

ENGINEER'S CERTIFICATE

Date: 30-06-2025

(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 11 No. of Building(s)/ Block(s) of ATS Picturesque Regriever Ph-1 [UPRERAPRI531] situated on the Khazra No/ Plot No SC-1/01, Sector 152, Noida, UP, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°26'35.73"N, 77°28'30.82"E to the South 28°26'28.56"N, 77°28'34.15"E, to the East 28°26'31.63"N, 77°28'36.74"E to the West 28°26'31.82"N, 77°28'30.82"E of Village NA, Tehsil Gautam Buddha Nagar Competent Authority/Development Authority Noida, District Gautam Buddha Nagar, PIN 201310 admeasuring 38450.15 sq. meter area, being developed by ATS Homes Pvt Ltd (Promoter)

I/We Govind Madhav Sharma have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 11 Building(s)/ Block/ Tower (s) of ATS Picturesque Regriever Ph-1, situated on the Khazra No/ Plot No SC-1/01, Sector 152, Noida, UP, of Village NA, Tehsil Gautam Buddha Nagar Competent Authority/ Development Authority Noida, District Gautam Buddha Nagar, PIN 201310 admeasuring 38450.15 sq. meter area, being developed by ATS Homes 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.

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 Consultant & SS Consultant as MEP Consultant
 - (iv) M/s/Shri/Smt Govind Madhav Sharma 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 ₹49411 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 on 30-06-2025, is calculated at ₹39282.37 Lakh/- (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 ₹10128.63 Lakh/- (Total of Ser 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 30-06-2025 is as given in Tables A and B below:

Signature of Engineer

Name GOVIND MADHAV SHARMA
Address 07, Patel Nagar, Jandli, Near Shivak School, Ambala, Haryana, 134003
Aadhar No 540270264558
PAN No APTPS6385N

ATS Homes Pvt. Ltd.

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

TABLE A

(Refer Para 3.4 & 5 of Engineer's Certificate of ATS Performance Report Phase-I (TPR/RA/PR/631))

30-July-25

S No	Particulars	Unit	T 18	T 19	T 20	T 21	T 22	T 23	T 24	T 25	T 30	T 31	T 32	Amounts
1	Total Estimated cost of the Building as on date of Building Permission from Competent Authority (based on the original Estimated cost)	₹ (Lakh)	3700.00	3637.00	3709.10	3619.00	3700.10	3709.00	3700.00	3555.00	3643.00	3643.10	3703.00	40363.00
2	Cost incurred as of Date (Based on records)	₹ (Lakh)	3539.30	3509.55	3466.45	3377.30	3510.24	2954.87	2955.86	2784.67	2796.67	2820.88	2907.13	34533.01
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	95.16%	92.06%	93.46%	93.32%	95.18%	79.67%	79.60%	78.38%	76.77%	77.68%	78.51%	85.58%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	170.41	257.45	242.55	241.90	178.76	754.13	753.14	768.33	846.33	802.12	795.87	5819.00
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	₹ (Lakh)	0	0	0	0	0	0	0	0	0	0	0	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)	%	95.80%	92.96%	93.46%	93.32%	95.18%	79.67%	79.60%	78.38%	76.77%	77.68%	78.51%	85.58%

Signature of Engineer

Name : GOVIND MADHAV SHARMA

Address: Dr. Peter Nagesh Jain-Near Silvika School, Ambale, Haryana, 134003

Aadhar: 540270284559

PAN No: APTPS5538E

TABLE B

(Refer Para 3.4 & 5 of Engineer's Certificate of ATS Picturesque Reprieves Phase-I (UPRERAPRJ631))

Ser No	Particulars	30-Jan-25	
		Unit	Amount
1	Total Estimated cost of the Internal and External Development Works including contain amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	₹ (Lakh)	9048.00
2	Cost Incurred as on based on the actual cost incurred as per records)	₹ (Lakh)	4739.36
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	%	52%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	4308.64
5	Cost Incurred in 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 1 + Row 5) / (Row 1 + Row 5) * 100)	%	52.38%

Signature of Engineer

Name: GOVIND MODHA V. SHARMA

Address: 07, Patel Nagar, Jindli, Near Shivalik School, Ambala, Haryana, 134003

Aadhar No: 540270284558

PAN No: APTPS6385N