

FORM-Q

ARCHITECT'S CERTIFICATE

Date: 30-06-2024

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

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.**

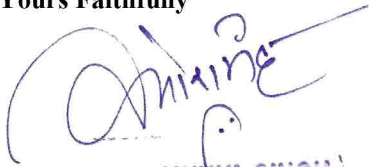
I/We **Vibhor Mukul Singh** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the **15** Building(s)/___Block/ Tower (s) of **ATS DESTINAIRE [UPRERAPRJ417134]** situated on the Khasra No/ Plot No. **GH-14 Sector-01, Greater Noida Authority, UP** of village **NA**, Tehsil **Dadri** Competent Authority/Development Authority **Greater Noida Authority**, District **Gautam Buddha Nagar**, PIN **201306**, admeasuring **33400.34** Sq mt area, being developed by **ATS Grand Realtors Pvt Ltd.**

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt **Vibhor Mukul Singh** as L.S./Architect
- (ii) M/s/Shri/Smt **Kamal Sabarwal** as Structural Consultant
- (iii) M/s/Shri/Smt **Consummate Engineering Services Pvt Ltd**, as MEP Consultant
- (iv) M/s/Shri/Smt **Bablu Nagar** as Site Head/Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number **UPRERAPRJ417134** under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Yours Faithfully


VIBHOR MUKUL SINGH
ARCHITECT PLANNER
C.O.A. Reg. No. CA/2005/36976

Signature of L.S./Architect

VIBHOR MUKUL SINGH

(License NO. CA/2005/36976)

Address: J-73,LGF, Sector 41, Noida-201303

Aadhar No. 641488173085

PAN No. AZCPS7330J

Table A

Sr. No.	Task/Activity	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T14	T15	Commercial
1	Excavation	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%
2	2_number of Basement(s) and Plinth	100%	100%	100%	100%	100%	100%	0%	0%	100%	100%	100%	100%	100%	100%	0%
3	number of Podiums	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4	Stilt Floor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5	number of Slabs of Super Structure	89%	100%	100%	26%	26%	0%	0%	0%	15%	44%	100%	100%	71%	100%	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%	10%	33%	0%	0%	0%	0%	0%	0%	0%	50%	56%	30%	19%	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	21%	23%	0%	0%	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Yours Faithfully



VIBHOR MUKUL SINGH
ARCHITECT PLANNER
REG. NO. 010147306876

Signature of L.S./Architect

VIBHOR MUKUL SINGH

(License NO. CA/2005/36976)

Address: J-73,LGF, Sector 41, Noida-201303

Aadhar No. 641488173085

PAN No. AZCPS7330J

Table B

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Completion
1	Internal Roads & Footpaths	Yes	0%
2	Water Supply	Yes	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	0%
4	Strom Water Drains	Yes	0%
5	Landscaping & Tree Planting	Yes	0%
6	Street Lighting	Yes	0%
7	Community Buildings	Yes	0%
8	Treatment and disposal of sewage and sullage water	Yes	0%
9	Solid Waste management & Disposal	Yes	0%
10	Water conservation, Rain water harvesting	Yes	0%
11	Energy management	Yes	0%
12	Fire protection and fire safety requirements	Yes	0%
13	Electrical meter room, sub-station, receiving station	Yes	0%
14	Other Miscellaneous works	Yes	17%

Yours Faithfully

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ARCHITECT PLANNER
U.O.A. Reg. No. CA/2005/36976

Signature of L.S./Architect

VIBHOR MUKUL SINGH

(License NO. CA/2005/36976)

Address: J-73,LGF, Sector 41, Noida-201303

Aadhar No. 641488173085

PAN No. AZCPS7330J



HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarovar Park, Shahdara, Delhi - 110032

Mobile: 09868453107, E-mail – ca.mohanrawat@gmail.com

Form - 5

CERTIFICATE

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

Information as on 30.06.2024

Certification work Assigned vide letter No. _____

Dated:- 11- July -2024

Subject: Certificate of amount incurred on **ATS DESTINAIRE (UPRERAPRJ417134)** 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 **UPRERAPRJ417134** 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	14,181
	SUB TOTAL LAND COST (in Rs.)	25,595	14,181

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	29
	SUB TOTAL FEES PAID (in Rs.)	563	29

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	14,620
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	35,604	14,620
3B	Cost of construction incurred (As Certified by Project Engineer)	35,604	14,620
3C	Total Construction Cost (Lower of 3A and 3B.)	35,604	14,620
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	2,065
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	38,104	16,685
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	64,262	30,896
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	41%	
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)%	48%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	37718.30	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	26,402.81	
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)	30,895.79	
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)	25,242.07	
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 12-04-2024)	5,653.72	
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 – 24509522BKAREG5163

Place:- Delhi

Date:- 11/07/2024