

ENGINEER CERTIFICATE

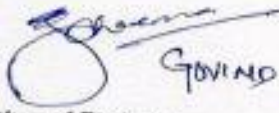
Date: 30-09-2024

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
Subject :- Certificate of Percentage of Completion of Construction Work of 07 No. of Building(s)/Block(s) of **ATS Picturesque Reprieves Ph-2 (UPRERAPRJ396176)** situated on the Khasra No/ Plot No SC-1/01, Sector 152, Noida, UP, demarcated by its boundaries (latitude and longitude of the end-points) to the North **28°26'38.78"N**, **77°28'34.88"E** to the South **28°26'34.74"N**, **77°28'34.90"E** to the East **28°26'36.78"N**, **77°28'38.11"E** to the West **28°26'36.21"N**, **77°28'31.31"E** of Village NA, Tehsil Gautam Buddha Nagar Competent Authority/Development Authority Noida, District Gautam Buddha Nagar, PIN 201310 admeasuring **29110.351** sq. meter area, being developed by **ATS Homes Pvt Ltd [Promoter]**

I/We **Govind Madhav Sharma** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **7** Building(s)/Block/ Tower (s) of **ATS Picturesque Reprieves Ph-2 (UPRERAPRJ396176)**, situated on the Khasra No/ Plot No SC-1/01, Sector 152, Noida, UP, of Village NA, Tehsil Gautam Buddha Nagar Competent Authority/ Development Authority Noida, District Gautam Buddha Nagar, PIN 201310 admeasuring **29110.351** sq. meter area, being developed by **ATS Homes Pvt Ltd [Promoter]**

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 **Vibhor Mukul Singh** as L.S./Architect
 - (ii) M/s/Shri/Smt **Kamal Sabharwal** as Structural Consultant
 - (iii) M/s/Shri/Smt **Paradise Consultant** as MEP Consultant
 - (iv) M/s/Shri/Smt **Govind Madhav Sharma** as Site Head/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 **₹ 36264 Lakh/-** (Total of Ser No 1 in Tables A and 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 building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
4. The estimated actual cost incurred till **30-09-2024** is calculated at **₹ 4507.48 Lakh/-** (Total of Ser 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 **₹ 31756.52 Lakh/-** (Total of Ser 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 **30-09-2024**, is as given in Tables A and B below :



Signature of Engineer
Name: **GOVIND MADHAV SHARMA**
Address: **07, Patel Nagar, Jandli, Near Shivalik School, Ambala, Haryana, 134003**
Aadhar No. **540270284558**
PAN No. **APTPS6385N**

ATS Homes Pvt. Ltd.

Registered Office: 711/92, Deepali, Nehru Place, New Delhi - 110019

TABLE A

(Refer Para 3, 4 & 5 of Engineer's Certificate of ATS Picturesque Reprises Phase-2(UPRERAPRJ396176))

30-09-2024

Ser No	Particulars	Unit	T1	T2	T3	T4	T5	T6	T29	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹(Lakh)	5200	4300	4300	3500	3500	3100	5200	29100.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹(Lakh)	805.5	380.9	700.5	1039.2	527.5	760.9	293.0	4507.48
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	15.49%	8.86%	16.29%	29.69%	15.07%	24.55%	5.63%	15.49%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹(Lakh)	4395	3919.11	3599.5	2460.81	2972.5	2339.1	4907	24592.52
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹(Lakh)	0	0	0	0	0	0	0	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	15%	9%	16%	30%	15%	25%	6%	15.49%



Signature of Engineer

Name: GOVIND MADHAV SHARMA

Address: 07, Patel Nagar, Jandli, Near Shivalik School, Ambala, Haryana, 134003

Aadhar 1540270284558

PAN No APTPS6385N

TABLE B
(Refer Para 3, 4 & 5 of Engineer's Certificate of ATS Picturesque Reprieves Phase-2(UPRERAPRJ396176))

DATE-30-09-2024		
Ser No	Particulars	Amount (Rs.)
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).	7164.00
2	Cost incurred as on (based on the actual cost incurred as per records)	0.00
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	0.0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	7164.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.0%

Signature of Engineer

Name: GOVIND MADHAV SHARMA

Address: 07, Patel Nagar, jandli, Near Shivalik School , Ambala, Haryana, 134003

Aadhar No. 540270284558

PAN No. APTPS6385N

Form - 5

CERTIFICATE

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

Information as on 30 th Sep 2024			
Certification work Assigned vide letter No.-----		Dated :- 10/10/2024	
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	4,507.48
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	36264.00	4,507.48
3B	Cost of construction incurred (As Certified by Project Engineer)	36264.00	4,507.48
3C	Total Construction Cost (Lower of 3A and 3B.)	36264.00	4,507.48
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	7,001.04
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	50054.00	11,508.52
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	70815.98	18,448.86
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	12.43%	
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)%	26.05%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	20,744.43	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	14,521.10	
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)	18,448.86	
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)	14,521.10	
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)	3,927.75	

