



# CE. YATENDRA PALIWAL

CHARTERED ENGINEER, GOVT. APPROVED VALUER,  
(REG NO -M-1488451, MEMBER OF INSTITUTION VALUERS, MEMBER OF INSTITUTION OF ENGINEERS)  
F-30, FIRST FLOOR, D-MALL, SHAKTI KHAND-2, INDIRAPURAM, GHAZIABAD  
M-9958067860/8851008259, email-yatendrapaliwal1@gmail.com

Dated : 17.01.2024

## ENGINEER'S CERTIFICATE

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

Certificate of Percentage of Completion of Construction Work of proposed Commercial Building " Migsun Lucknow Central at Sector -A , Pocket -1 , Sushant Golf City , Sultanpur Road , Lucknow , U.P.-226030, Demarcated by its boundaries (latitude and longitude of the end points) 26°47'28"N and 80°59'49"E to the North, 26°47'27"N and 80°59'51"E to the South, 26°47'25"N and 80°59'49"E to the East, 26°47'26"N and 80°59'47"E to the West of Lucknow Development Authority admeasuring 20,238.660 Sq. mtr area being developed by WILMOT INFRATECH PVT LTD.

I, Er. Yatendra Paliwal, has undertaken assignment as Licensed Surveyor of certifying Percentage of Completion Work of the Project 'Migsun Lucknow Central', situated at Sector-A, Pocket -1, Sushant Golf City, Sultanpur Road, Lucknow PIN 226030 admeasuring 20,238.660 Sq. mtr. area being developed by WILMOT INFRATECH PVT LTD.

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.

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

- M/s ACPL DESIGN LIMITED as Architect
- M/s AJAY GUPTA (Perceptive Ideas) as Structural Consultant
- M/s BIKRAMJEET KUKREJA (V Consulting) as MEP Consultant
- Shri AKHILESH SRIVASTAVA as Site Supervisor

2. The project is yet to be started at project site. 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 26000 Lacs (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.

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



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4. The estimated actual cost incurred till date 17.01.2024 is calculated at Rs. 0.00\_Lacs (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. 26000 Lacs (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 17.01.2024 date is as given in Tables A and B below:

**Table A**

S.No.	Particulars	Amounts (Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	23920 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0.00 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	23920 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5)	0 %

**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.)
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).	2080 Lacs
2	Cost incurred as on (based on the actual cost incurred as	0.00 Lacs



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	per records)	
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2080 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5)	0.00 %

Signature of Engineer / Valuer

Name : Sh. Yatendra Paliwal (M/s. Y.P. & Associates )  
Address : F -30 First Floor, D-Mall , Indirapuram, Ghaziabad,U.P.  
PAN No. : ANUPP3041K  
License No. : M-1488451  
Authority : Institution of Engineers, Kolkata (India )  
Date of Sign : 17/01/2024

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