



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/NP3/2ND 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 Nehru Place 3" (UPRERAPRJ585500) situated on the Plot No- IT-1A at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 23904.6 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 3" (UPRERAPRJ585500) situated on the Plot No- IT-1A at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 23904.6 sq.mts. 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 Limited as Architect
- M/s 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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(in Rs Lac)

Table - A (High Rise)							
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	729.79	422.6	58	423.28	422.60	57.91
2	Total Number of Basement and Plinth	1459.59					
3	Total Number of Podiums	0.00					
4	Stilt Floor	291.92					
5	Total Number of Slabs of Super Structure	4378.76					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1459.59					
7	Sanitary Fittings within the Flat/Premises,	437.88					
8	Electrical Fitting within the Flat/Premises	437.88					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1021.71					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Over Head tank Underground	1459.59					

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REF NO-966/ NP3-IT 1A FOR T2/2ND Q 2026

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



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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.	1459.59					
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.	1459.59					
	TOTAL	14595.88	422.60				

(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)

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REF NO-966/ NP3-IT 1A FOR T2/2ND Q 2026

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



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1	Internal Roads & Footpaths	175.2					
2	Water Supply/Drinking Water Facilities	87.6					
3	Sewerage (chamber, lines, Septic Tank, STP)	87.6					
4	Storm Water Drain	87.6					
5	Landscaping & Tree Planting	87.6					
6	Street Lighting	87.6					
7	Community Buildings	0.0					
8	Treatment & Disposal of Sewage and Sullage water /STP	87.6					
9	Solid Waste Management & Disposal	87.6					
10	Water Conservation, Rainwater Harvesting	87.6					
11	Energy Management/Use of Renewable Energy	87.6					
12	Fire Protection and Fire Safety Requirements	87.6					
13	Electrical Sub Station, Control Panel & Meter Room	87.6					
14	Receiving Station	87.6					
15	Plan of Development Works	175.2					
16	Emergency Evacuation Services	87.6					
17	Common Facilities in Basement	87.6					
18	Others, if any (please specify)	175.2					
	TOTAL	1751.5					

3. We estimate the Total Cost for completion of the project under reference as Rs. 16347.38 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 30.06.2026 is Rs. 422.60 Lac (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
(Civil)
Chartered Engineer
Reg. No. M 1488451

Signature Name

Mobile No. 9958067860

Email ID - ceypassociates@gmail.com