

Ref: - FP/2024-25/Q4

Dated: 31st Dec 2025

FORM-R

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of 11 No. of Building(s)/ Block(s) of the **FLORAL PATHWAYS** Phase of the Project [UPRERAPRJ750395] situated on the Khasra no 393,394,395,396,403,404, 405 & part of Khasra no 397,400,401,402, 407 Situated at Village Mehrauli, Paragana Dasna, Tehsil & District Ghaziabad UP and part of Khasra No-137/1 Mohalla Shahpur Bamheta, Paragana Dasna Demarcated by its boundaries (latitude and longitude of the end points) 28°39'27.22"N, 77°28'17.98"E to the North 28°39'20.13"N, 77°28'18.83"E to the South 28°39'23.32"N, 77°28'21.71"E to the East 28°39'21.17"N, 77°28'15.08"E to the West of village Mehrauli & Shahpur Bamheta Tehsil Ghaziabad PIN - 201002 Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN_201001_admeasuring 21631.22 sq.mts. area being developed by **ATS GRAND REALTORS PRIVATE LIMITED**.

I, **Sanjay Kar**, have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the 13 Building(s)/ _ Blocks of FLORAL PATHWAYS Phase of the Project, situated on the Khasra no 393,394,395,396,403,404, 405 & part of Khasra no 397,400,401,402, 407 Situated at Village Mehrauli, Paragana Dasna, Tehsil & District Ghaziabad UP and part of Khasra No-137/1 Mohalla Shahpur Bamheta, Paragana Dasna Demarcated by its boundaries (latitude and longitude of the end points) 28°39'27.22"N, 77°28'17.98"E to the North 28°39'20.13"N, 77°28'18.83"E to the South 28°39'23.32"N, 77°28'21.71"E to the East 28°39'21.17"N, 77°28'15.08"E to the West of village Mehrauli & Shahpur Bamheta Tehsil Ghaziabad PIN - 201002 Competent/ Development authority Ghaziabad Development Authority District Ghaziabad PIN_201001_admeasuring 21631.22 sq.mts. area being developed by **ATS GRAND REALTORS PRIVATE LIMITED**.

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:
 - Shri Vibhor Mukul Singh/LS - as Architect
 - M/s Cecon - as Structural Consultant
 - M/s Paradise Consultant as MEP Consultant
 - Shri Sanjay Kar as Site Supervisor
- The project is to start for construction, 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 **Rs. 325.86 Cr.** (Total of S.No. 1 in Tables A T1 to T12 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.

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4. The actual cost incurred till 31st Dec 2025 is calculated at **Rs.272.09 Cr** (Total of S. No. 2 in Tables A T1 to T12 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 **Rs.53.77 Cr.** (Total of S.No 4 in Tables A T1 to T12 and B).

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

Table A1 Building/Wing/Tower bearing Number T1			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	Rs (Cr.)	19.80
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.75
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	99.74
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.05
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	99.74

Table A2 Building/Wing/Tower bearing Number T2			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.75
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	99.79
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.04
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	99.79

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Table A3 Building/Wing/Tower bearing Number T3			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.10
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	12.58
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	65.86
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	6.52
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	65.86

Table A Building/Wing/Tower bearing Number T4			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.10
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	8.49
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	44.45
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	10.61
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	44.45

Table A5 Building/Wing/Tower bearing Number T5			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	11.62
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	58.71
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	8.17
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	58.71

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Table A6 Building/Wing/Tower bearing Number T6			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.67
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	99.39
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.12
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	99.39

Table A7 Building/Wing/Tower bearing Number T7			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.62
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	99.14
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.16
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	99.14

Table A8 Building/Wing/Tower bearing Number T8			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.57
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	98.88
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.22
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	98.88

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Table A9 Building/Wing/Tower bearing Number T9			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.63
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	99.19
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.16
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	99.19

Table A10 Building/Wing/Tower bearing Number T10			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.61
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	99.09
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.18
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	99.09

Table A11 Building/Wing/Tower bearing Number T11			
S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.78
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	99.94
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.01
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	99.94

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Table A12
Building/Wing/Tower bearing Number T12

S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	19.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	19.55
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	98.78
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	0.24
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	98.78

Table A 13
Club

S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	1.44
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	0
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	1.44
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	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

Table A 14
Podium, Basement and Misc

S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on sdate of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs (Cr.)	72.79
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs (Cr.)	56.24
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	77.26
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs (Cr.)	16.55
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs (Cr.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	77.26

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Table B Internal & External Development works and common amenities			
S.No.	Particulars	Unit	Amounts
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).	Rs. (CR.)	15.52
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. (CR.)	6.23
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	%	40.14
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. (CR.)	9.29
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. (CR.)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)*100	%	40.14

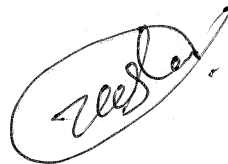
Signature of Engineer

Name : Sanjay Kar

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PAN : AMDPK8446R



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