

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31.03.25

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

Dated :-07-April-2025

Subject: Certificate of amount incurred on **ATS KHYBER RANGE (UPRERAPRJ904685)** for Construction of 01 Tower/Block/Building(s) situated on Khasra No./Plot No. **397,398,399,400,401,402, 407,408,409,410,411,594, (part of Khasra No. 393,394,395,396,397,398,399,400,401,402,403,404,405,407,408,409,410,411,594,137/1)**, demarcated by its boundaries (latitude and longitude of the end-points) to the North **28°39'23.32"N, 77°28'21.71" E**, to the South **28°39'19.10"N, 77°28'22.23" E**, to the East **28°39'20.48"N, 77°28'24.21" E**, to the West of **28°39'19.38"N, 77°28'15.74" E**, of Village **Mehrauli & Shapur Bamehta**, Tehsil **Ghaziabad** Competent Authority/Development **Ghaziabad Development Authority**, District **Ghaziabad**, PIN-**201002** admeasuring **11540** sq. meter area, being developed by **ATS Grand Realtors Private Limited** having RERA Registration No **UPRERAPRJ904685** Designated A/C No **2513283659** 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
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.	6,093	3,766
	SUB TOTAL LAND COST (in Rs.)	6,093	3,766
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)	245	110
	SUB TOTAL FEES PAID (in Rs.)	245	110
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);	12,727	10,808
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	12,727	10,808

3B	Cost of construction incurred (As Certified by Project Engineer)	12,000	10,808
3C	Total Construction Cost (Lower of 3A and 3B.)	12,000	10,808
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)	5,000	2,875
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	17,000	13,683
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	23,338	17,558
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	90%	
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)%	75%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	13,467.98	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	9,427.59	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6)	17,558.37	
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)	9,369.44	
11	Balance available in Designated A/c.	62.20	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	8,188.93	

Notes:

- 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.
- Based upon the management confirmation and ambiguity in UP RERA ,Land cost has been taken on actual cost incurred basis.
- Budgeted cost of the project has been estimated by the management.
- For the 5. For issuance of above certificate we have relied on the previously issued CA certificate dated 31st Dec 2024, covering the details and information upto 31st Dec.2024. We have only verified the transaction covering the period 1Jan 2025 to 31 March 2025 on a sample basis and complied the certificate figures i.e amount incurred till 31st March 2025.

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

CA Sanjeev Aggarwal
(Partner)
M.No. 501114
Place: Gurugram
Date: April 7, 2025
UDIN: 25501114BBIQXG1249.

