



HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarovar Park, Shahdara, Delhi - 110032

Mobile: 09868453107, E-mail – ca.mohanrawat@gmail.com

INDEPENDENT PRACTITIONER'S CERTIFICATE

We have been engaged by the management of **M/s ATS Realty Pvt Ltd.** ("the Promoter") to issue an Independent Practitioner's Certificate in connection with the information and details submitted to the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)** in **Form REG-3** for the project: "**Province D Olympia**", situated at **Plot No.TS-02A, Sector 22D Yamuna Expressway, Gautam Budh Nagar.**

Management's Responsibility

The preparation of the Statement, including compilation of project cost, percentage of completion, amounts realized, and withdrawals from the separate bank account, is the responsibility of the Management of the Promoter.

This responsibility includes:

- Maintenance of proper books of account and supporting records
- Compliance with the provisions of the **Real Estate (Regulation and Development) Act, 2016 ("RERA")**
- Ensuring accuracy and completeness of the information provided

Practitioner's Responsibility

Our responsibility is to express a reasonable assurance in the form of this certificate based on our examination of the Statement in accordance with:

- The **Guidance Note on Reports or Certificates for Special Purposes (Revised)** issued by the **Institute of Chartered Accountants of India (ICAI)**
- Applicable provisions of **RERA and Rules made thereunder**

Scope of Work

Our examination included:

- Verification of books of accounts, records and documents produced before us
- Review of cost records relating to land, construction and development
- Examination of supporting documents for amounts incurred and realized
- Verification of designated separate bank account transactions
- Analytical procedures and other verification techniques as considered necessary

We have not performed an audit and accordingly, we do not express an audit opinion.

Opinion / Certification

Based on the information and explanations provided to us and our examination of records, we certify that:

1. The details of **estimated project cost, cost incurred, and percentage of completion** as contained in **Form REG-3 (Annexure A)** are in agreement with the books and records produced before us.
2. The **amount withdrawn from the separate bank account** is in compliance with the provisions of **Section 4(2)(l)(d) of RERA**, based on the percentage of completion of the project.
3. The **amounts utilized** have been applied towards the project cost, i.e., land cost and construction & development cost.
4. The **balance in the separate account** is as per the records and explanations provided to us.
5. The details provided in **Part B of Form REG-3 (Annexure B)** regarding payments to vendors/contractors/allottees are based on records produced before us.

Basis of Certification

This certificate is based on:

- Books of account and records produced before us
- Information and explanations given by the management
- Representations obtained from the promoter

We have relied on such information and have not independently verified the legal ownership of land or approvals from authorities.

Restriction of Use

This certificate is issued solely for submission to the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)** for compliance under RERA and should not be used for any other purpose without our prior written consent.

Disclaimer

We do not assume any responsibility to update this certificate for events occurring after the date of this certificate.

For **HPMS & ASSOCIATES**
Chartered Accountants
FRN - 022072N

CA MANMOHAN S RAWAT
M No. 509522
(Partner)
UDIN: 26509522PVABBC7727

Place: Delhi
Date: 10/07/2026

Annexure 3: Certificate (Form-REG-3) Part A

(To be submitted at the of Registration of Project, Withdrawal of Money from Separate Accounts and Submission of Quarterly Progress Report)

No. _____

Date:- 10/07/ 2026

Information as On 30th June, 2026

Subject: Certificate of amount incurred on Province D Olympia for Acquisition and Development of land or/and Construction of 603 Plots situate on Plot No.TS-02A, Sector 22D at Yamuna Expressway, Gautam Budh Nagar, demarcated by its boundaries (latitude and Longitude of the end-points) to the North, to the South, to the East to the West of Village Tehsil Sadar, Competent Authority/Development Authority Yamuna Expressway Industrial Development Authority, PIN 201301, admeasuring 2,54,287.21 Sq. Mtr Area, being developed by ATS Realty Pvt Ltd having RERA Reg No. UPRERAPRJ556048/03/2025 and Separate A/c No. 99989292704211 with HDFC Bank Ltd.

