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ENGINEER'S CERTIFICATE

DATE:- 31-12-2025

(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 15 No. of Building(s)/ Block(s) of ATS DESTINAIRE (UPRERAPRJ417134) situated on the Khasra No/ Plot No. GH-14, Sector-01, Greater Noida, UP demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°33'38.37"N, 77°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 28°33'36.38"N, 77°26'12.96"E, of Village NA, Tehsil Dadri, Competent Authority/Development Authority Greater Noida Authority District Gautam Buddha Nagar PIN 201306, admeasuring 33400.34 Sq mt area, being developed by ATS Grand Realtors Pvt Ltd.

I/ We BABLOO NAGAR have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 15 Building(s)/ Block/ Tower (s) of ATS DESTINAIRE (UPRERAPRJ417134) situated on the Khasra No/ Plot No. GH-14, Sector-01, Greater Noida Authority, UP of village NA, Tehsil Dadri, Competent Authority/Development Authority Greater Noida Authority District Gautam Buddha Nagar PIN 201306, admeasuring 33400 Sq mt area, being developed by ATS Grand Realtors Pvt Ltd.

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.

- Following technical professionals were consulted by me for verification / for certification of the cost:
 - M/s/Shri/Smt Vibhor Mukul Singh as Architect
 - M/s/Shri/Smt Kamal Saharwal as Structural Consultant
 - M/s/Shri/Smt Consummate Engineering Services Pvt Ltd. as MEP Consultant
 - M/s/Shri/Smt Babloo Nagar as Site Supervisor/Head
- 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.
- We estimate the Total Cost for completion of the project under reference as ₹ 35604 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.
- The estimated actual cost incurred till 31-12-2025 is calculated at ₹ 27831.97 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.
- 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 ₹ 7772.03 Lakh/- (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-12-2025 is as given in Tables A and B below :

Signature of Engineer

Name Babloo Nagar
Address S/o Bhoop Singh, pradhan patti, Dujana, Uttar Pradesh, 203207
Aadhar No 931651472926
PAN No BBCPN4110N

ATS Grand Realtors Pvt. Ltd.

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



TABLE-A

(Refer Para 3,4 & 5 of Engineer's Certificate of ATS DESTINAIRE (UPRERAPRJ417134))

S.No	Particulars	Unit	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T14	T15	31-12-2025	
																	Commercial	Total 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	1,763	1,763	1,763	1,763	1,763	1,763	1,763	2,363	2,363	2,363	2,454	2,454	2,454	2,454	303.79	29552
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ in Lakh	1,758	1,662	1,717	1,287	1,228	786	653	1,225	1,762	2,119	2,368	2,444	2,307	2,300	0.00	23617
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	1.00	0.94	0.97	0.73	0.70	0.45	0.37	0.52	0.75	0.90	0.96	1.00	0.94	0.94	0.00%	79.92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	6	101	46	476	535	977	1,110	1,138	602	244	86	10	147	154	303.79	5935
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ in Lakh	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	1.0	0.9	1.0	0.7	0.7	0.4	0.4	0.5	0.7	0.9	1.0	1.0	0.9	0.9	0.00%	79.92%

Signature of Engineer

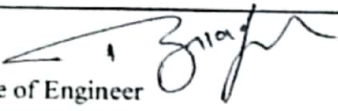
Name Babloo Nagar

Addre S/o Bhoop Singh, pradhan patti, Dujana, Uttar Pradesh, 203207

Aadhi 931651472926

PAN 1BBCPN4110N



TABLE B			
(Refer Para 3,4&5 of Engineer's Certificate of ATS DESTINAIRE (UPRERAPRJ417134))			
31-12-2025			
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	6052
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ in Lakh	4215
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	69.65%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	1836.74
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ in Lakh	254
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	70.87%
 Signature of Engineer Name Babloo Nagar Address S/o Bhoop Singh, pradhan patti, Dujana, Uttar Pradesh, 203207 Aadhar 931651472926 PAN NcBBCPN4110N			