

FORM-R

ENGINEER'S CERTIFICATE

Date: 30-09-2025

(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 01 No. of Building(s)/_Block(s) of **ATS KABANA HIGH (UPRERAPRJ697894)** situated on the Khasra No/ Plot No. **C-01, Sector-04 Greater Noida Industrial Development Authority, 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 **28°36'24.05"N**, **77°25'49.70"E**, of Village **NA**, Tehsil **Gautam Buddha Nagar** Competent Authority/ Development Authority **Greater Noida**, District **Gautam Buddha Nagar**, PIN **201301**, admeasuring **10000** Sq mt area, being developed by **ATS Grand Realtors Pvt Ltd [UPRERAPRJ697894]**

I/We **Aamir** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 01 Building(s)/_Block/ Tower (s) of **ATS KABANA HIGH [UPRERAPRJ697894]** situated on the Khasra No/ Plot No. **C-01, Sector-04 Greater Noida Industrial Development Authority, UP** of village **NA**, Tehsil **Gautam Buddha Nagar**, Competent Authority/Development Authority **Greater Noida**, District **Gautam Buddha Nagar**, PIN **201301**, admeasuring **10000.00** Sq mt area, being developed by **ATS Grand Realtors Pvt Ltd [UPRERAPRJ697894]**

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 **Constructive Design Engineers**, as Structural consultant
- (iii) M/s/Shri/Smt **Soni Consultant Enviortech designs Pvt Ltd**, as MEP Consultant
- (iv) M/s/Shri/Smt **Aamir** as Site 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.

ATS GRAND REALTORS PRIVATE LIMITED

Corp. Office: ATS Tower, Plot-16, 4th Floor, Sector-135, Noida 201 305.

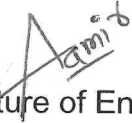
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CIN: U45309DL2016PTC298247

Aamir

3. We estimate the Total Cost for completion of the project under reference as **₹12500 Lakh/-** (Total of S.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 **30-09-2025** is calculated at **₹ 5964 Lakh/-** (Total of S. 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 **₹ 6536 Lakh/-** (Total of S.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 the **30-09-2025** is as given in Tables A and B below :



Signature of Engineer

Name : Mohd. Aamir Ansari

Address : S/o Sagheer Alam, Flat No.-3006, 3rd Floor, Dev Heights, Dasna,
Ghaziabad, UP-201015

Aadhar No. 576233022217

PAN No: BOYPA6175B

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Table A

(Refer Para 3,4 & 5 of Engineer's Certificate of Kabana High (UPRERAPRJ697894))

Date: 30-09-2025

S. No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ in Lakh	10625.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ in Lakh	5226.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	49.19%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	5399.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ in Lakh	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	49.19%



Signature of Engineer

Name : Mohd. Aamir Ansari

Address : S/o Sagheer Alam, Flat No.-3006, 3rd Floor, Dev Heights, Dasna, Ghaziabad, UP-201015

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TABLE B

(Refer Para 3,4 &5 of Engineer's Certificate of ATS Kabana High (UPRERAPRJ697894))

Date: 30-09-2025

S.No.	Particulars	Unit	Amount
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).	₹ in Lakh	1875.00
2	Cost incurred as on_(based on the actual cost incurred as per records)	₹ in Lakh	738.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	39.36%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	1137.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ in Lakh	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	39.36%



Signature of Engineer

Name : Mohd. Aamir Ansari

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