A P T and Co LLP
Chartered Accountants

CA INDIA

The Board of Directors
ATS Grand Realtors Private Ltd
CIN No. U45309DL2016PTC298247
711/92, Deepali Nehru Place,
Delhi South Delhi,
110019

Sub: Certificate of verification of expenditure incurred and paid for the purpose of withdrawal of money from 70% RERA Account.

1. This Certificate has been issued in accordance with the terms of our engagement in relation to verification of RERA Account having A/c No. 777705190322 in HDFC Bank for the period 01st April 2024 to 30th June 2024.

2. The accompanying Statement of details regarding the expenditure incurred and paid as well as RERA A/c details (hereinafter referred to as the **"Form 5"**) for verification of the same as per subject mentioned above.

Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Management **of ATS Grand Realtors Private Ltd. (hereinafter the "Company")** including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances and to ensure that the same is free from any material misstatement or fraud.

4. The Management is also responsible for ensuring that the Company complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.

5. The Management is also responsible to provide the books of accounts and related bank statements without any manipulation or concealment for the purpose of verification.

6. The Management is also responsible for providing the estimated Budgeted amounts as per the RERA Regulations.

Practitioner Responsibility:

7. Pursuant to the required documents, it is our responsibility to provide a reasonable assurance as to arithmetical accuracy and compilation of data from the books provided by the management.

8. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Sanjeev Aggarwal
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Date: 2024.07.12 15:34:03 +05'30'

10. We have verified the supporting documents on a sample basis in respect of the verification of contents as per the annexure to ensure that approximately 60-80% of the value as mentioned in the certificate has been got verified.

Opinion

11. Based on our examination, as above, we are of the opinion that:

   i) the amounts in the Annexure for the period mentioned above in the certificate have been accurately extracted from the books of accounts maintained by the company;

   ii) the amounts in the Annexure for the period mentioned above has been computed in accordance with the generally accepted accounting principles.

Restriction on Use

12. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose to ensure that the same is to be used only for the purpose of providing the same to the bank/ FI's for withdrawal of the said amount from the RERA A/c. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For APT and Co LLP.
Chartered Accountants
(FRN: 014621C/N500088)

Sanjeev Aggarwal
Digitally signed by Sanjeev Aggarwal
Date: 2024.07.12 15:34:25 +05'30'

CA Sanjeev Aggarwal
(Partner)
M.No.501114
Place: Gurugram
Date: 12-07-2024
UDIN: **24501114BKCIMX7680**

Encl: Form-5

Form — 5

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

Information as on 30th June, 2024

Certification work Assigned vide letter No. AGR/FLORAL/June/2024-25/Q1 — Dated :- 12 July 2024

Subject: Certificate of amount incurred on Floral Pathways for Construction of 12 Tower~~/Block/Building(s)~~ project situated on **on the Khasra no 393,394,395,396,403,404, 405 & part of Khasra no 397,400,401,402, 407 Situated at Village Mehrauli,Paragna Dasna,Tehsil & District Ghaziabad UP and part of Khasra No-137/1 Mohalla Shahpur Bamheta, Paragna 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 (RERA Regn No. UPRERAPRJ750395), Designated RERA A/C No 777705190322 Bank Name ICICI Bank Limited**

S.No.	Particulars	Total Cost Estimated (Rs.in lacs)	Amount incurred (actual out-flow) till now (Rs. In lacs)
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.	14,665	13,283
	SUB TOTAL LAND COST (in Rs.)	**14,665**	**13,283**
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)	711	116
	SUB TOTAL FEES PAID (in Rs.)	**711**	**116**
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);	32,586	15,898
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	32,586	15,898
3B	*Cost of construction incurred (As Certified by Project Engineer)*	32,586	15,898
3C	*Total Construction Cost (Lower of 3A and 3B.)*	**32,586**	**15,898**
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)*	865	758
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	33,451	16,657
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**48,827**	**30,056**
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		49%
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)%		62%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		39,961
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		27,973

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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)**	30,056
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)	27,940
11	Balance available in Designated A/c.	33
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	2,116

This certificate is being issued on specific request of M/s ATS Grand Realtors Private Limited for the project Floral Pathways 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.

Note:-

1. The budgeted cost of the project has been estimated by the management.
2. Based upon the management confirmation, Land cost has been taken on actual Cost incurred basis.
3. This Certificate is updated certificate as required for the compliance of RERA.

For and on Behalf of
APT and Co. LLP

Chartered Accountants
(FRN: 014621C/N500088)

Sanjeev Aggarwal
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Date: 2024.07.12 15:33:16 +05'30'

CA Sanjeev Aggarwal
(Partner)
M.No:501114
Date: 06th June, 2024
Place: Gurgaon
UDIN: 24501114BKCIMX7680