PART- A

		Rs. In lakh	Rs. In lakh	Rs. In lakh	Rs. In lakh
S. No.	Particulars	Total Estimated Cost	Amount incurred till last Quarter	Amount incurred during the quarter	Amount incurred till Now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal cost on land transaction:				
	(a.1) For Project Estimation Purpose				
	i- In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of Application of registration in UP RERA, whichever is higher.	68,572.00			
	ii- In case of Acquisition through, joint development agreement with landowner, the consideration specified in the joint development agreement or the DM Circle Rate of the date of application of registration in UP RERA, whichever is Higher.	-			
	iii- In case of, inherited/gifted/ through will, the cost of land shall be as per the DM Circle rate on the date of application of registration of Project in UP RERA .	-			
	TOTAL OF LAND COST -For Project Estimate Purpose	68,572.00			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i- In case of acquisition through purchase, the actual purchase price will be considered.	68,572.00	42,802.28	13,515.29	56,317.57
	ii- In case of Acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner.	-	-	-	-
	iii- In case of, inherited/gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				

	TOTAL OF LAND COST - For % completion and Withdrawal Purpose	68,572.00	42,802.28	13,515.29	56,317.57
	(b) amount payable to obtain development rights, additional FAR and/or any other work under the Provisions of local Authority or State Government or Statutory Authority, If Any;	-	-	-	-
	(c) amount payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charge, registration fees etc. (if not included in para (a) above)	-	-	-	-
	(d) Interest (Other than penal Interest and Penalties etc.) a) paid to Financial Institution, Scheduled Banks, NBFC on loan/borrowing provided such loan/ Borrowing has been utilized for purchase of land b) paid on Unsecured Loan(s)-this interest amount will be restricted at State Bank Of India-Marginal cost of fund based lending Rate (SBI _ MCLR) providing such loan has been Utilized for purchase of land c) paid to the land Competent Authority for Acquisition of land.	9,034.00	5137.94	0.00	5,137.94
	TOTAL OF LAND COST				
1A	For Project Estimation Purpose i.e. a.1+b+c+d	77,606.00			
1B	For Withdrawal purpose i.a.2+b+c+d	77,606.00	47,940.22	13,515.29	61,455.52
2	Project Clearance Fees				
	(a) Fees paid to RERA	15.00	12.77		12.77
	(b) Fees paid to Local Authority	840.00	1.30		1.30
	(c) Consultant/Architect Fees (Directly attributable to project)	340.00	121.37	197.49	318.86
	(d) and other (Specify)	-	-	-	-
	TOTAL OF FEES PAID	1,195.00	135.44	197.49	332.93
3A	Cost of Construction and Development				
	(a) Cost of Services (water, electricity to construction site), Site Overheads;	985.00	1,027.15	764.21	1,791.36
	(b) Depreciation Cost of Machinery and equipment purchased, or hired and Maintenance costs, Consumable etc. , (so long as these costs are directly incurred in the construction of the concerned Project) ;	135.00	-		-
	(c) Cost of materials Purchased	9,046.00	899.82	692.32	1,592.14
	(d) Cost of salary and Wages (Excluding cost of salaries of employees of the company not directly attached to Project);	800.00	248.43	91.69	340.12
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	10,966.00	2,175.40	1,548.22	3,723.62
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the Latest Engineer's Certificate i.e. REG-2)	10,966.00	2,459.94	1,548.22	4,008.16

3C	Total Construction and Development Cost (Lower of 3A and 3B)	10,966.00	2,175.40	1,548.22	3,723.62
3D	Interest on loan /borrowing (other than penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project: (a) paid to Financial Institution, Scheduled Banks, NBFC and (b) paid on unsecured Loan (s)- this interest amount will be restriced at State Bank Of India- marginalian Cost of fund based lending Rate (SBI- MCLR)"	-	-	-	-
3E	Total Construction and Development Cost (S No. 3C+S No. 3D)	10,966.00	2,175.40	1,548.22	3,723.62
4	TOTAL COST OF PROJECT				
4A	For Withdrawal purpose (S No. 1A. S No. 2+ S No. 3E)	89,767.00			
4B	For % completion of the project and withdrawal purpose (S No. 1B +S No. 2+ S No. 3E)	89,767.00	50,251.06	15,261.00	65,512.06
5	Percentage completion of Construction & Development Work Completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2/ Amount in Row 3 of REG-2)* 100	36%			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total eatimated cost) (Col.6 of S No. 4B / Col .3 of S No. 4B)	73%			
7	Total amount received from alottees till date since inception of the Project	85,552.34			
8	70% Amount to be Deposited in Separate Account (70% *S No. 7)	59,891.64			
9	Loans for the project till date (secured and unsecured both)	25,229.50			
10	Loan disbursed & outstanding for the project till date (secured and unsecured both)	1,860.00			
11	Interest on deposits (flexi facility) credited to the Separate account	0.66			
12	Total amount to be Credited in the Separate Account till date (S No. 8+ S No. 10+ S No. 11)	61,752.30			
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4b * S No, 6)	65,512.06			
14	70% of the principal amount refunded on account of Cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that unit stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	1,030.85			

