J. D. Zatakia & Co.
CHARTERED ACCOUNTANTS
Jitendra D. Zatakia B.Com., F.C.A.

To
Money Magnum Nest Pvt. Ltd.
Godrej Coliseum, A Wing, 1301, 13th Floor,
Behind Everard Nagar, Off Eastern Express Highway,
Sion (E) Mumbai 400 022.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Money Magnum Nest Pvt. Ltd. for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERARegn Number - P51800020666 for Terraform Dwarka Wing D

1. This certificate is issued in accordance with the provisions of the Real Estate. (Regulation and development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Money Magnum Nest Pvt. Ltd. for the period ended FY 2022 to 2023 and hereby certify that:

A. Deposits:

Sr No	Particulars	For this Fiscal year	Total for this Project till date
1	Total amount collected from allottees	4,97,93,094	17,16,76,838
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	3,48,55,165	12,01,73,788
4	Total amount deposited in the Designated Bank Account	3,48,55,165	12,01,73,788
5	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	70%	70%
6	Shortfall/Excess Deposit (3-4)	-	-

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / No) - **Yes**

If No. Please mention the amount not deposited

B. Withdrawals

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	3,48,55,165	12,01,73,788
3	Total amount withdrawn	3,48,55,165	12,01,73,788
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn duriug the year from RERA Bank Account were within the with drawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes/No) - **Yes**

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Ghatkopar (E), Mumbai – 400 077.
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98201 22976
jdzatakia@jdzatakia.com

If No, Please provide the below details:-

Sr No	Date of Withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation

I/We certify that, the Money Magnum Nest Pvt. Ltd. has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act.

If No, please provide the below details:-

Sr No	Date	Amount not utilised for Project Cost
1		

D. Any Qualifications / Observations of CA

Sr No	Qualifications / Observations
1	NA

Thanking you,

For J.D.ZATAKIA & COMPANY
CHARTERED ACCOUNTANTS
FIRM REGN. NO.111777W

J. D. ZATAKIA & CO. M. No. 017669 FRN: 111777W CHARTERED ACCOUNTANTS

J. D. ZATAKIA-PROPRIETOR
(MEMBERSHIP No.17669)
UDIN: 24017669BKCRRF4643

Date : 10.02.2024
Cert :JD/M-1209/102/2023-2024

Agreed and Accepted by
For Money Magnum Nest Private Limited

Authorised Signatory, of Promoter
Date : 10.02.2024

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