



Annexure 2: Engineer Certificate (Form-REG-2)

Form REG-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Ref No. 226087/EC/CSVLLP/25-26

Date: 08.01.2026

Information as on 08.01.2026 for quarter ending 31.12.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project EXOTICA 132 Project Registration No. UPRERAPRJ731857/04/2025 situated on the Khasra No./Plot No. A-3A, Sector-132, Noida, District- Gautam Budh Nagar, Uttar Pradesh-201301, admeasuring 12,145.56 sqm area being developed by M/s. EXOTICA INFRATECH LLP, Promoters ID UPRERAPRM343361

I, Sanjeev Agrawal, have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project EXOTICA 132 Project Id: UPRERAPRJ731857/04/2025 situated on the Khasra No./Plot No. A-3A, Sector-132, Noida, District- Gautam Budh Nagar, Uttar Pradesh-201301, admeasuring 12,145.56 sqm area being developed by M/s. EXOTICA INFRATECH LLP, Promoters ID: UPRERAPRM343361

1. Following technical professionals were appointed by me for verification/ certification of the cost: -

- (i) Mr. Kulmeet Shangari c/o ACPL Design Ltd. as Architect
- (ii) Mr. Alpa Sheth c/o VMS Consultants Pvt. Ltd. as Structural Consultant
- (iii) Mr. Kunal Choudhary c/o Udayan Choudhary & Assoc. as MEP Consultant
- (iv) Mr. Narendra Ohliyan c/o Exotica Infratech LLP as Site Supervisor

2. The project is new. We have estimated the cost of the completion 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 us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

(In Rs. Lacs)

Table-A1							
Tower Number or Name		Commercial Block					
1	2	3	4	5	6	7	8
S. No.	Task/Activity	Total Estimated Cost	Amount incurred till now	% of Work Done as Per latest REG-1	Expenditure computed as per REG-1 (Column 3x Column 5)	Admissible expenditure (Lower of Column 4 & Column 6)	Value of work done in Percentage as per Admissible expenditure (Column No.7 /Column No.3)
1	Excavation	100.00	0	0	0	0	0
2	Total Number of Basement and Plinth	300.00	0	0	0	0	0
3	Total Number of Podiums	0.00	0	0	0	0	0
4	Stilt Floor	0.00	0	0	0	0	0
5	Total Number of Slabs of Super Structure	555.00	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	100.00	0	0	0	0	0
7	Sanitary Fittings Within the Flat/Premises,	35.00	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises,	55.00	0	0	0	0	0



9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	8.00	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks	255.00	0	0	0	0	0
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	398.00	0	0	0	0	0
12	Compliance to conditions of environmental / Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/ Completion Certificate.	50.00	0	0	0	0	0
Total		1856.00	0	0	0	0	0

(In Rs. lacs)

Table-A2

Tower Number or Name		Tower-2					
1	2	3	4	5	6	7	8
S. No.	Task/Activity	Total Estimated Cost	Amount incurred till now	% of Work Done as Per latest REG-1	Expenditure computed as per REG-1 (Column 3x Column 5)	Admissible expenditure (Lower of Column 4 & Column 6)	Value of work done in Percentage as per Admissible expenditure (Column No.7 /Column No.3)
1	Excavation	450.00	450.00	100%	450.00	450.00	100%
2	Total Number of Basement and Plinth	1,590.00	1,351.00	25%	397.50	397.50	25%
3	Total Number of Podiums	302.00	-	0%	-	-	0%
4	Stilt Floor	245.00	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	5,685.00	-	0%	-	-	0%



6	Internal walls, Internal Plaster, Floorings within Flats / Premises, Doors, and Windows to each of the Flat /Premises	1,025.00	-	0%	-	-	0%
7	Sanitary Fittings within the Flat / Premises	365.00	-	0%	-	-	0%
8	Electrical Fitting within the Flat / Premises	545.00	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	92.00	-	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing, Overhead and Underground Water Tanks	2,595.00	-	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	5,550.00	-	0%	-	-	0%
12	Compliance to conditions of environmental / Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to Obtain Occupancy / Completion Certificate	200.00	-	0%	-	-	0%
Total		18,644.00	1,801.00	4.55%	847.50	847.50	4.55%

(In Rs. lacs)

Table - B
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered Project

1	2	3	4	5	6	7	8
S. No.	Task/Activity	Total Estimated Cost	Amount incurred till now	% of Work Done as Per latest REG-1	Expenditure computed as per REG-1 (Column 3x Column 5)	Admissible expenditure (Lower of Column 4 & Column 6)	Value of work done in Percentage as per Admissible expenditure (Column No.7 /Column No.3)
1	Internal Roads & Footpaths	450.00	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	250.00	0	0	0	0	0
3	Sewerage (Chamber, lines, Septic Tank, STP)	350.00	0	0	0	0	0
4	Storm Water Drain	125.00	0	0	0	0	0
5	Landscaping & Tree Planting	500.00	0	0	0	0	0
6	Street Lighting	440.00	0	0	0	0	0
7	Community Buildings	0	0	0	0	0	0

8	Treatment & Disposal of Sewage and Sullage water /STP	350.00	0	0	0	0	0
9	Solid Waste Management & Disposal	135.00	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	45.00	0	0	0	0	0
11	Energy Management/ Use of Renewable Energy	90.00	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	900.00	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	640.00	0	0	0	0	0
14	Receiving Station	45.00	0	0	0	0	0
15	Plan of Development Works	45.00	0	0	0	0	0
16	Emergency Evacuation Services	45.00	0	0	0	0	0
17	Common Facilities in Basements	90.00	0	0	0	0	0
18	Others, if any (please specify)	0.00	0	0	0	0	0
	Total	4500.00	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as **Rs. 25,000.00 Lac** (Total of column no.3 in Tables A1, A2 and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate /completion certificate for the Project from the concerned Competent Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31.12.2025 is **Rs. 847.50 Lac** (Total of column no.7 in Tables A1, A2 and Table B).

5.0) Based on Site Inspection and estimated cost calculation, with respect to each of the Building/Wing/Block/Tower and allied works of the aforesaid Real Estate Project, I certify as follows-

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the said Real Estate Project is as per Table-A1, A2

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully

Er. Sanjeev Agrawal

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