



# 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

Form-REG-2

## ENGINEER'S CERTIFICATE

No-882/NP2/1<sup>ST</sup> Q 2026

Date: 04-04-2026

Information as on 31-03-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Migsun Nehru Place 2" (UPRERAPRJ216558) situated on the Plot No- IT-1B at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 18,735.79 sq.mts. 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 2" (UPRERAPRJ216558) situated on the Plot No- IT-1B at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 18,735.79 sq.mts. area being developed by ANSAL IT CITY AND PARKS LIMITED.

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/sGlobal 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:

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

REF-882/NP2-IT-1B/1<sup>ST</sup> Q-2026

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



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| Table - A<br>(High Rise )                     |                                                                                                                                                                                                   |                                     |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------|---------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Building/Wing/ Block<br>/Tower Number or Name |                                                                                                                                                                                                   | All Amounts in Lacs                 |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 1                                             | 2                                                                                                                                                                                                 | 3                                   | 4                              | 5                                                 | 6                                                                   | 7                                                                      | 8                                                                                                                         |
| S.No                                          | Task / Activity                                                                                                                                                                                   | Total<br>Estimated<br>Cost<br>(Lac) | Amount<br>incurred<br>till now | % of<br>work<br>done<br>as per<br>latest<br>REG-1 | Expenditure<br>computed as<br>per REG-1<br>(Column 3 x<br>Column 5) | Admissible<br>expenditure<br>(Lower of<br>Column 4<br>and<br>Column 6) | Value of<br>Work done<br>in<br>Percentage<br>as per<br>Admissible<br>expenditure<br>(Column<br>No. 7<br>/Column<br>No. 3) |
| 1                                             | Excavation                                                                                                                                                                                        | 281.642                             | 40                             | 20                                                | 56.33                                                               | 40.00                                                                  | 14.20                                                                                                                     |
| 2                                             | Total Number of<br>Basement and Plinth                                                                                                                                                            | 563.284                             |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 3                                             | Total Number of<br>Podiums                                                                                                                                                                        | 0                                   |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 4                                             | Stilt Floor                                                                                                                                                                                       | 112.6568                            |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 5                                             | Total Number of Slabs<br>of Super Structure                                                                                                                                                       | 1689.852                            |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 6                                             | Internal walls, Internal<br>Plaster, Floorings<br>within Flats/Premises,<br>Doors and Windows to<br>each of the<br>Flat/Premises                                                                  | 563.284                             |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 7                                             | Sanitary Fittings within<br>the Flat/Premises,                                                                                                                                                    | 168.9852                            |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 8                                             | Electrical Fitting within<br>the Flat/Premises                                                                                                                                                    | 168.9852                            |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 9                                             | Staircases, Lifts Wells<br>and Lobbies at each<br>Floor level connecting<br>Staircases and Lifts                                                                                                  | 394.2988                            |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
| 10                                            | The external plumbing<br>and external plaster,<br>elevation, completion<br>of terraces with<br>waterproofing of the<br>Building/Wing/ Block/<br>Tower, Overhead and<br>Underground Water<br>Tanks | 563.284                             |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |

Er. YATENDRA PALIWAL  
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Chartered Engineer  
Reg No. M 1488451

REF-882/NP2-IT-1B/1<sup>ST</sup> Q-2026

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



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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.                                                                                                                                                                                                       | 563.284                           |                                 |                                           |                                                                |                                                                |                                                                                                    |
| 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. | 563.284                           |                                 |                                           |                                                                |                                                                |                                                                                                    |
|                                                                                                                                                            | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                  | 5632.84                           | 40                              |                                           |                                                                |                                                                |                                                                                                    |
| (Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....) |                                                                                                                                                                                                                                                                                                                                                                               |                                   |                                 |                                           |                                                                |                                                                |                                                                                                    |
| <b>Table - A1</b><br><b>(Low Rise Block -A )</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                               |                                   |                                 |                                           |                                                                |                                                                |                                                                                                    |
| <b>Building/Wing/ Block /Tower Number or Name</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                               |                                   |                                 | <b>All Amounts in Lacs</b>                |                                                                |                                                                |                                                                                                    |
| <b>1</b>                                                                                                                                                   | <b>2</b>                                                                                                                                                                                                                                                                                                                                                                      | <b>3</b>                          | <b>4</b>                        | <b>5</b>                                  | <b>6</b>                                                       | <b>7</b>                                                       | <b>8</b>                                                                                           |
| <b>S.No</b>                                                                                                                                                | <b>Task / Activity</b>                                                                                                                                                                                                                                                                                                                                                        | <b>Total Estimated Cost (Lac)</b> | <b>Amount incurred till now</b> | <b>% of work done as per latest REG-1</b> | <b>Expenditure computed as per REG-1 (Column 3 x Column 5)</b> | <b>Admissible expenditure (Lower of Column 4 and Column 6)</b> | <b>Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)</b> |