15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amount already realized till date but not deposited in the Separate Account & the Amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	61021.30
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	731.00
17	Actual Balance available in Separate A/c as on date	-
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	731.00
19	Eligibility for withdrawal (i.e.the amount that can be withdrawn) form the Separate A/c (S No. 13 +S No. 14 - S No.15))	5,521.62
20	Amount to be directly paid to the vendors / billers/Contractors Allottees (in case of Refund as per S No. 15 Above as per Part B of this certificate	-
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S no. 20)	5,521.62

This certificate is being issued at the specific request of **M/s ATS Realty Pvt Ltd** for UP RERA compliance. The certification is based on the information and record produced before us and is true to the best of our knowledge and belief.

Note: Separate A/c denotes current A/c

Note : We report that the land parcel for this project has been mortgaged in other project/for loans/ borrowings for other purposes also.

For **HPMS & ASSOCIATES**

Chartered Accountants

FRN - 022072N

CA MANMOHAN S RAWAT

M No. 509522

(Partner)

UDIN: 26509522PVABBC7727

Place: Delhi

Date: 10/07/2026

Annexure 3: Certificate (Form-REG-3) Part B						
(To be submitted at the of Registration of Project, Withdrawal of Money from Separate Accounts and Submission of Quarterly Progress Report)						
No. _____				Date:- 10/07/2026		
Information as On 30 th June, 2026						
Subject: Certificate of amount incurred on Province D Olympia for Acquisition and Development of land or/and Construction of 603 Plots situate on Plot No.TS-02A, Sector 22D at Yamuna Expressway, Gautam Budh Nagar, demarcated by its boundaries (latitude and Longitude of the end-points) to the North, to the South, to the East to the West of Village Tehsil Sadar, Competent Authority/Development Authority Yamuna Expressway Industrial Development Authority, PIN 201301, admeasuring 2,54,287.21 Sq. Mtr Area, being developed by ATS Realty Pvt Ltd having RERA Reg No. UPRERAPRJ556048/03/2025 and Separate A/c No. 99989292704211 with HDFC Bank Ltd.						
PART- B						
We also certify that, out of the amount reported in Column 6 of S No.4B a) Rs. 4,99,81.87 Lakh has been actually spent on land, construction and development of the project and has not been spent on any item other than purpose given in the section 4(2)(1)(d) and is, therefore, admissible for withdrawal from separate Account. b) Rs. NIL is the amount for which bills / invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of the project and being due for the payment are , therefore, admissible for payment from separate Account directly to the biller/vendor/ contractor in their bank account as per the list given below. c) Rs. 1472.65 Lakh is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for the refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for sale entered into with the allottee.						
						(In Rs.)
S. No.	Name of vendor/ contractor/ Allottee	Amount Due	Amount Due towards	Bank Name	IFSC	Bank Account No.
1	Mr. Pawan Agarwal	10,00,000	10,00,000	ICICI BANK	ICIC0000031	003101617881
2	Mrs. Geeta Makkar	10,00,000	10,00,000	HDFC BANK	HDFC0001663	16631000002454
3	Mr. Sourabh Mittal	10,00,000	10,00,000	HDFC BANK	HDFC0009248	50100517559785
4	Mr. Saurabh Narayan Sharma	10,00,000	10,00,000	HDFC BANK	HDFC0004131	50100328331522
5	Mr. Gaurav Sharma	10,00,000	10,00,000	ICICI BANK	ICIC0000558	055801549794
6	M/S. Ashish Chawla HUF	10,00,000	10,00,000	AU SMALL BANK	AUBL0002549	2211254937790866
7	Mr. Puneet Goel	10,00,000	10,00,000	ICICI BANK	ICIC0006288	628801521781
8	Mr. Lalit Bansal	10,00,000	10,00,000	HDFC BANK	HDFC0005819	50100477868961
9	Mr. Ankit Parashar	10,00,000	10,00,000	ICICI BANK	ICIC0003452	345201502231
10	Mr. Mayank Varshney	10,00,000	10,00,000	ICICI BANK	ICIC0000424	042401510422
11	Mr. Ashu Jindal	10,00,000	10,00,000	HDFC BANK	HDFC0000929	09291140046601

