



CE.YATENDRA PALIWAL

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-yatendrapaliwal1@gmail.com

Dated : 06.10.2025

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 07 Towers of proposed Project “Migsun NEHRU PLACE-2” situated on the Plot no IT- 1B at TZ-06 TECHZONE, GREATER NOIDA, UP Demarcated by its boundaries (latitude and longitude of the end points) 28°29'48.90"N and 77°32'20.88"E to the North, 28°29'41.62"N and 77°32'21.03"E to the South, 28°29'43.77"N and 77°32'24.77"E to the East, 28°29'46.81"N and 77°32'17.11"E to the West of Plot No- IT-1B at TECHZONE -06 Tehsil Gautam Budh Nagar with Greater Noida Industrial Development Authority District Gautam Budh Nagar PIN admeasuring 18,735.79 sq.mts. area being developed by Ansal IT city and parks limited.

I, Yatendra Paliwal, has undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 5 Block (s) of the Project “MIGSUN NEHRU PLACE 2” situated on the Plot no IT- 1B at TZ-06 TECHZONE GREATER NOIDA, UP with Greater Noida Development Authority District Gautambudh Nagar PIN 201308 (REARA Registration number- UPRERAPRJ216558/05/2024) admeasuring 18,735.79 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
- M/s Optimum Design Pvt Ltd as Structural Consultant
- M/s CESPL as MEP Consultant
- Shri Mr. Nafis Ur Rehman 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 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 11737.66 Lacs (Total of S. No. 1 in Tables A, B, C and D) 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

REF-697/NP2-IT-1B/3RD Q-2025

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certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30.09.2025 is calculated at Rs. 00. Lacs (Total of S. No. 2 in Tables A, B, C, and D). 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 11737.66 Lacs (Total of S. No. 4 in Tables A, B, C, and D).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.09.2025 date is as given in Tables A and B below:

Table A		
High Rise Business Suites		
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)	5632.84 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)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	5632.84 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%

Er. YATENDRA PALIWAL
B.E. (Civil)
Chartered Engineer
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Table B

LOW RISE BLOCK 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)	959.11 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) (1*100/2)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	959.11Lacs
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 (1*100)/(2+5)	0 %

Table C

LOW RISE BLOCK B

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)	1944.05 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) (1*100/2)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1944.05 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 (1*100)/(2+5)	0 %

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Table D		
LOW RISE BLOCK C		
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)	1944.05 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) (1*100/2)	0.00 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1944.05Lacs
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 (1*100)/(2+5)	0 %

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TABLE F

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).	1257.61 Lacs
2	Cost incurred as on(based on the actual cost incurred as per records)	0.00 Lacs
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	1257.61 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 (1*100)/(2+5)	0 %

Signature of Engineer / Valuer

Name : Sh. Yatendra Paliwal (M/s. Y.P.& Associates)
Address : 272 First Floor , Niti Khand-1 , Indirapuram, Ghaziabad,U.P.
PAN No. : ANUPP3041K
License No. : M-1488451
Authority : Institution of Engineers, Kolkata (India)

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