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: 24509522BKARNP7097

Place:- Delhi
Date: 10/10/2024

FORM-Q

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

Date: 30-09-2024

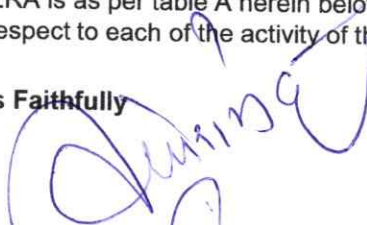
Subject :- Certificate of Percentage of Completion of Construction Work of 07 No. of Building(s)/_Block(s) of **ATS Picturesque Reprieves Ph-2** (**UPRERAPRJ 396176**) situated on the Khasra No/ Plot No **SC-1/01, Sector 152, Noida, UP**, demarcated by its boundaries (latitude and longitude of the end-points) to the North **28°26'38.78"N, 77°28'34.88"E** to the South **28°26'34.74"N, 77°28'34.90"E**, to the East **28°26'36.78"N, 77°28'38.11"E** to the West **28°26'36.21"N, 77°28'31.31"E** of Village **NA**, Tehsil **Gautam Buddha Nagar** Competent Authority/Development Authority **Noida**, District **Gautam Buddha Nagar**, PIN **201310** admeasuring **29110.351** sq. meter area, being developed by **ATS Homes Pvt Ltd [Promoter]**

I/We **Vibhor Mukul Singh** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the **07** Building(s)/_Block/ Tower (s) of **ATS Picturesque Reprieves Ph-2**, situated on the Khasra No/ Plot No **SC-1/01, Sector 152, Noida, UP**, of Village **NA**, Tehsil **Gautam Buddha Nagar** Competent Authority/ Development Authority **Noida**, District **Gautam Buddha Nagar**, PIN **201310** admeasuring **29110.351** sq. meter area, being developed by **ATS Homes Pvt Ltd [Promoter]**

1. Following technical professionals are appointed by owner / Pror
- (i) M/s/Shri/Smt **Vibhor Mukul Singh** as L.S./Architect
 - (ii) M/s/Shri/Smt **Kamal Sabharwal** as Structural Consultant
 - (iii) M/s/Shri/Smt **Paradise Consultant** as MEP Consultant
 - (iv) M/s/Shri/Smt **Govind Madhav Sharma** as Site Supervisor/Hear

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number **UPRERAPRJ396176** under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Yours Faithfully


Dr. VIBHOR MUKUL SINGH
B. ARCH., M. S. (Arch.), Ph. D. (Italy)
COA Reg. No. CA / 2005 / 36976

Signature of L.S./Architect

VIBHOR MUKUL SINGH

(License NO. CA/2005/36976)

Address: J-73,LGF, Sector 41, Noida-201303

Table A

Ser No	Task/Activity	(Progress Percentage)								
		T 1	T 2	T 3	T 4	T 5	T 6	T 7	T 8	T 9
1	Excavation	100%	100%	100%	100%	100%	100%	100%	100%	100%
2	Piling	100%	100%	100%	100%	100%	100%	100%	100%	100%
3	___ number of Basement(s) and Plinth	100%	100%	100%	100%	100%	100%	100%	100%	50%
4	___ number of Podiums	NA	NA	NA	NA	NA	NA	NA	NA	NA
5	Stilt Floor	100%	100%	100%	100%	100%	100%	100%	100%	0%
6	___ number of Slabs of Super Structure	25%	6%	31%	64%	31%	56%	0%	0%	0%
7	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1%	0%	0%	0%	0%	0%	0%	0%	0%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%	0%	0%	0%	0%	0%	0%	0%	0%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%	0%	0%	0%	0%	0%	0%	0%	0%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%	0%	0%	0%	0%	0%	0%	0%	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC. Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC. Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	0%	0%	0%	0%	0%	0%	0%	0%	0%

Yours Faithfully

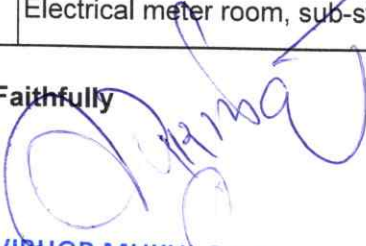
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 Signature of L.S./Architect

VIBHOR MUKUL SINGH
 (License NO. CA/2005/36976)
 Address: J-73, LGF, Sector 41, Noida-201303

Table B

Ser No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Foothpaths	Yes		0%
2	Water Supply	Yes		0%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes		0%
4	Storm Water Drains	Yes		0%
5	Landscaping & Tree Planting	Yes		0%
6	Street Lighting	Yes		0%
7	Community Buildings	No		NA
8	Treatment and disposal of sewage and sullage water	Yes		0%
9	Solid Waste management & Disposal	Yes		0%
10	Water conservation, Rain water harvesting	Yes		0%
11	Energy management	Yes		0%
12	Fire protection and fire safety requirements	Yes		0%
13	Electrical meter room, sub-station, receiving station	Yes		0%

Yours Faithfully


Dr. VIBHOR MUKUL SINGH
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COA Reg. No. CA / 2005 / 36976

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