

FORM-2

ENGINEER'S CERTIFICATE

Date: 30/06/2023

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 **P51700002673**) 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 46747.52sq.mts. area being developed by M/s. Money Magnum Constructions (formerly known as M/s. National Dyes).

Sir,

I Shri Parag Sanghvi have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, 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 46747.52sq.mts. area having Maha RERA Registration number: **P51700002673** being developed by M/s. Money Magnum Constructions (formerly known as M/s. National Dyes).

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specification 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 and Consultants. The Schedule of items and quantity required for the entire work as calculated by Shri Parag Sanghvi 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 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) 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 and proportionate completion of internal and external works of the project as per specifications mentioned in agreement of sale to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s)/ wing(s)/ Layout. Plotted development 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. 12,81,88,050/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit costs of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) and proportionate completion of internal and external works as per specifications mentioned in agreement of sale of the subject project to obtain Occupation Certificate /Completion Certificate from Thane Municipal Corporation (TMC) is estimated at **Rs. 11,87,11,950/-** (Total of Table A and B).

6. I, certify that the Cost of the Civil, MEP and allied work of the building(s) and proportionately internal and external works 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

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 02.08.17	Rs. 24,69,00,000/-
2	Cost incurred as on 30.06.2023 (based on Estimated cost)	Rs 12,81,88,050/-
3	Work done in Percentage (as percentage of the Estimated cost)	51.92%
4	Balance Cost to be incurred (Based on estimated cost)	Rs. 11,87,11,950/-
5	Cost incurred on Additional/Extra Items as on 30.06.2023 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)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31.07.17 Date of Registration is 02.08.17	Rs. 0
2	Cost incurred as on 30.06.2023 (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 30.06.2023 not included in the Estimated cost (Annexure A)	Rs. 0

Yours Faithfully



Signature of Engineer
(Mr. Parag Sanghvi)

Agreed and Accepted by:



Signature of Promoter

Name:

Date:

Annexure A

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