12	Mrs. Shephali Gupta	10,00,000	10,00,000	PNB	PUNB0015300	3702000100774050
13	Mr. Prakhar Rastogi	10,00,000	10,00,000	HDFC BANK	HDFC0000013	00131140012898
14	Mr. Amit Mehta	10,00,000	10,00,000	AXIS BANK	UTIB0000022	022010100255462
15	Mr. Anurag Dwivedi	10,00,000	10,00,000	HDFC BANK	HDFC0004393	50100161252902
16	Mr. Shubham Rastogi	10,00,000	10,00,000	ICICI BANK	ICIC0003890	389001000617
17	Mr. Shree Kant Bansal	10,00,000	10,00,000	PNB	PUNB0671700	13882191030387
18	Mrs. Richa Sharma	10,00,000	10,00,000	SBI	SBIN0008051	10046149692
19	Mr. Manoj Bansal	10,00,000	10,00,000	UBI	UBIN0540633	406302010040889
20	Mr. Sanjiv Kumar Gupta	10,00,000	10,00,000	YES BANK	YESB0000470	023691600000696
21	Mr. Manoj Kumar Gupta	10,00,000	10,00,000	PUNJAB & SIND BANK	PSIB0000538	05381000054085
22	Mrs. Varsha Barua	1,00,000	1,00,000	SBI	SBIN0005700	31906721140
23	Mr. Anand Chandra	10,00,000	10,00,000	ICICI BANK	ICIC0000461	000401548501
24	Mrs. Sangeeta Gupta	10,00,000	10,00,000	AXIS BANK	UTIB0000625	923030039101669
25	Mr. Amir Singh	10,000	10,000	KOTAK BANK OF INDIA	KKBK0000154	2611862152
26	Mrs. Shruti Nigam	10,00,000	10,00,000	ICICI BANK	ICIC0001578	086601502722
27	Ms. Pooja Agraiya	1,00,000	1,00,000	KOTAK BANK OF INDIA	KKBK0005289	5449294942
28	MRS.MEENAKSHI SINGH	10,00,000	10,00,000	SBI	SBIN0020874	30019826239
29	Mrs. Madhu Jain	10,00,000	10,00,000	KOTAK BANK OF INDIA	KKBK0005032	5412713012
30	Ms. Shweta Jain	10,00,000	10,00,000	KOTAK BANK OF INDIA	KKBK0005032	6511921032
31	Ms. Neha Dhanuka	10,00,000	10,00,000	KOTAK BANK OF INDIA	KKBK0005032	5213342404
32	Mr. Vijay Kumar	10,00,000	10,00,000	ICICI BANK	ICIC0000288	028801075780
33	Mr. Manoj Kumar	5,00,000	5,00,000	SBI	SBIN0001069	67232719445
34	Mr. Mayank Pesswani	10,00,000	10,00,000	HDFC BANK	HDFC0000088	50100645310636
35	Mrs. Varsha Bhagat	10,00,000	10,00,000	HDFC BANK	HDFC0000120	50100492201997
36	Mr. Ashok Kumar Vohra	10,00,000	10,00,000	PNB	PUNB0064660	4953000200000072
37	Mr. Amit Yadav	50,000	50,000	ICICI BANK	ICIC0001575	003201512964
38	Mr. Puneet Bhardwaj	10,00,000	10,00,000	ICICI BANK	ICIC0000031	041101510700
39	Ms. Shipra Mittal	10,00,000	10,00,000	ICICI BANK	ICIC0000031	003101647804

