



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

Ref No 882/1/NP1/1ST Q 26

Dated: 04.04.2026

ENGINEER'S CERTIFICATE

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

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Migsun Nehru Place 1" (UPRERAPRJ770923) situated on the Plot No- IT-3 at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 28,403.44 sq.mt. area being developed by ANSAL IT CITY AND PARKS LIMITED.

I Yatendra Paliwal have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Migsun Nehru Place 1" (UPRERAPRJ770923) situated on the Plot No- IT-3 at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 28,403.44 sq.mt. area being developed by ANSAL IT CITY AND PARKS LIMITED.

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 LTD as Architects
 - Global design Engineers Pvt Ltd as Structural Consultant
 - M/s/V Consulting as MEP Consultant
 - Mr. 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:

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



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Table - A (High Rise)							
Building/Wing/ Block /Tower Number or Name		All Amounts are in Lacs					
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	406.68	217	30	122.00	122.00	30.0
2	Total Number of Basement and Plinth	813.37					
3	Total Number of Podiums	0.00					
4	Stilt Floor	162.67					
5	Total Number of Slabs of Super Structure	2440.10					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	813.37					
7	Sanitary Fittings within the Flat/Premises,	244.01					
8	Electrical Fitting within the Flat/Premises	244.01					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	569.36					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	813.37					

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REF NO-882/CE/NP1-IT3/1ST Q -2026

UNIT NO 102 , FF , PLOT NO 272, NITI KHAND-1 , INDIRAPURAM, GHAZIABAD



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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.	813.37					
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.	813.37					
	TOTAL	8133.65	217				

(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 - A1
(Low Rise Block -A)

Building/Wing/ Block /Tower Number or Name		All Amounts are in Lacs					
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

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							No. 7 /Column No. 3)
1	Excavation	95.78					
2	Total Number of Basement and Plinth	191.56					
3	Total Number of Podiums	0.00					
4	Stilt Floor	38.31					
5	Total Number of Slabs of Super Structure	574.69					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	191.56					
7	Sanitary Fittings within the Flat/Premises,	57.47					
8	Electrical Fitting within the Flat/Premises	57.47					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	134.09					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	191.56					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CPD NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment	191.56					

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	etc.						
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.	191.56					
	TOTAL	1915.62					

**Table - A2
(Low Rise Block -B)**

Building/Wing/ Block /Tower Number or Name		All Amounts are in Lacs					
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	95.78					

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2	Total Number of Basement and Plinth	191.56					
3	Total Number of Podiums	0.00					
4	Stilt Floor	38.31					
5	Total Number of Slabs of Super Structure	574.69					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	191.56					
7	Sanitary Fittings within the Flat/Premises,	57.47					
8	Electrical Fitting within the Flat/Premises	57.47					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	134.09					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	191.56					
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per FFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	191.56					



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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.	191.56					
	TOTAL	1915.62					

**Table - A3
(Low Rise Block -C)**

Building/Wing/ Block /Tower Number or Name		All Amounts are in Lacs					
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	95.78					
2	Total Number of Basement and Plinth	191.56					
3	Total Number of Podiums	0.00					
4	Split Floor	38.31					
5	Total Number of Slabs of Super Structure	574.69					



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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	191.56					
7	Sanitary Fittings within the Flat/Premises,	57.47					
8	Electrical Fitting within the Flat/Premises	57.47					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	134.09					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	191.56					
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.	191.56					
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.	191.56					

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2024/04/26

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	TOTAL	1915.62					
Table - A4 (Low Rise Block -D)							
Building/Wing/ Block /Tower Number or Name		All Amounts are in Lacs					
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	95.78					
2	Total Number of Basement and Plinth	191.56					
3	Total Number of Podiums	0.00					
4	Stilt Floor	38.31					
5	Total Number of Slabs of Super Structure	574.69					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	191.56					
7	Sanitary Fittings within the Flat/Premises,	57.47					
8	Electrical Fitting within the Flat/Premises	57.47					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	134.09					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower Overhead and Underground Water	191.56					

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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.	191.56					
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.	191.56					
	TOTAL	1915.62					

Table - B

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

All Amounts are in Lacs

							(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



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							(Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	189.55					
2	Water Supply/Drinking Water Facilities	94.78					
3	Sewerage (chamber, lines, Septic Tank, STP)	94.78					
4	Storm Water Drain	94.78					
5	Landscaping & Tree Planting	94.78					
6	Street Lighting	94.78					
7	Community Buildings	0.00					
8	Treatment & Disposal of Sewage and Sullage water /STP	94.78					
9	Solid Waste Management & Disposal	94.78					
10	Water Conservation, Rainwater Harvesting	94.78					
11	Energy Management/Use of Renewable Energy	94.78					
12	Fire Protection and Fire Safety Requirements	94.78					
13	Electrical Sub Station, Control Panel & Meter Room	94.78					
14	Receiving Station	94.78					
15	Plan of Development Works	189.55					
16	Emergency Evacuation Services	94.78					
17	Common Facilities in Basement	94.78					
18	Others, if any (please specify)	189.55					
	TOTAL	1895.54					

3. We estimate the Total Cost for completion of the project under reference as Rs. 17691.68 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.



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4. The admissible expenditure till 31.03.2026 is Rs.217 Lac (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.

Yours Faithfully,

CE YATENDRA PALIWAL

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No. 9958067860

Email ID - ceypassociates@gmail.com