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|    |                                                                                                                                                                           |         |       |     |       |       |        |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------|-----|-------|-------|--------|
| 1  | Excavation                                                                                                                                                                | 47.96   | 47.96 | 100 | 47.96 | 47.96 | 100.00 |
| 2  | Total Number of Basement and Plinth                                                                                                                                       | 95.911  | 52.04 | 30  | 28.77 | 28.77 | 30.00  |
| 3  | Total Number of Podiums                                                                                                                                                   | 0       |       |     |       |       | 0.00   |
| 4  | Stilt Floor                                                                                                                                                               | 19.1822 |       |     |       |       | 0.00   |
| 5  | Total Number of Slabs of Super Structure                                                                                                                                  | 287.733 |       |     |       |       | 0.00   |
| 6  | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                         | 95.911  |       |     |       |       | 0.00   |
| 7  | Sanitary Fittings within the Flat/Premises,                                                                                                                               | 28.7733 |       |     |       |       | 0.00   |
| 8  | Electrical Fitting within the Flat/Premises                                                                                                                               | 28.7733 |       |     |       |       | 0.00   |
| 9  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                   | 67.1377 |       |     |       |       | 0.00   |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks | 95.911  |       |     |       |       | 0.00   |
| 11 | Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per G.P. NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.  | 95.911  |       |     |       |       | 0.00   |



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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. | 95.911 |     |  |  |  | 0.00 |
|    | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                  | 959.11 | 100 |  |  |  |      |

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

| Building/Wing/ Block /Tower Number or Name |                                     | All Amounts 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                          | 97.9025                    | 85.67                    | 80                                 | 77.76                                                   | 77.76                                                   | 80.00                                                                                       |
| 2                                          | Total Number of Basement and Plinth | 94.405                     | 32.33                    | 25                                 | 48.60                                                   | 32.33                                                   | 16.63                                                                                       |
| 3                                          | Total Number of Podiums             | 0                          |                          |                                    | -                                                       | -                                                       |                                                                                             |
| 4                                          | Stilt Floor                         | 88.881                     |                          |                                    | -                                                       | -                                                       | 0.00                                                                                        |

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|    |                                                                                                                                                                                                                                                                                                                                                                  |          |  |  |   |   |      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--|--|---|---|------|
| 5  | Total Number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                         | 583.215  |  |  | - | - | 0.00 |
| 6  | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                | 194.405  |  |  | - | - | 0.00 |
| 7  | Sanitary Fittings within the Flat/Premises,                                                                                                                                                                                                                                                                                                                      | 58.3215  |  |  | - | - | 0.00 |
| 8  | Electrical Fitting within the Flat/Premises                                                                                                                                                                                                                                                                                                                      | 58.3215  |  |  | - | - | 0.00 |
| 9  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts                                                                                                                                                                                                                                                                          | 136.0835 |  |  | - | - | 0.00 |
| 10 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks                                                                                                                                                                                        | 194.405  |  |  | - | - | 0.00 |
| 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.                                                                                                                                                                                          | 194.405  |  |  | - | - | 0.00 |
| 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 | 194.405  |  |  | - | - | 0.00 |

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|  |              |         |     |  |  |  |  |
|--|--------------|---------|-----|--|--|--|--|
|  | Certificate. |         |     |  |  |  |  |
|  | <b>TOTAL</b> | 1944.05 | 118 |  |  |  |  |

