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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 10 Nos. of Building(s)/ __ Block(s) of **ATS KINGSTON HEATH [UPRERAPRJ180413]** situated on the Khasra No/ Plot No SC-01/C, A2, A4, A6, A11 & A12, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°25'30.83"N, 77°29'90"E to the South 28°25'22.53"N, 77°29'00.35"E to the East 28°25'25.99"N, 77°29'6.47"E to the West 28°25'26.79"N, 77°28'56.53"E of Village NA, Tehsil Dadri Competent Authority/ Development Authority NOIDA, District Gautam Buddha Nagar, PIN 201310, admeasuring 36704.92 sq. meter area, being developed by **Celerity Infrastructure Pvt Ltd [Promoter]**

I/We Arun Verma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **10 Building(s)/ Block/ Tower (s) of ATS KINGSTON HEATH (UPRERAPRJ180413)**, situated on the Khasra No/ Plot No **SC-01/C, A2, A4, A6, A11 & A12**, of Village **NA**, Tehsil **Dadri** Competent Authority/Development Authority **NOIDA**, District **Gautam Buddha Nagar**, PIN **201310**, admeasuring **36704.92** sq. meter area, being developed by **Celerity Infrastructure Pvt Ltd [Promoter]**

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:

- M/s/Shri/Smt **Vibhor Mukul Singh** as L.S./Architect
- M/s/Shri/Smt **Kamal Sabharwal** as Structural Consultant
- M/s/Shri/Smt **Paradise consultant** as MEP Consultant
- M/s/Shri/Smt **Arun Verma** 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 ₹ 36136 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 31-12-2025 is calculated at ₹ 14,421.00 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 ₹ 21,715.00 Lakh/- (Total of S.No. 4 in Tables A and B).

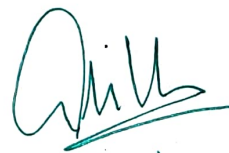
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-12-2025 is as given in Tables A and B below :

Signature of Engineer

Name Arun Verma
Address FF-44 , 3rd Floor, Mangal Bazar Road , Delhi-110092
Aadhar No 769930244707
PAN No AEFPV1482A

Celerity Infrastructure Pvt. Ltd.

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


10/01/26

Appendix A													
(Refer Para 3,4,5, 6, 7,8 & 9 of Engineer Certificate of ATS Kingston Heath (UPRERAPRJ180413))													
													31-12-2025
Table A													
S.No.	Particulars	Unit	T-1	T-2	T-3	T-4	T-5	T-6	T-7	T-8	T-9	R1	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)	₹ (Lakh)	3970	3970	3002	3002	3970	3970	3002	3002	3002	150	31036
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ (Lakh)	0	0	2371	2839	2468	3608	1228	746	231	8	13499
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	0%	0%	79%	95%	62%	91%	41%	25%	8%	5%	43%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	3970	3970	630	163	1502	361	1774	2256	2771	142	17537
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ (Lakh)	0	0	0	0	0	0	0	0	0	0	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	0%	0%	79%	95%	62%	91%	41%	25%	8%	5%	43%
(Enclose separate sheets for the cost calculations for each unit/building or tower)													

Signature of Engineer

Name Arun Verma

Address FF-44 , 3rd Floor,Mangal Bazar Road , Delhi-110092

Aadhar No 769930244707

PAN No AEFPV1482A


18/11/26

Appendix B			
(Refer Para 3,4,5, 6, 7,8 & 9 of Engineer Certificate of ATS Kingston Heath (UPRERAPRJ180413))			
TABLE B			
31-12-2025			
	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).	₹ (Lakh)	5100.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ (Lakh)	922.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	18.08%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	4178.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ (Lakh)	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)	%	18.08%

Signature of Engineer

Name Arun Verma

Address FF-44 , 3rd Floor, Mangal Bazar Road , Delhi-110092

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10/01/26