

CERTIFICATE

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

Information as on 30.09.2025			
Certification work Assigned vide letter No. _____			Dated:- 10/10/2025
Subject: Certificate of amount incurred on ATS DESTINAIRE (UPRERAPRI417134) for Construction of 15 Tower/Block/Building(s) situated on Khasra No./Plot No. GH-14, Sector-01, Greater Noida , demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°33'38.37"N, 27°26'14.34"E , to the South 28°33'29.02"N, 77°26'20.24"E , to the East 28°33'33.53"N, 77°26'23.37"E , to the West of 28°33'36.38"N, 77°26'12.96"E of Village Gautam Buddha Nagar , Tehsil Dadri Competent Authority/Development Greater Noida Industrial Development Authority , District Gautam Buddha Nagar , PIN-201306 admeasuring 33400 sq. meter area, being developed by ATS Grand Realtors Private Limited having RERA Registration No UPRERAPRI417134 Designated A/C No 2513285820 Bank Name Kotak Mahindra Bank			
			Rs.in lakhs
S. No.	Particulars	Total Cost Estimated	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.	25,595	18,926
	SUB TOTAL LAND COST (in Rs.)	25,595	18,926

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)	563	41
	SUB TOTAL FEES PAID (in Rs.)	563	41

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);	35,604	25,756
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	35,604	25,756
3B	Cost of construction incurred (As Certified by Project Engineer)	35,604	25,756
3C	Total Construction Cost (Lower of 3A and 3B.)	35,604	25,756
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	2,098
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	38,104	27,854
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	64,262	46,818
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	72%	
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)%	73%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	60,082.82	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	42,057.98	
9	Cumulative 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)	46,817.83	
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)	40,913.92	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10) (effective from 01-04-2025)	5,903.91	

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 and is true to the best of our knowledge and belief.

For **HPMS & ASSOCIATES**

Chartered Accountants

FRN - 022072N

CA MANMOHAN S RAWAT

M No. 509522

(Partner)

UDIN - 25509522BMICME4143

Place:- Delhi

Date:- 10/10/2025