40	Mr. Rajeshwar Prasad	1,00,000	1,00,000	HDFC BANK	HDFC0001592	50100060699202
41	Mr. Gagan Kumar Agarwal	10,00,000	10,00,000	HDFC BANK	HDFC000651	06511140002412
42	Mr. Himanshu Mittal	2,00,000	2,00,000	HDFC BANK	HDFC0000708	50100122312672
43	Mrs. Geetu Tyagi	10,00,000	10,00,000	HDFC BANK	HDFC000545	05451610562922
44	Mrs. Satya Rana	10,00,000	10,00,000	HDFC BANK	HDFC0000217	50100408910134
45	Mr. Ashutosh Kumar	10,00,000	10,00,000	IDFC BANK	IDFB0020155	10212717365
46	Mr. Amit Kumar	10,00,000	10,00,000	ICICI BANK	ICIC0000358	035801508958
47	Ms. Shreya Jain	10,00,000	10,00,000	IDFC BANK	IDFB0020109	10086471001
48	Mr. SIMRAN SINGH DUSAJ	10,00,000	10,00,000	HDFC BANK	HDFC0001203	50100189474660
49	Mrs. Smriti Sharma	10,00,000	10,00,000	RBL BANK	RATN0000196	301515151515
50	Mr. Arpit Kumar Gupta	10,00,000	10,00,000	AXIS BANK	UTIB0004491	923010029646754
51	Mr. Naveen Kumar	1,00,000	1,00,000	ICICI BANK	ICIC0000314	031401563479
52	M/S. Angle Fashions Private Limited	10,00,000	10,00,000	HDFC BANK	HDFC0000088	50200055674203
53	RAJESH BHASKAR	36,53,640	36,53,640	SBI	SBIN0017081	20183423777
54	Mr. Vardhman Jain	10,00,000	10,00,000	KOTAK BANK OF INDIA	KKBK0000201	8711323463
55	M/S. Urban Living Furniture Private Limited	10,00,000	10,00,000	KOTAK BANK OF INDIA	KKBK0005032	6811901222
56	M/S. Onextel Limited	30,00,000	30,00,000	HDFC BANK	HDFC0000975	50200087358508
57	GAYATRI PATHAK	10,00,000	10,00,000	UBI	UBIN0539856	362902010015341
58	Mr. Manoj Nath Pal Sharma	90,000	90,000	YES BANK	YESB0000127	012790100005084
59	Mr. Nikhil Varshney	50,000	50,000	ICICI BANK	ICIC0007404	740401500486
60	Mr. Ishant Rathore	19,50,000	19,50,000	YES BANK	YESB0000467	046752400000362
61	Mr. Amod Kumar	19,30,500	19,30,500	BOB	BARB0GH0DOD	12490100010622
62	Mr. Upendra Kumar Pattnaik	21,60,000	21,60,000	ICICI BANK	ICIC0001619	777701125012
63	Mrs. Surabhi Tandon Mehrotra	19,40,250	19,40,250	HDFC BANK	HDFC000862	50100509940641
64	Mr. Varun Jain	28,24,500	28,24,500	RBL BANK	RATN0000363	409811556694
65	Mr. Jitin Aggarwal	84,000	84,000	HDFC BANK	HDFC0000088	00881050037337
66	CHANDRABHUSHAN SINGH	36,72,000	36,72,000	ICICI BANK	ICIC0000890	089001508369
67	CANVAS INFRATECH PVT LTD	6,63,00,000	6,63,00,000	YES BANK	YESB0000701	070163700000395
68	CANVAS INFRATECH PVT LTD	1,14,50,000	1,14,50,000	YES BANK	YESB0000701	070163700000395
	Total (Rs)	14,72,64,890	14,72,64,890			

This certificate is being issued at the specific request of M/s **ATS Realty Pvt Ltd** for UP RERA compliance. The certification is based on the information and record produced before us and is true to the best of our knowledge and belief.

For **HPMS & ASSOCIATES**

Chartered Accountants

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(Partner)

UDIN: 26509522PVABBC7727

Place: Delhi

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