

# ATS REALTY PRIVATE LIMITED

REGD. OFFICE: 711/92, Deepali, Nehru Place, New Delhi-110019  
CIN: U70200DL2012PTC240824; Email Id: [compliance@atsgreens.com](mailto:compliance@atsgreens.com)  
Phone No.: 0120-7111500; Fax No.: 0120:7111550

Form REG-2

## ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, withdrawal of Money from Separate Account & submission of Quarterly Progress Report)

No. ....

Date: 10-10-25

Information as on 30.09.2025

**Subject :-** Certificate of amount incurred for Construction and development of the project **Province D Olympia, UPRERAPRJ556048/03/2025** situated on Plot No. **TS-02A, Sector 22D, Yamuna Expressways, UP, Village NA, Tehsil Gautam Buddha Nagar** Competent Authority/Development Authority **YEIDA, District Gautam Buddha Nagar, PIN 201301** admeasuring **254287.21** sq. meter area, being developed by **M/s ATS Realty Pvt. Ltd (UPRERAPRM2628)**

I/We **SUDHIR KUMAR SINGH** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **Province D Olympia, UPRERAPRJ556048/03/2025** , situated on Plot No. **TS-02A, Sector 22D, Yamuna Expressways, UP, of Village NA, Tehsil Gautam Buddha Nagar** Competent Authority/Development Authority **Noida, District Gautam Buddha Nagar , PIN 201301** admeasuring **254287.21** sq. meter area, being developed by **M/s ATS Realty Pvt. Ltd. (UPRERAPRM2628)**

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

- M/s/Shri/Smt **Vibhor Mukul Singh** as L.S./Architect
- M/s/Shri/Smt **CECon Engineers** as Structural Consultant
- M/s/Shri/Smt **Consummate Engineering Services Pvt. Ltd.** as MEP Consultant
- M/s/Shri/Smt **Sudhir Kumar Singh** as Site Supervisor/Site Engineer

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the 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 & Table B:

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) of Engineer

Mob No. 8377002834

Email ID [Sudhir.Singh@homekraft.in](mailto:Sudhir.Singh@homekraft.in)

(SUDHIR KUMAR SINGH)

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|                       |                                                                                                                                                                                                                                                                                                                                                                               |                      |                          |                                              |                                                               |                                                   | (In Rs. Lacs)                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|----------------------------------------------|---------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------|
| Table A               |                                                                                                                                                                                                                                                                                                                                                                               |                      |                          |                                              |                                                               |                                                   |                                                                     |
| Tower Number and Name |                                                                                                                                                                                                                                                                                                                                                                               |                      | NA                       |                                              |                                                               |                                                   |                                                                     |
| 1                     | 2                                                                                                                                                                                                                                                                                                                                                                             | 3                    | 4                        | 5                                            | 6                                                             | 7                                                 | 8                                                                   |
| S. No.                | Tast/Activity                                                                                                                                                                                                                                                                                                                                                                 | Total Estimated Cost | Amount incurred till now | Work Done% as per latest REG-1 (Arch. Cert.) | Expenditure computed as per REG-1 (Arch. Cert.) (Col 3XCol 5) | Admissible expenditure (Lower of Col 4 and Col 6) | Value of Work done in % as per Admissible expenditure (Col 7/Col 3) |
| 1                     | Excavation                                                                                                                                                                                                                                                                                                                                                                    | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 2                     | Total Number of basement and plinth                                                                                                                                                                                                                                                                                                                                           | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 3                     | Total Number of podiums                                                                                                                                                                                                                                                                                                                                                       | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 4                     | Stilt Floor                                                                                                                                                                                                                                                                                                                                                                   | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 5                     | Total Number of Slabs of super structure                                                                                                                                                                                                                                                                                                                                      | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 6                     | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                             | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 7                     | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises                                                                                                                                                                                                                                                                                      | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 8                     | Electrical fitting within the Flat/Premises.                                                                                                                                                                                                                                                                                                                                  | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 9                     | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts.                                                                                                                                                                                                                                                                                       | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 10                    | The External Plumbing and external plaster, elevation completion of terraces with waterproofing of the building/Wing Overhead and Underground Water Tanks.                                                                                                                                                                                                                    | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 11                    | Installation of lifts, water pumps, Fire Fighting, Fittings and Equipments as per CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.                                                                                                                                                                                                     | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| 12                    | Compliance to conditions of environment/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 Equipments etc. and all other works as may be required to obtain Occupation/Completion Certificate. | -                    | -                        | -                                            | -                                                             | -                                                 | -                                                                   |
| Total                 |                                                                                                                                                                                                                                                                                                                                                                               |                      |                          |                                              |                                                               |                                                   |                                                                     |

Yours Faithfully  
Sudhir Kumar Singh

Signature & Name (IN BLOCK LETTERS) of Engineer  
Mob No. 8377002834  
Email ID [Sudhir.Singh@homekraft.in](mailto:Sudhir.Singh@homekraft.in)

SIC (Sudhir Kumar Singh)

