Ashwin Mandavgane
Architect (B. Arch M.C.A)
Reg No.: CA/2001/27571

Form 1

Architect's Certificate

To,
M/s. Money Magnum Nest Pvt. Ltd.
(Formerly known as Everest Fincap Pvt. Ltd.).
Godrej Coliseum, 13th Floor, 1301, A Wing,
Behind Everard Nagar, off Eastern Express Highway,
Sion (E), Mumbai 400 022.

Sub.: Certificate of Percentage for the Completion of Construction Work of (SALE BUILDING NO. 3) "TERRAFORM DWARKA" WING – "D" of the Project (RERA Registration Number. P51800020666) 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 D 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. JW Consultant LLP, 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.

T-2/602, Jasmine Runwal Garden City, Phase-II, Opp. Colourchem,
Balkum, Thane (W) 400608. Mobile No. 9819419909, 9987766874

Money Magnum Nest Private Limited MUMBAI

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

S N	Tasks / Activity	Percentage of work done
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	35%
6.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises.	22%
7.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within The Flat / Premises	20%
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	5%
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.	2%

TABLE-B

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

S N	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	Yes	75%	Common for Sale AB & CD
2.	Water Supply	Yes	0%	
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	100%	Common for Sale AB & CD
4.	Storm Water Drains	Yes	100%	Common for Sale AB & CD
5.	Landscaping & Tree Planting	No	0%	

T-2/602, Jasmine Runwal Garden City, Phase-II, Opp. Colourchem,
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Magnum Nest Private Limited ★ Monarch MUMBAI

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S N	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
6.	Street Lighting	Yes	100%	
7.	Community Buildings	No	0%	
8.	Treatment and disposal of sewage and sullage water	Yes	0%	
9.	Solid Waste Management & Disposal	No	0%	Common for Sale AB & CD
10.	Water conservation, Rain water harvesting	Yes	0%	Common for Sale AB & CD
11.	Energy Management	Yes	0%	Solar & LED Lights
12.	Fire Protection and fire safety requirements	Yes	10%	
13.	Electrical meter room, sub-station, receiving station.	Yes	50%	Substation work Completed
14.	Others			
	Aggregate area of recreational Open Space:	Yes	0%	
	Fitness Centre	Yes	100%	Common for Sale AB & CD

ARCHITECT

Ar. Ashwin Mandavgane
(B. Arch M.C.A)
Reg. No. CA/2001/27571

Agreed and accepted by:

For **Money Magnum Nest Pvt. Ltd.**

Money Magnum Nest Private Limited MUMBAI

03/07/2026

Promoter/Authorised Signatory

For the quarter ended 30/06/2026.

T-2/602, Jasmine Runwal Garden City, Phase-II, Opp. Colourchem,
Balkum, Thane (W) 400608. Mobile No. 9819419909, 9987766874