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FORM-R

ENGINEER'S CERTIFICATE

Date: 30-09-2023

(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 Aditya Pathak 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 Envirotech designs Pvt Ltd, as MEP Consultant
- (iv) M/s/Shri/Smt Aditya Pathak 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

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 30-09-2023 is calculated at ₹ 2985.66 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 ₹ 9514.34
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 30-09-2023 is
as given in Tables A and B below :

Signature of Engineer

Name : Aditya Pathak

Address : S/o Om Prakash Pathak, Rampur Udaybhan, Ballia, Ballia City, Ballia, Ballia, UP, 277001

Aadhar No. 595253127058

PAN No. BIWPP2878Q

ATS Grand Realtors Pvt. Ltd.

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

Table A

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

Date: 30-09-2023

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	2685.66
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	25.28%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	7939.34
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)	%	25.28%

Signature of Engineer

Name : Aditya Pathak

Address : S/o Om Prakash Pathak, Rampur Udaybhan, Ballia, Ballia City, Ballia, Ballia, UP, 277001

Aadhar No. 595253127058

PAN No. BIWPP2878Q

TABLE B

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

Date: 30-09-2023

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 ₁ (based on the actual cost incurred as per records)	₹ in Lakh	300.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	16.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	1575.00
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)	%	16.00%

Signature of Engineer

Name : Aditya Pathak

Address : S/o Om Prakash Pathak, Rampur Udaybhan, Ballia, Ballia City, Ballia, Ballia, UP, 277001

Aadhar No. 595253127058

PAN No. BIWPP2878Q