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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 05 No. of Building(s)/ Block(s) of the ATS Knightsbridge [UPRERAPRJ3574] situated on the Khasra No/ Plot No 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 Buddha Nagar, Competent Authority/Development Authority NOIDA, District Gautam Buddha Nagar, PIN 201303, admeasuring 24881.53 sq. meter area, being developed by ATS Heights Pvt Ltd [Promoter's Name]

I/We Govind Madhav Sharma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 05 Building(s)/ Block/ Tower (s) of Phase of ATS Knightsbridge [UPRERAPRJ3574] situated on the Khasra No/ Plot No 1/A, Sector-124, Noida, of Village NA, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority NOIDA, District Gautam Buddha Nagar, PIN 201303, admeasuring 24881.53 sq. meter area, being developed by ATS Heights Pvt Ltd [Promoter's Name]

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 Govind Madhav Sharma as Site Supervisor/Head

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 ₹66376 Lakh/- (Total of Ser 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 ₹28803Lakh/-. (Total of Ser 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 ₹ 38262 Lakh/-.

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 Govind Madhav Sharma
Address 1405, Tower 12, Purvanchal Royal Park, Sector-137, Noida-202301.
Aadhar No 540270284558
PAN No APTPS6385N

Sr No	Particulars	Unit	T1	T2	T3	T4	T5	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)	11400	11400	11400	11400	11400	57000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ (Lakh)	5,069.34	4,670.45	5,344.00	4,282.29	6,106.50	25472.58
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	44.47%	40.97%	46.88%	37.56%	53.57%	44.69%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	6330.661	6729.55	6056	7117.71	5,293.50	31527.42
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ (Lakh)	0	0	0	0	0	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	44.47%	40.97%	46.88%	37.56%	53.57%	44.69%

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Ser No	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)	9376
2	Cost incurred as on/based on the actual cost incurred as per records)	₹ (Lakh)	3330
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	35.52%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	6045.58
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ (Lakh)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	%	35.52%

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