



CE.YATENDRA PALIWAL

CHARTERED ENGINEER, GOVT. APPROVED VALUER,

(REG NO –M-1488451, MEMBER OF INSTITUTION VALUERS, MEMBER OF INSTITUTION OF ENGINEERS)

M-9958067860/8851008259, email-yatendrapaliwal1@gmail.com

No . 966/MCM/2ND Q 2026

Dated : 04.07.2026

FORM REG 2

ENGINEER'S CERTIFICATE

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

Information as on 30-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Migsun Central Market" (UPRERAPRJ355095) situated on the Plot No- C1 at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 13,349.03 sq.mts. area being developed by ANSAL IT CITY AND PARKS LIMITED. [Promoter Id]

I Yatendra Paliwal have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Migsun Central Market" (UPRERAPRJ355095) situated on the Plot No- C1 at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 13,349.03 sq.mts. area being developed by ANSAL IT CITY AND PARKS LIMITED. <Promoter Id>

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

- (i) M/s ACPL DESIGN LTD as Licensed Surveyor / Architect
- (ii) M/s Global design Engineers Pvt Ltd as Structural Consultant
- (iii) M/s/V Consulting as MEP Consultant
- (iv) M/s/ Rajeev Singh as Site 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:

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

REF NO-966/ MCM/2ND Q 2026

UNIT NO 102 , FF , PLOT NO 272, NITI KHAND-1 , INDIRAPURAM , GHAZIABAD , U.P.-201014



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Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Lac)	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	361.44	370.44	100	361.44	361.44	100.00
2	Total Number of Basement and Plinth	1156.60	572.90	20	231.32	231.32	20.00
3	Total Number of Podiums	0.00			-	-	
4	Stilt Floor	144.58			-	-	-
5	Total Number of Slabs of Super Structure	2024.06			-	-	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	578.30			-	-	-
7	Sanitary Fittings within the Flat/Premises,	216.86			-	-	-
8	Electrical Fitting within the Flat/Premises	216.86			-	-	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	506.01			-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	722.88			-	-	-

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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.	722.88				-	-	-
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.	578.30				-	-	-
	TOTAL	7228.78	943.34					

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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 (Lac)	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)
	Er. YATENDRA PALIWAL B.E. (Civil) Chartered Engineer Reg No. M 1488451	04/17/2026					



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1	Internal Roads & Footpaths	86.75					
2	Water Supply/Drinking Water Facilities	43.37					
3	Sewerage (chamber, lines, Septic Tank, STP)	43.37					
4	Storm Water Drain	43.37					
5	Landscaping & Tree Planting	43.37					
6	Street Lighting	43.37					
7	Community Buildings	0.00					
8	Treatment & Disposal of Sewage and Sullage water /STP	43.37					
9	Solid Waste Management & Disposal	43.37					
10	Water Conservation, Rainwater Harvesting	43.37					
11	Energy Management/Use of Renewable Energy	43.37					
12	Fire Protection and Fire Safety Requirements	43.37					
13	Electrical Sub Station, Control Panel & Meter Room	43.37					
14	Receiving Station	43.37					
15	Plan of Development Works	86.75					
16	Emergency Evacuation Services	43.37					
17	Common Facilities in Basement	43.37					
18	Others, if any (please specify)	86.75					
	TOTAL	867.45					

3. We estimate the Total Cost for completion of the project under reference as Rs. 8096.23 Lacs (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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure up to 30.06.2026 is Rs. 943.34 (Total of column no. 7 in Tables A1, A2.... and Table B)).

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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.

Yours Faithfully

CE YATENDRA PALIWAL

Signature & Name

Mobile No. 9958067860

Email ID - ceypassociates@gmail.com

YATENDRA PALIWAL
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Reg No. M 1488451