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

| Building/Wing/ Block<br>/Tower Number or Name |                                                                                                                                               | All Amounts in Lacs                 |                                |                                                   |                                                                     |                                                                        |                                                                                                                           |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------|---------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 1                                             | 2                                                                                                                                             | 3                                   | 4                              | 5                                                 | 6                                                                   | 7                                                                      | 8                                                                                                                         |
| S.No                                          | Task / Activity                                                                                                                               | Total<br>Estimated<br>Cost<br>(Lac) | Amount<br>incurred<br>till now | % of<br>work<br>done<br>as per<br>latest<br>REG-1 | Expenditure<br>computed as<br>per REG-1<br>(Column 3 x<br>Column 5) | Admissible<br>expenditure<br>(Lower of<br>Column 4<br>and<br>Column 6) | Value of<br>Work done<br>in<br>Percentage<br>as per<br>Admissible<br>expenditure<br>(Column<br>No. 7<br>/Column<br>No. 3) |
| 1                                             | Excavation                                                                                                                                    | 97.2025                             |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 2                                             | Total Number of<br>Basement and Plinth                                                                                                        | 194.405                             |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 3                                             | Total Number of<br>Podiums                                                                                                                    | 0                                   |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 4                                             | Stilt Floor                                                                                                                                   | 38.881                              |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 5                                             | Total Number of Slabs<br>of Super Structure                                                                                                   | 583.215                             |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 6                                             | Internal walls, Internal<br>Plaster, Floorings<br>within Flats/Premises,<br>Doors and Windows to<br>each of the<br>Flat/Premises              | 194.405                             |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 7                                             | Sanitary Fittings within<br>the Flat/Premises,                                                                                                | 58.3215                             |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 8                                             | Electrical Fitting within<br>the Flat/Premises                                                                                                | 58.3215                             |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 9                                             | Staircases, Lifts Wells<br>and Lobbies at each<br>Floor level connecting<br>Staircases and Lifts                                              | 136.0835                            |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |
| 10                                            | The external plumbing<br>and external plaster,<br>elevation, completion<br>of terraces with<br>waterproofing of the<br>Building/ Wing/ Block/ | 194.405                             |                                |                                                   | -                                                                   | -                                                                      | 0                                                                                                                         |



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|    |                                                                                                                                                                                                                                                                                                                                                                               |         |   |  |   |   |   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|--|---|---|---|
|    | Tower, Overhead and Underground Water 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.                                                                                                                                                                                                       | 194.405 |   |  | - | - | 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. | 194.405 |   |  | - | - | 0 |
|    | <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                  | 1944.05 | 0 |  |   |   |   |

**Table - B**

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project  
**All Amounts 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 (Column No. 7 /Column No. 3) |



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|    |                                                       |         |   |  |  |  |  |
|----|-------------------------------------------------------|---------|---|--|--|--|--|
| 1  | Internal Roads & Footpaths                            | 125.8   |   |  |  |  |  |
| 2  | Water Supply/Drinking Water Facilities                | 62.9    |   |  |  |  |  |
| 3  | Sewerage (chamber, lines, Septic Tank, STP)           | 62.9    |   |  |  |  |  |
| 4  | Storm Water Drain                                     | 62.9    |   |  |  |  |  |
| 5  | Landscaping & Tree Planting                           | 62.9    |   |  |  |  |  |
| 6  | Street Lighting                                       | 62.9    |   |  |  |  |  |
| 7  | Community Buildings                                   | 0.0     |   |  |  |  |  |
| 8  | Treatment & Disposal of Sewage and Sullage water /STP | 62.9    |   |  |  |  |  |
| 9  | Solid Waste Management & Disposal                     | 62.9    |   |  |  |  |  |
| 10 | Water Conservation, Rainwater Harvesting              | 62.9    |   |  |  |  |  |
| 11 | Energy Management/Use of Renewable Energy             | 62.9    |   |  |  |  |  |
| 12 | Fire Protection and Fire Safety Requirements          | 62.9    |   |  |  |  |  |
| 13 | Electrical Sub Station, Control Panel & Meter Room    | 62.9    |   |  |  |  |  |
| 14 | Receiving Station                                     | 62.9    |   |  |  |  |  |
| 15 | Plan of Development Works                             | 125.8   |   |  |  |  |  |
| 16 | Emergency Evacuation Services                         | 62.9    |   |  |  |  |  |
| 17 | Common Facilities in Basement                         | 62.9    |   |  |  |  |  |
| 18 | Others, if any (please specify)                       | 125.8   |   |  |  |  |  |
|    | <b>TOTAL</b>                                          | 1257.61 | 0 |  |  |  |  |

3. We estimate the Total Cost for completion of the project under reference as Rs. 11737.67 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 till 31.03.2026 is Rs. 25800000 (Total of column no. 7 in Tables A1, A2.... and Table B) ).

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



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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