

INDEPENDENT PRACTITIONER'S CERTIFICATE

To,
UP RERA

Subject: Certificate in respect of Form-5 – ATS Picturesque Reprieves Ph-2
[UPRERAPRJ396176]

We have been engaged by **M/s ATS Homes Pvt Ltd** ("the Promoter") to issue this certificate in respect of **Form-5** for the project **ATS Picturesque Reprieves Ph-2**.

MANAGEMENT'S RESPONSIBILITY

The preparation of the attached Form-5, including project cost, percentage of completion and withdrawal eligibility, is the responsibility of the management.

PRACTITIONER'S RESPONSIBILITY

Our responsibility is to issue this certificate based on verification of records. This certificate is issued in accordance with ICAI Guidance Note.

Scope of Work

- Verified Form-5 statement
- Examined books and supporting documents on test-check basis
- Verified arithmetical accuracy
- Relied on management representations

We have not conducted an audit and do not express any opinion.

Certificate

Based on our verification, we certify that:

1. The attached Form-5 is in agreement with books of account.
2. Figures are arithmetically correct.
3. Information is true and correct to the best of our knowledge and belief.

Restriction on Use

This certificate is issued solely for submission to UP RERA and should not be used otherwise.

For **HPMS & ASSOCIATES**

Chartered Accountants

FRN - 022072N

CA MANMOHAN S RAWAT

M No. 509522

(Partner)

UDIN - 26509522CAPXXX9045

Place:- Delhi

Date:- 04/04/2026

FORM - 5

CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31 th March 2026			
Certification work Assigned vide letter No.-----			Dated :- 03/04/2026
Subject: Certificate of amount incurred on ATS Picturesque Reprieves Ph-2 [UPRERAPRJ396176] [Project Name] for Construction of 11 Tower/Block/Building(s) __ situated on Khasra No./Plot No. A SC-1/01, SECTOR 152, NOIDA, UP, 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 NA Tehsil Gautam Buddha Nagar Competent/ Development authority NOIDA, District Gautam Buddha Nagar PIN 201310 being developed by ATS Homes Pvt Ltd [Promotor's Name] having RERA Registration No UPRERAPRJ396176, Designated A/C No 57500000328897 Bank Name HDFC Bank, Noida-201301.			
		Rs.in lakh	Rs. In lakh
S. No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction. (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.	20760	6940.34
	SUB TOTAL LAND COST (in Rs.)	20760	6940.34
S. No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	1.98	0.00
	SUB TOTAL FEES PAID (in Rs.)	1.98	0.00

3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	36264.00	24,964.10
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	36264.00	24,964.10
3B	Cost of construction incurred (As Certified by Project Engineer)	36264.00	24,964.10
3C	Total Construction Cost (Lower of 3A and 3B.)	36264.00	24,964.10
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	13790.00	7,037.57
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	50054.00	32001.67
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	70815.98	38942.01
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	68.84 %	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	54.99 %	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	51064.12	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	35,744.88	
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	38,942.01	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	35,744.88	
11	Balance available in Designated A/c.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3197.13	

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

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

CA MANMOHAN S RAWAT
M No. 509522
(Partner)
UDIN: 26509522CAPXXX9045

Place:- Delhi
Date: 04/04/2026