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| (In Rs. Lacs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------|--------------------------|----------------------------------------------|---------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------|
| Table B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |
| Cost Incurred on the Internal and External development works (Common facilities) in respect of the entire registered project                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2                                                      | 3                    | 4                        | 5                                            | 6                                                             | 7                                                 | 8                                                                   |
| S. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Internal/External Development work (Common Facilities) | Total Estimated Cost | Amount incurred till now | Work Done% as per latest REG-1 (Arch. Cert.) | Expenditure computed as per REG-1 (Arch. Cert.) (Col 3XCol 5) | Admissible expenditure (Lower of Col 4 and Col 6) | Value of Work done in % as per Admissible expenditure (Col 7/Col 3) |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Internal Roads & Footpaths                             | ₹ 1,132.60           | ₹ 9.23                   | 1%                                           | ₹ 12.69                                                       | ₹ 9.23                                            | 0.81%                                                               |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Water Supply/Drinking water facilities                 | ₹ 755.80             | ₹ 7.14                   | 2.50%                                        | ₹ 18.90                                                       | ₹ 7.14                                            | 0.94%                                                               |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sewerage (chamber, lines, Septic Tank, STP)            | ₹ 661.35             | ₹ 222.43                 | 61%                                          | ₹ 403.42                                                      | ₹ 222.43                                          | 33.63%                                                              |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Storm Water Drains                                     | ₹ 472.40             | ₹ 156.01                 | 34%                                          | ₹ 162.08                                                      | ₹ 156.01                                          | 33.02%                                                              |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Landscaping & Tree Planting                            | ₹ 427.90             | ₹ 3.40                   | 1%                                           | ₹ 4.28                                                        | ₹ 3.40                                            | 0.79%                                                               |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Street Lighting                                        | ₹ 427.90             |                          |                                              |                                                               |                                                   |                                                                     |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Community Buildings                                    |                      |                          |                                              |                                                               |                                                   |                                                                     |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Treatment and disposal of sewage and sullage water/STP | ₹ 508.76             |                          |                                              |                                                               |                                                   |                                                                     |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Solid Waste management & Disposal                      | ₹ 213.37             |                          |                                              |                                                               |                                                   |                                                                     |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Water conservation, Rain water harvesting              | ₹ 142.24             | ₹ 11.83                  | 10%                                          | ₹ 14.22                                                       | 11.83                                             | 8.32%                                                               |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Energy management/Use of Renewable Energy              | ₹ 25.00              |                          |                                              |                                                               |                                                   |                                                                     |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Fire protection and fire safety requirements           | ₹ 15.00              |                          |                                              |                                                               |                                                   |                                                                     |
| 13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Electrical Sub-Station, Control Panel & Meter Room     | ₹ 121.82             |                          |                                              |                                                               |                                                   |                                                                     |
| 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Receiving Station                                      | ₹ 25.00              |                          |                                              |                                                               |                                                   |                                                                     |
| 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Plan of Development work                               | ₹ 309.00             | ₹ 17.43                  | 9%                                           | ₹ 27.81                                                       | ₹ 17.43                                           | 5.64%                                                               |
| 16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Emergency Evacuation Services                          | ₹ 20.00              |                          |                                              |                                                               |                                                   |                                                                     |
| 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Common Facilities in basement                          | ₹ 355.61             |                          |                                              |                                                               |                                                   |                                                                     |
| 18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Others if any (Please specify)                         | ₹ 5,352.25           | ₹ 29.31                  | 1.5%                                         | ₹ 80.28                                                       | ₹ 29.31                                           | 0.55%                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Total</b>                                           | <b>₹ 10,966.00</b>   | <b>₹ 456.78</b>          | <b>120.43%</b>                               | <b>₹ 723.68</b>                                               | <b>₹ 456.78</b>                                   | <b>83.72%</b>                                                       |
| 3. We estimate the Total Cost for completion of the project under reference as ₹ 10966 Lacs/- (Total of Col no. 3 in Tables A 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 occupation certificate/completion certificate for the project from the concerned Competent Authority under whose jurisdiction the mentioned project is being developed. |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |
| 4. The admissible expenditure till 30.09.2025 is ₹ 456.78 Lacs/- (Total of Col no. 7 in Tables A. and Table B).                                                                                                                                                                                                                                                                                                                                                                                        |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |
| 5. Based on site Inspection and estimated cost calculation, with respect to each of the Towers and allied works of the aforesaid Real Estate Project. I/we certify as follows-                                                                                                                                                                                                                                                                                                                         |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |
| 5.1) As on date of this certificate, the percentage of admissible cost incurred for each of the Towers of the Real Estate Project is as per Table A.                                                                                                                                                                                                                                                                                                                                                   |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |
| 5.2) As on date of this certificate, the percentage of admissible cost incurred for each of the activities which are common to overall project is detailed in the Table-B.                                                                                                                                                                                                                                                                                                                             |                                                        |                      |                          |                                              |                                                               |                                                   |                                                                     |

Yours Faithfully  
Sudhir Kumar Singh

Signature & Name (IN BLOCK LETTERS) of Engineer  
Mob No. -8377002834  
Email ID - Sudhir.Singh@homekraft.in

*SIC* *u (cwhr)*  
*(SUDHIR KUMAR SINGH)*