

FORM-K

ENGINEER'S CERTIFICATE

Date: 31-08-2021

(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 **Neeraj Kumar Tyagi** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **15** Building(s)/ Block(s) 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.

1. Following technical professionals were consulted by me for verification /for certification of the cost:
 - (i) M/s/Shri/Smt **Vibhor Mukul Singh** as 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 **Neeraj Kumar Tyagi** as Site Supervisor/Head
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 **₹ 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.
4. The estimated actual cost incurred till **31-08-2021** is calculated at **₹ 731 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 **₹ 34873 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 as completed on the **31-08-2021** is as given in Tables A and B below.

Signature of Engineer

Name **Neeraj Kumar Tyagi**
Address **S/o Raghunath Singh Tyagi, House No 224, Sanjay Nagar, Sector-23, Gazlebad, UP, PIN - 201002**
Aadhar No **259874480874**
PAN No **ADQPT4142B**

ATS Grand Realtors Pvt. Ltd.

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

TABLE B
(Refer Para 3,4&5 of Engineer's Certificate of ATS DESTINAIRE (UPRERAPRJ417134))
Date: 31-08-2021

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	512.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	%	8.46%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ in Lakh	5540.00
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)	%	8.46%

Signature of Engineer

Name Neeraj Kumar Tyagi
Address S/o Raghunath Singh Tyagi, House No 224, Sanjay Nagar, Sector-23, Gaziabad, UP. PIN - 201002
Aadhar No 259874460874
PAN No AQPT4142B



SHUBHAM JAIN

CHARTERED ACCOUNTANT

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.09.21

Dated :- 05- Oct -2021

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

S.No.	Particulars	Rs.in lakhs	Rs.in lakhs
		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	2,121
	SUB TOTAL LAND COST (in Rs.)	25,595	2,121
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	25
	SUB TOTAL FEES PAID (in Rs.)	563	25
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	1,012



SHUBHAM JAIN

CHARTERED ACCOUNTANT

	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	35,604	1,012
3B	Cost of construction incurred (As Certified by Project Engineer)	35,604	1,012
3C	Total Construction Cost (Lower of 3A and 3B.)	35,604	1,012
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	1,722
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	38,104	2,734
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	64,262	4,880
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	3%	
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) %	8%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	6733.37	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	4713.36	
9	Cummulative 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)	4879.84	
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)	4296.52	
11	Balance available in Designated A/c.	174.15	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10) (effective from 05-10-2021)	583.32	

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.

CA Shubham Jain



Chartered Accountant

M.No. 545552

Date: 5th Oct 2021

Place: New Delhi

UDIN: 21545552AAAAEN5954

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