

To,
The Board of Directors
ATS Grand Realtors Private Ltd
CIN no. U45309DL2016PTC298247
711/92, Deepali, South Delhi, Nehru Place
South Delhi, Delhi,
110019

Subject: Certificate of Verification Of expenditure incurred and paid for the purpose of withdrawal of money from 70% RERA Account

1. This Certificate has been issued in accordance with the terms of our engagement in relation to the verification of RERA Account having Account no. **2513283567** in the Kotak Mahindra Bank for the Quarter ended on **30th June 2026**.
2. The accompanying Statement of details regarding the expenditure incurred and paid as well as RERAA/c details (hereinafter referred to as the "**Form-5**") for the verification of the same as per subject mentioned above.

Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Management of **ATS Grand Realtors PRIVATE LIMITED (hereinafter the "Company")** including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances and to ensure that the same is free from any material misstatement or fraud.
4. The Management is also responsible for ensuring that the company complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.
5. The Management is also responsible to provide the books of accounts and related data without any manipulation or concealment for the purpose of verification.
6. The Management is also responsible for providing the estimated Budgeted amount as per the RERA Regulation.

Practitioner Responsibility:

7. Pursuant to the required documents, it is our responsibility to provide a reasonable assurance as to arithmetical accuracy and compilation of data from the books provided by the Management.
8. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.



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9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
10. We have verified the supporting documents on a sample basis in respect of the verification of content as per the Form-5 to ensure that approximately 60–80% of the value as mentioned in the certificate has been got verified.

Opinion

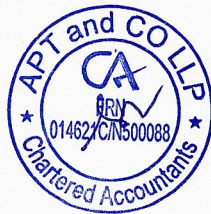
11. Based on our examination, as above, we are of the opinion that the information in the Form-5 for the period mentioned above in the certificate have been accurately extracted from the books of accounts maintained by the company and data provided to us.

Restriction on Use

12. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose to ensure that the same is to be used only for the purpose of RERA. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

FOR APT and Co LLP
Chartered Accountants
(FRN:014621C/N500088)


CA Sanjeev Aggarwal
(Partner)
M.No. 501114
Place: Gurugram
Date: July 10th, 2026
UDIN:26501114FOQIPQ2157



Encl: Form 5

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30-June-26

Certification work Assigned vide letter No.-----

Dated :- 10-July-2026

Subject: Certificate of amount incurred on **ATS KABANA HIGH (UPRERAPRJ697894)** for Construction of **1** Tower/Block/Building(s) situated on Khasra No./Plot No. **C-01**, Sector-04, **Greater Noida (UP)**, demarcated by its boundaries (latitude and longitude of the end-points) to the North **28°36'24.84"N, 77°25'53.02" E**, to the South **28°36'20.95"N, 77°25'50.73" E**, to the East **28°36'21.84"N, 77°25'54.20" E**, to the West of **28°36'24.05"N, 77°25'49.70" E**, of Village **Gautam Buddha Nagar**, Tehsil **Gautam Buddha Nagar** Competent Authority/Development **Greater Noida Industrial Development Authority**, District **Gautam Buddha Nagar**, PIN **201301**, admeasuring **10,000** sq. meter area, being developed by **ATS Grand Realtors Private Limited** having RERA Registration No **UPRERAPRJ697894** Designated A/C No **2513283567** Bank Name **Kotak Mahindra Bank**

S.No.	Particulars	Rs.in lakhs Total Cost Estimated	Rs.in lakhs Amount incurred (actual out-flow) till now
1	2	3	4
	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;		
1	(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);	18,047	5,004
	(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.		
	SUB TOTAL LAND COST (in Rs.)	18,047	5,004
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Project Clearance Fees		
	(a) Fees paid to RERA		
2	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	501	51
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	501	51
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;	14,057	7,399
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		

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	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	14,057	7,399
3B	Cost of construction incurred (As Certified by Project Engineer)	12,500	7,399
3C	Total Construction Cost (Lower of 3A and 3B.)	12,500	7,399
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)	2,500	1,171
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	15,000	8,570
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	33,548	13,626
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	59%	
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) %	41%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		15,689
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		10,982
9	Cummulative 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)		13,626
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)		10,982
11	Balance available in Designated A/c.		0.01
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2,644

Notes:

1. This certificate is being issued on specific request of M/s ATS Grand Realtors Private Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.
2. Based upon the management confirmation and ambiguity in UP RERA, Land cost has been taken on the actual cost incurred basis.
3. Budgeted cost of the project has been estimated by the management.
4. For the issuance of the above certificate, we have relied on the previously issued CA certificate dated 10th July 2026, covering the details and information up to 31st March 2026. We have only verified the transaction covering the period 1st April 2026 to 31st May 2026 on a sample basis and compiled the certificate figures i.e. amount incurred till 31st May 2026.
5. During the current quarter, the company has recognized ₹210.58 lakhs as land cost paid to the Greater Noida Industrial Development Authority which has been classified under the loan account. For FY 2024–25, the amount stands at ₹629.17 lakhs, and for FY 2025–26, it is ₹930.29 lakhs. Out of this, ₹629.17 lakhs for FY 2024–25 has been included under security deposits, while ₹930.29 lakhs for FY 2025–26 has been classified under the loan account.
6. The cost of construction certified by the Project Engineer is lower than the budgeted cost of construction by ₹1,557 lakhs. Accordingly, the lower cost certified by the Project Engineer has been considered.

For and on Behalf of,
APT and Co LLP
Chartered Accountants
FRN: 014621C/N500088

CA Sanjeev Aggarwal
Partner
M.No:- 501114
Date: July 10th, 2026
Place: Gurgaon
UDIN:26501114FOQIPQ2157

