



FORM-2

ENGINEER'S CERTIFICATE

Date: 27/07/17

To,
M/s. Money Magnum Constructions
Formerly known as National Dyes),
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 K Residences Phase – I of the Project (RERA Registration Number _____) situated on the Plot bearing S.No. 37/10, 38/1, 146/1, 146/2(Pt), 146/2(Pt), Division Konkan, village Dhokali, taluka & District Thane, Pin - 400 607 admeasuring 46747.52 sq.mts. area being developed by M/s. Money Magnum Constructions (formerly known as M/s. National Dyes).

Ref: MahaRERA Registration Number-----

Sir,

We Gem Engserv Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s)/ Wing(s) of the Phase situated on the plot bearing S.No. 37/10, 38/1, 146/1, 146/2(Pt), 146/2(Pt), Division Konkan, village Dhokali, taluka & District Thane, Pin - 400 607 admeasuring 46747.52 sq.mts. area being developed by M/s. Money Magnum Constructions (formerly known as M/s. National Dyes).

1. Following technical professionals are appointed by Owner/Promoter: -
 - (i) Shri. Sandeep Prabhu as L.S./Architect;
 - (ii) M/s. JW Consultants LLP as Structural Consultant
 - (iii) M/s. Ace Consultants and Abhiyanta Consulting Engineers LLP as MEP Consultant
 - (iv) M/s Gem Engserv Pvt. Ltd. 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

Gem Engserv Private Limited
CIN: U74120MH2003PTC255170

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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 Gem Engserv Pvt. Ltd. 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 24,69,00,000/-** Twenty four crores sixty nine lacs only (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 certificate completion certificate for the building(s) from the Thane Municipal Corporation (TMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 0/-** (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 Thane Municipal Corporation (TMC) is estimated at Rs. 24,69,00,000/- Twenty four crores sixty nine lacs only (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:



TABLE A

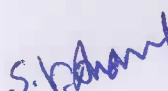
Terraform K Residences – Phase 1 (B+G+1st floor)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.05.17 Date of Registration is	Rs. 24,69,00,000/-
2	Cost incurred as on 31.05.17 (based on Estimated cost)	Rs. 0
3	Work done in Percentage (as percentage of the Estimated cost)	0%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. 24,69,00,000/-
5	Cost incurred on Additional/Extra Items as on 31.05.17 not included in the Estimated cost (Annexure A)	Rs. 0

TABLE B

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.05.17 Date of Registration is	Rs. 0
2	Cost incurred as on 31.05.17 (based on Estimated cost)	Rs. 0
3	Work done in Percentage (as percentage of the Estimated cost)	0%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. 0
5	Cost incurred on Additional/Extra Items as on 31.05.17 not included in the Estimated cost (Annexure A)	Rs. 0

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