

ENGINEER'S CERTIFICATE

FORM-R

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 Khyber Range (UPRERAPRJ904685)** situated on the 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 28°39'19.38"N, 77°28'15.74" E, of Village Mehrauli & Shapur Bamehta, Tehsil Ghaziabad, Competent Authority/Development Authority Ghaziabad Development Authority, District Ghaziabad, PIN 201002, admeasuring 11540 Sq mt area, being developed by **ATS Grand Realtors Pvt Ltd [UPRERAPRJ904685]**

I/We **Sanjay Kar** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 01 Building(s)/__Block/ Tower (s) of **ATS Khyber Range [UPRERAPRJ904685]** situated on the 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), UP of village Mehrauli & Shapur Bamehta, Tehsil Ghaziabad Competent Authority/Development Authority Ghaziabad Development Authority, District Ghaziabad, PIN 201002, admeasuring 11540 Sq mt area, being developed by **ATS Grand Realtors Pvt Ltd [UPRERAPRJ904685]**

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 Kumar Sabharwal** as Structural Consultant
- (iii) M/s/Shri/Smt **Paradise Consultants Pvt Ltd**, as MEP Consultant
- (iv) M/s/Shri/Smt **Sanjay Kar** 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 **₹ 12000 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 **₹ 11581 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 **₹322 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 is 100% completed and OC is received on the **06-08-2025** is as given in Tables A and B below :

Signature of Engineer

Name : **Sanjay Kar**
Address : **C-1, Shivlok Apartments, Plot No.6, Sector-06, Dwarka, New Delhi-110075**
Aadhar No. **6818 1406 7593**
PAN No. **AMDPK 8446R**

ATS GRAND REALTORS PRIVATE LIMITED

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

Regd. Office: **711/92, Deepali, Nehru Place Delhi South, Delhi 110 019.**

Call: **0120-711 1500** Email: **compliance@homekraft.in**

CIN: **U45309DL2016PTC298247**

(Signature)
KESHAV KUMAR
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Table A

Refer para 3,4 & 5 of Engineer's Certificate of ATS Khyber Range (UPRERAPRJ904685)

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	10000.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ in Lakh	9614.48
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	96.14%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	385.52
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ in Lakh	1190.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	100.00%

Signature of Engineer

Name : Sanjay Kar
Address : C-1, Shivlok Apartments, Plot No.6, Sector-06, Dwarka, New Delhi-110075
Aadhar No. 6818 1406 7593
PAN No. AMDPK 8446R

(KESHAV KUMAR)
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Table B
Refer para 3,4 & 5 of Engineer's Certificate of ATS Khyber Range (UPRERAPRJ904685)
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	2000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ in Lakh	1966.52
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	98.33%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	33.48
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)	%	100.00%

Signature of Engineer

Name : Sanjay Kar

Address : C-1, Shivlok Apartments, Plot No.6, Sector-06, Dwarka, New Delhi-110075

Aadhar No. 6818 1406 7593

PAN No. AMDPK 8446R

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