



Y.P.& ASSOCIATES

CHARTERED ENGINEER, GOVT. APPROVED VALUER,
(REG NO –M-1488451, MEMBER OF INSTITUTION VALUERS, MEMBER OF INSTITUTION OF ENGINEERS)
F-30, FIRST FLOOR, D-MALL, SHAKTI KHAND-2, INDIRAPURAM, GHAZIABAD
M-9958067860/8851008259, email-yatendrapaliwal1@gmail.com

Dated: 22.02.2025

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 M/S Northwind Estates Private Limited as developer promoter with land owner M/s Assotech Infrastructure Pvt. Ltd. at plot No -7, Alistonia estates, Sector- PI, Greater Noida _No. of Building(s)/ 4 Block(s) of the Project "Northwind Sanctuary Plot No 7, SECTOR - PI, Greater Noida " Demarcated by its boundaries (latitude and longitude of the end points) Latitude 28°28'50.93"N, Longitude 77°32'47.31"E to the North, Latitude 28°28'47.54"N Longitude 77°32'49.83"E to the East, Latitude 28°28'45.66"N Longitude 77°32'46.61"E to the South Latitude 28°28'47.74"N Longitude 77°32'41.72"E to the West of village - NIL Tehsil - Dadri Competent/ Development authority - G Noida District G.B Nagar PIN - 201310 admeasuring 18140.70 sq.mts. area being developed by [Northwind Estates Pvt. Ltd.]

I, **Er. Yatendra Paliwal**, have undertaken assignment as Engineer of certifying Percentage of Completion Work of the Group housing at Plot No -7, Alistonia estates, sector - PI (G. Noida) Building(s)/ 4 Block/ Tower (s) of situated on the Khasra No/ Plot no - 7, Alistonia estates, sector - PI (G. Noida) of village - NIL tehsil - Dadri competent/ development authority G Noida Authority District - G B. Nagar PIN -201310 admeasuring -18140.70 sq.mts. area being developed by Northwind Estates Private Limited as Developer Promoter with M/S Assotech infrastructure pvt.ltd. (Landowner).

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.

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

- (i) M/s/Shri/Smt Vishal Sharma as L.S. / Architect ;
- (ii) M/s/Shri/Smt V.D. Sharma as Structural Consultant
- (iii) M/s/Shri/Smt Anand Havelia as MEP Consultant
- (iv) M/s/Shri/Smt Vikas Sharma 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. 1,70,00,00,000 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of



Y.P.& ASSOCIATES

CHARTERED ENGINEER, GOVT. APPROVED VALUER,

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

F-30, FIRST FLOOR, D-MALL, SHAKTI KHAND-2, INDIRAPURAM, GHAZIABAD

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

project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation 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 **31st January 2025** is calculated at Rs. NIL (Total of S. No. 2 in Tables A and B). 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. 1,70,00,00,000 (Total of S.No. 4 in Tables A and B).

6 I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **31.01.2025** date is as given in Tables below:

Table – A		
Building/Wing/Tower bearing Number A, B, C		
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)		
S.No.	Particulars	Amounts (Rs.) In Lacs
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	14,500 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	14,500 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. YATENDRAPALI WAL
B.E. (CIVIL)
Chartered Engineer
Reg. No. M 1488451



Y.P.& ASSOCIATES

CHARTERED ENGINEER, GOVT. APPROVED VALUER,
(REG NO –M-1488451, MEMBER OF INSTITUTION VALUERS, MEMBER OF INSTITUTION OF ENGINEERS)
F-30, FIRST FLOOR , D-MALL, SHAKTI KHAND-2, INDIRAPURAM, GHAZIABAD
M-9958067860/8851008259, email-yatendrapaliwal1@gmail.com

Table - B

Internal & External Development works and common amenities
(Prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amounts (Rs.) in Lacs
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).	2,500 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	0 Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2,500 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 %

Signature of Engineer

Name : **Er. YATENDRA PALIWAL**
Address : **272, First Floor , Niti Khand-1 , Indirapuram, Ghaziabad, U.P.**
AADHAR No : **686829704737**
PAN No. : **ANUPP3041K**
License No. : **M-1488451**
Authority : **Institution of Engineers, Kolkata (India)**
Date of Sign : **22/02/2025**