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ENGINEER'S CERTIFICATE

FORM-R

Date: 31-03-2025

(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 08 No. of Building(s)/__Block(s) of **ATS Rhapsody [UPRERAPRJ4115]** situated on the Khasra No/ Plot No. **GH-12/1, Sector-01 Greater Noida, UP**, demarcated by its boundaries (latitude and longitude of the end-points) to the North **28°34'33.47"N, 77°25'49.22"E**, to the South **28°34'24.85"N, 77°25'51.33"E**, to the East **28°34'26.45"N, 77°25'54.50"E**, to the West **28°34'31.96"N, 77°25'46.32"E**, of Village **NA**, Tehsil **Gautam Buddha Nagar** Competent Authority/Development Authority **Greater Noida, District Gautam Buddha Nagar, PIN 201301**, admeasuring **23144.07** Sq mt area, being developed by **ATS Township Pvt Ltd** [Promotor's Name]

I/We **Pawan Kumar Pandey** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **08 Building(s)/__Block/ Tower (s) of ATS Rhapsody [UPRERAPRJ4115]** situated on the Khasra No/ Plot No. **GH-12/1, Sector-01 Greater Noida, UP** of village **NA**, Tehsil **Gautam Buddha Nagar**, Competent Authority/ Development Authority **Greater Noida, District Gautam Buddha Nagar**, PIN **201301**, admeasuring **23144.07** Sq mt area, being developed by **ATS Township Pvt Ltd** [Promotor'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:

- (i) M/s/Shri/Smt **Vibhor Mukul Singh** as L.S/ Architect
- (ii) M/s/Shri/Smt **Kamal Sabharwal** as Structural Consultant
- (iii) M/s/Shri/Smt **Soni Consultant & Paradise Consultants**, as MEP Consultant
- (iv) M/s/Shri/Smt **Arun Kumar** as Site Head/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 **₹ 29092 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.

4. The estimated actual cost incurred till **31-03-2025** is calculated at **₹ 28171.15 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.

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 **₹ 920.85 Lakh/-** (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 **31-03-2025** is as given in Tables A and B below :

Signature of Engineer

Name : **Arun Kumar**

Address : **Gali no-06 Brahmpuri, modi nagar Ghaziabad uttar Pradesh 201204**

Aadhar No. **888362087066**

PAN No. **BRKPK2058N**

ATS Township Pvt. Ltd.

Registered Office: 7/11/92, Deepali, Nehru Place, New Delhi - 110019

Appendix A
(Refer para 3,4 & 5 of Engineer's Certificate of ATS Rhapsody [UPRERAPRJ4115])
Date: 31-03-2025

S. No.	Particulars	Unit	T1	T2	T3	T4	T5	T6	T7	Commercial	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)	3542.00	3542.00	3236.00	3236.00	3542.00	3236.00	3236.00	401.00	23971.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ (Lakh)	3542.00	3542.00	3073.34	3040.49	3452.02	2925.39	3096.59	145.00	22816.82
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	100.00%	100.00%	94.97%	93.96%	97.46%	90.40%	95.69%	36.16%	95.19%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	0.00	0.00	162.66	195.51	89.98	310.61	139.41	256.00	1154.18
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ (Lakh)	0	0	276.73	276.73	276.73	276.73	276.73	0	1383.65
6	Work done in Percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100))	%	100.00%	100.00%	95.37%	94.43%	97.64%	91.16%	96.03%	36.16%	95.19%

Signature of Engineer
Name : Arun Kumar
Address : Gali no-06 Brahmipuri, modi nagar Ghaziabad uttar Pradesh 201204
Aadhar No. 883362087066
PAN No BRKPK2058N



(Refer para 3,4 & 5 of Engineer's Certificate of ATS Rhapsody [UPRERAPRJ4115])

Appendix B
Date: 31-03-2025

S.No.	Particulars	Unit	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 Cost).	₹ (Lakh)	5121.00
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ (Lakh)	5120.18
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	100%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	0.82
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	100%

Signature of Engineer
Name : Arun Kumar
Address : Gali no-06 Brahmputi, modi nagar Ghaziabad uttar Pradesh 201204
Aadhar No. 888362087066
PAN No. BRKPK2058N