

ATS GRAND REALTORS PRIVATE LIMITED

Regd. Off.: 711/92, Deepali, Nehru Place, New Delhi - 110 019
CIN:U45309DL2016PTC288247, Ph.0120-7111500, Fax 0120-7111550

FORM-R

ENGINEER'S CERTIFICATE

Date: 30/06/2021

(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 12 No. of Building(s) / ... Block(s) of the FLORAL PATHWAYS Phase of the Project [UPREAFR/758395] situated on the Khassra No/ Plot no Khassra no 393,394,395,396,403,404, 405 & part of Khassra no 397,400,401,402, 407 Situated at Village Mehrauli,Paragana Dasma,Tehsil & District Ghaziabad UP and part of Khassra No-137/1 Mohalla Shahpur Bamheta, Paragana Dasma 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 PVT. LTD.

I/We Neeraj Tyagi have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the 12 Building(s) / ... Blocks of FLORAL PATHWAYS Phase of the Project, situated on the Khassra No/ Plot no Khassra no 393,394,395,396,403,404, 405 & part of Khassra no 397,400,401,402, 407 Situated at Village Mehrauli,Paragana Dasma,Tehsil & District Ghaziabad UP and part of Khassra No-137/1 Mohalla Shahpur Bamheta, Paragana Dasma Tehsil Ghaziabad competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad PIN. 201002 admeasuring 21631.22 sq.mts. 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 YIBHOR MUKUL SINGH as Architect/ Licensed Surveyor

(ii) M/s/Shri/Smt CE CON ENGO as Structural Consultant

(iii) M/s/Shri/Smt PARADISE CONSULTANT as MEP Consultant

(iv) M/s/Shri/Smt SACHIN SHARMA as Site 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 **Rs.299.04 Cr.** (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 date 1st April 2021 is calculated at **Rs.** (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 **Rs. 299.04 cr.** (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 1st April 2021 date is as given in Tables A and B below:

Table A

Building/ Wing/ Tower bearing Number or called

(To be prepared separately for each Building/ Wing of the Real Estate Project/ Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Unit	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	Club house	AMOUNT (RS. CR.)
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.)	20.37	20.37	19.89	19.89	20.37	20.37	20.37	20.37	20.37	20.37	20.37	20.27	1.91	245.29
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. (Cr.)	-	-	-	-	-	-	-	-	-	0.05	0.20	0.20	-	0.45
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	%	-	-	-	-	-	-	-	-	-	0.25	0.98	0.99	-	2.21
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. (Cr.)	20.37	20.37	19.89	19.89	20.37	20.37	20.37	20.37	20.37	20.32	20.17	20.07	1.91	244.84
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. (Cr.)	0	0	0	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%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	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	Rs. (CR.) 53.80
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. (CR.) -
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	% -
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. (CR.) 53.80
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. (CR.) -
6	Work done in percentage (as Percentage of Estimated Cost plus additional/ Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	% -

(Enclose separate sheet for the cost calculations)

Signature of Engineer

Name Sachin Sharma

Address : 62 Sector-14, RAJ NAGAR Ghaziabad New Raj Nagar Uttar Pradesh 201002

Aadhar No. 892118810840

PAN No. BITTS7810J

Annexure A

List of Extra / Additional Items executed with Cost

Date - 30.06.2021

Place - Noida