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FORM-R

ENGINEER'S CERTIFICATE

Date: 31-12-2023

(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 113 Nos. of Building(s)/ Block(s) of ATS Pristine Golf Villas Ph-1 (UPRERAPRJ3796) situated on the Khasra No/ Plot No SC-01/C-A2, A4, A6, A11 & A12, Sport City Project, Sector-150, Noida, UP, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°42'52.21"N, 77°48'72.19"E to the South 28°42'28.49"N, 77°48'33.99"E to the East 28°42'41.11"N, 77°48'23.62"E to the West 28°42'70.37"N, 77°48'61.10"E of Village NA, Tehsil Gautam Buddha Nagar, Competent Authority/ Development Authority NOIDA, District Gautam Buddha Nagar, PIN 201308, admeasuring 97813 sq. meter area, being developed by Celerity Infrastructure Pvt Ltd (Promoter)

I/We Jitendra Kumar Singh have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 113 Building(s)/ Block(s) of ATS Pristine Golf Villas Ph-1 (UPRERAPRJ3796), situated on the Khasra No/ Plot No SC-01/C-A2, A4, A6, A11 & A12, Sport City Project, Sector-150, Noida, UP, of Village NA, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority NOIDA, District Gautam Buddha Nagar, PIN 201308, admeasuring 97813 sq. meter area, being developed by Celerity Infrastructure Pvt Ltd (Promoter)

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:
 - 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. Jitendra Kumar Singh as Site Head/Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as ₹ 31293.8 Lakh/- (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.
- The estimated actual cost incurred till 31-12-2023 is calculated at ₹ 7801.18 Lakh/- (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.
- 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 ₹ 23492.62 Lakh/- (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-12-2023 is as given in Tables A and B below:

Signature of Engineer

Name: Mr. Jitendra Kumar Singh
Address: S/O: Jay Nath Singh, Ashok Nagar, Jataipur, Saran, Bihar-841412
Aadhar No: 881821966893
PAN No: BSSPS6612F

Celerity Infrastructure Pvt. Ltd.

Registered Office: 711/92, Deepali, Nehru Place, New Delhi - 110019

Appendix A
(Refer Para 3, 4 & 5 of Engineer Certificate of ATS Pristine Golf Villas Ph-1 (UPRERAPRJ3796))

Date: 31-12-2023

Table A

S.No.	Particulars	Unit	Villa (1-9, 16-29, 56-68)	Villa (10-15, 30-46, 59-62, 105-114)	Villa (47-55)	Villa (83-88)	Villa (89-104)	Total 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)	6500.0	15000.0	1800.0	1093.8	1900.0	26293.8
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ (Lakh)	2025.50	3512.85	594.13	0.00	681.70	6814.0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	31%	23%	33%	0%	36%	26%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	4474.5	11487.4	1205.9	1093.8	1218.3	19479.8
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100))	%	31%	23%	33%	0%	36%	26%

Signature of Engineer

Name: Mr. Jitendra Kumar Singh
Address: S/O: Jay Nath Singh, Ashok Nagar, Jataipur, Saran, Bihar-841412
Aadhar No: 881821986893
PAN No: BSSPS6512F

Appendix B
(Refer Para 3,4 & 5 of Engineer Certificate of ATS Pristine Golf Villas Ph-1 (UPRERAPRJ3796))
Date: 31-12-2023

TABLE B

S.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)	5000.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ (Lakh)	987.20
3	Work done In Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	19.74%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	4012.80
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ (Lakh)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	19.74%

Signature of Engineer

Name Mr. Jitendra Kumar Singh
Address S/O: Jay Nath Singh, Ashok Nagar, Jalaipur, Saran, Bihar-841412
Aadhar No 881821956893
PAN No BSSPS6812F