



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

Form-REG-2 ENGINEER'S CERTIFICATE (On Letter Head)

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

Date: 14.07.2026

Information as on 30.06.2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project Mahagun My Laagoon Phase 1, UPRERAPRJ999197/09/2024 situated in Village / Sector-12, Greater Noida West, U.P., Tehsil Dadri Greater Noida Authority Competent Authority / Development Authority District Gautam Budh Nagar PIN 201301 admeasuring 30,000 sq.mts. area being developed by Aura Infrabiz LLP, UPRERAPRM285591 [Promoter's Name, Promoter ID] as on 30.06.2026

I Er. Yatendra Paliwal, from M/s. Y.P. & Associates have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Mahagun My Laagoon Phase 1, UPRERAPRJ999197/09/2024, situated on the Khasra No/ Plot no GH-04A, Sector-12, Greater Noida West, U.P. of village Sector-12, Greater Noida West, U.P. Tehsil Dadri Greater Noida Authority Competent Authority/ Development Authority, District Gautam Budh Nagar, U.P., PIN 201301 admeasuring 30,000 sq.mts area being developed by Aura Infrabiz LLP, UPRERAPRM285591 <Promoter's Name, Promoter's Id> as on 30.06.2026.

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

- (i) M/s/ Mohit Attakan as Licensed Surveyor / 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 Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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:

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



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(in Rs
Lakh)

Table - A							
Building/Wing/ Block /Tower Number or Name		Mahagun My Laagoon Phase 1					
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 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	800	600	75%	600.00	600.00	75%
2	Total Number of Basement and Plinth	11247	7648	68%	7,647.96	7,648.00	68%
3	Total Number of Podiums	0	0	0%	-	-	0%
4	Stilt Floor	810	196	25%	202.50	196.00	24%
5	Total Number of Slabs of Super Structure	25599	255	1%	255.99	255.00	1%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	9483	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	659	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	1467	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0	0	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water	2889	0	0%	-	-	0%

14/12/26
P. K. PALIWAL
C.E. (Civil)
Chartered Engineer
Reg No. M 1488451



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	Tanks						
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.	6881	0	0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift 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.	4852	1865	38%	1,843.76	1,843.76	38%
	TOTAL	64687	10564		10,550.21	10,542.76	16%

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible

*Er. YASHWANTHA RAO
B.E. (Civil)
Chartered Engineer
Reg No. M-1488451*



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							expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	711	0	0%	-	0	0%
2	Water Supply/Drinking Water Facilities	324	1.6	0%	1.56	1.56	0.48
3	Sewerage (chamber, lines, Septic Tank, STP)	324	0	0%	-	0	0%
4	Storm Water Drain	190	0	0%	-	0	0%
5	Landscaping & Tree Planting	850	0	0%	-	0	0%
6	Street Lighting	350	2.40	1%	2.45	2.4	0.01
7	Community Buildings	460	0	0%	-	0	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	225	0	0%	-	0	0%
9	Solid Waste Management & Disposal	25	0	0%	-	0	0%
10	Water Conservation, Rainwater Harvesting	180	0	0%	-	0	0%
11	Energy Management/Use of Renewable Energy	45	0	0%	-	0	0%
12	Fire Protection and Fire Safety Requirements	695	0	0%	-	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	562	0	0%	-	0	0%
14	Receiving Station				-	-	-
15	Plan of Development Works	1765	428	24%	423.60	423.6	24%
16	Emergency Evacuation Services	75	0	0%	-	0	0
17	Common Facilities in Basement	880	0	0%	-	0	0
18	Others, if any (please specify)	12355	11477	91%	11,243.05	11375	92%
	TOTAL	20016	11909	-	11,670.66	11802.56	59%

Dr. YATINDER PALIWAL
B.E. (Civil)
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3. We estimate the Total Cost for completion of the project under reference as Rs.84703 Lakh (Total of column no. 3 in Tables A 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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 30.06.2026 is Rs. 22345.32 Lakhs (Total of column no. 7 in Tables A1, A2.... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We 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 Real Estate Project is as per Table-A1,A2.....

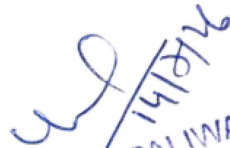
5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Signature of Engineer

Name : CE. Yatendra Paliwal

Mob No : 9958067860

Email id. : ceypassociates@gmail.com


Er. YATENDRA PALIWAL
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