

Form - 2
[See Regulation 3]
Engineer's Certificate

TABLE A

Building/ Wing/ Layout/ Plotted Development known as
 (to be prepared separately for each Building /Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the buildings/wings as on date of Registration is 31.12.2024	Rs. 46,68,37,756/-
2.	Cost incurred as on date of certificate 31.12.24	Rs. 35,85,14,078/-
3.	Work done in Percentage (as Percentage of the estimated cost)	76.80%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 10,83,23,678/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NA

TABLE B

Internal & External Development works in respect of the Registered Phase

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the internal and external Development Works including amenities and facilities in the layout as on date of Registration is	Rs. 32,69,31,454/-
2.	Cost incurred as on date 31.12.24 of certificate	Rs. 7,27,15,649/-
3.	Work done in Percentage (as Percentage of the estimated cost)	22.24%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 25,42,15,805/-
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	NA

Yours faithfully,
 For M/s Unisteps Consulting Pvt Ltd,

**Rupesh
 Chowdhary**

Digitally signed by Rupesh
 Chowdhary
 DN: cn=Rupesh Chowdhary,
 o=Nexus Project Solutions Pvt Ltd,
 ou=Structural Engineer STR/C/40,
 email=mail@unistepsconsulting.com, c=US
 Date: 2025.01.28 16:39:17 +05'30'

Rupesh Chowdhary
 Consulting Engineer
 License No. STR/C/40

Agreed and accepted by:
Lotus Ventures LLP.
 Name: Aashish Kumar Agarwal
 Date: 28.01.2025



Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. (**) Balance cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required/ escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/ to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE – C

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

Sr. No.	List of Extra/Additional/Deleted Items	Amount
1.	NA	NA
2.	NA	NA