



JAIN SHUBHAM M & CO

Chartered Accountants

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30th September 2025

Subject: Certificate of amount incurred on [Knightsbridge] for Construction of 5 Tower/Block/Building(s) situated on Khasra no./Plot No. A-1/A, sector 124, Noida, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°33'4.23"N, 77°19'47.26"E, to the South 28°32'55.44"N, 77°19'44.09"E, to the East 28°33'1.91"N, 77°19'49.66"E to the West 28°32'57.91"N, 77°19'41.03"E of Village NA, Tehsil Gautam Budh Nagar Competent Authority/Development Authority NOIDA, District Gautam Budh Nagar, PIN 201303, admeasuring 24881.53 sq. meter area, being developed by ATS Heights Private Limited having RERA Registration No. UPRERAPRJ3574, Designated A/C No. 2611833589 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.	71,937	19,925
	SUB TOTAL LAND COST (Rs.in Lakhs)	71,937	19,925
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)	1	250
	SUB TOTAL FEES PAID (Rs.in Lakhs)	1	250
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);	67,376	28,114
	Sub Total of Construction Cost (Rs.in Lakhs) (sum of (a) to (d) of Row 3A)	67,376	28,114



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3B	Cost of construction incurred (As Certified by Project Engineer)	66,376	28,114
3C	Total Construction Cost (Lower of 3A and 3B.)	66,376	28,114
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)	25,000	25,417
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	91,376	53,531
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	163,314	73,706
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	42.36%	
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)	45.13%	
7	*Total amount received from allottees till date since Inception of the Project (Rs.in Lakhs)		56,041
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		39,228
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)		73,706
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)		36,548
11	Balance available in Designated A/c.		2,666
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		37,158

This certificate is being issued on specific request of M/s ATS Heights 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.

"*The total collection includes a receipt of INR 2.495 Crores towards cancelled units. The matter is pending before Hon'ble NCLAT, New Delhi Bench"

Yours faithfully,

For Jain Shubham M & Co.
Chartered Accountant



CA Shubham Jain

Proprietor

M.No. 545552

Date: 10th Oct 2025

Place: New Delhi

UDIN: 25545552BMIDMI9139