applicable)

Agreed and Accepted by

Authorized Signatory

(Promoter)
Name: Uday Mota
Date 04/04/2025

Mumbai Magnum Nest Pvt. Ltd.

Table C

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

NOT APPLICABLE