



Y.P. & ASSOCIATES

CHARTERED ENGINEER, GOVT. APPROVED VALUER,
(REG NO –M-1488451, MEMBER OF INSTITUTION VALUERS, MEMBER OF INSTITUTION OF ENGINEERS)
272, FIRST FLOOR, NITI KHAND-1, INDIRAPURAM, GHAZIABAD
M-9958067860/8851008259, email-ceypassociates@gmail.com

Dated: 08.01.2026

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject : Certificate of Percentage of Completion of Construction Work of all 6 Building(s)/ Block(s) of the Phase 1 of the Project Mahagun My Laagoon, UPRERAPRJ999197/09/2024 [UPRERA Registration Number] situated on the Khasra No/ Plot no GH-04A, Sector-12, Greater Noida West, U.P. Demarcated by its boundaries (latitude and longitude of the end points) latitude 28° 33' 43.26"N longitude 77° 29' 7.70" E to the North, latitude 28° 33' 35.32" N longitude 77° 29' 6.29" E to the South, latitude 28° 33' 38.77" N longitude 77° 29' 11.48" E to the East, latitude 28° 33' 39.84" N longitude 77° 29' 2.52" E to the West of village Sector-12, Greater Noida West, U.P., Greater Noida Authority Competent Authority/ Development Authority, District Greater Noida Authority, Uttar Pradesh, PIN 201301 admeasuring 30,000 sq. meter area, being developed by Aura Infrabiz LLP [Promotor's Name] as on 31.12.2026

I, Er. Yatendra Paliwal, from M/s. Y.P. & Associates have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the all Building(s)/Block/ Tower (s) of Phase 1 of the Project Mahagun My Laagoon, UPRERAPRJ999197/09/2024, situated on the Khasra No/ Plot no GH-04A, Sector-12, Greater Noida West, U.P., Greater Noida Authority Competent Authority/Development Authority, District Gautam Buddh Nagar, Uttar Pradesh, PIN 201301 admeasuring 30,000 sq.mts. area being developed by Aura Infrabiz LLP [Promotor's Name] as on 30.09.2025.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) M/s/ Mohit Attakan as L.S. / Architect
- (ii) M/s VMS Consultant as Structural Consultant
- (iii) M/s CESPL as MEP Consultant
- (iv) Mr. Y.K Malik as Site In-charge / Supervisor

2. The project is still ongoing. 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..

Er. YATENDRA PALIWAL
C.E. (Civil)
Chartered Engineer
Reg. No. M 1488451

REF NO-801 A/MAHAGUN MYLAAGOON/4TH Q 2025

Branch Office –L-14 A, First Floor, Malviya Nagar, New Delhi
4/90 B, Vibhav Khand, Gomti Nagar, Lucknow, U.P.



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3. We estimate the Total Cost for completion of the project under reference as Rs. 116223 Lakh (Total of S.No. 1 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 31.12.2025 is calculated at **Rs. 21909 Lakh** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at **Rs. 94314 Lakh** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.12.2025 date is as given in Tables A and B below :

Table – A		
Building/Wing/Tower bearing Number or called Mahagun Mylagoon Phase 1		
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)		
S.No.	Particulars	Amounts (Rs.) In Lacs
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	108636
2	Cost incurred as on (based on the actual cost incurred as per records)	20517
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	18.89 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	88119
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5)	18.89 %

Er. YATENDRA PALIWAL

B.E. (Civil)

Chartered Engineer

Branch Office – 1-16 A First Floor, Malviya Nagar, New Delhi

Reg. No. M-1488451, 150 B, Vidhava Khand, Gomti Nagar, Lucknow, U.P.

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Table - B

Internal & External Development works and common amenities
(Prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amounts (Rs.) in Lacs
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	7587
2	Cost incurred as on (based on the actual cost incurred as per records)	1392
3	Work done in Percentage (as Percentage of the estimated cost)	18.35 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	6195
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus 34% of A, Extra items (2+5))	18.35 %

Er. YATENDRA PALIWAL
B.E. (Civil)
Chartered Engineer
Reg. No. M 1488451

Signature of Engineer

Name : CE. Yatendra Paliwal
Address : 272, First Floor, Niti Khand-1, Indirapuram, Ghaziabad, U.P.-201014
PAN No. : ANUPP3041K
Aadhar No : 686829704737

-----XXX----- END OF CERTIFICATE -----XXX-----

REF NO-801 A/MAHAGUN MYLAAGOON/4TH Q 2025

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