

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 Regrives Ph-1 [UPRERAPRI631] 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 Regrives 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-June-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)	3708.00	3637.00	3709.10	3619.00	3706.10	3709.00	3709.00	3555.00	3643.00	3643.10	3703.00	40363.00
2	Cost incurred as of Date (Based on records)	₹ (Lakh)	3539.30	3539.55	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%	95.06%	93.46%	93.32%	95.18%	79.67%	79.69%	78.38%	76.77%	77.68%	78.51%	85.58%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ (Lakh)	179.41	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%	95.06%	93.46%	93.32%	95.18%	79.67%	79.69%	78.38%	76.77%	77.68%	78.51%	85.58%

Signature of Engineer

Name : GOVIND MADHAV SHARMA

Address : Dr. Peter Hegde, Jain-Nagar Shivajik School, Ambale, Haryana, 134003

Author : 540270284559

PAN No APTPS5538EN

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 MODHIA V. SHARMA

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

Aadhar No: 540270284558

PAN No: APTPS6385N

FORM-Q

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

Date: 30-06-2025

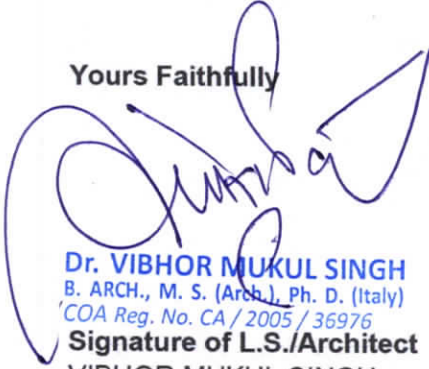
Subject :- Certificate of Percentage of Completion of Construction Work of **11** No. of Building(s)/__Block(s) of **ATS Picturesque Reprieves Ph-I [UPRERAPRJ631]** situated on the Khasra No/ Plot No **SC-1/01, Sector 152, Noida, UP**, demarcated by its boundaries (latitude and longitude of the end-points) 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 **Vibhor Mukul Singh** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the **11** Building(s)/Block/ Tower (s) of **ATS Picturesque Reprieves Ph-I**, situated on the Khasra 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]**

1. Following technical professionals are appointed by owner / Promoter :-
- (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 **Paradise Consultant** as MEP Consultant
 - (iv) M/s/Shri/Smt **Govind Madhav Sharma** as Site Supervisor/Head

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number **UPRERAPRJ631** under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Yours Faithfully


Dr. VIBHOR MUKUL SINGH
B. ARCH., M. S. (Arch.), Ph. D. (Italy)
COA Reg. No. CA / 2005 / 36976

Signature of L.S./Architect

VIBHOR MUKUL SINGH

(License NO. CA/2005/36976)

Address: J-73,LGF, Sector 41, Noida-201303

Aadhar No. 641488173085

PAN No. AZCPS7330J

Table A

(Progress Percentage)

Ser No	Task/Activity	T 18	T 19	T 20	T 21	T 22	T 23	T 24	T 25	T 30	T 31	T 32
1	Excavation	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2	Piling	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
3	_____number of Basement(s) and Plinth	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
4	_____number of Podiums	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5	Stilt Floor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
6	_____number of Slabs of Super Structure	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
7	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%	100%	100%	100%	100%	55%	50%	40%	40%	40%	45%
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	60%	60%	60%	60%	75%	9%	6%	7%	6%	6%	5%
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%	85%	85%	85%	90%	20%	20%	20%	20%	20%	20%
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%	90%	90%	90%	90%	15%	15%	15%	10%	10%	15%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of area appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	95%	95%	95%	95%	95%	15%	15%	15%	15%	15%	15%

Yours Faithfully

Dr. VIBHOR MUKUL SINGH

B. ARCH., M. S. (Arch.), Ph. D. (Italy)

COA Reg. No. CA/2005/36976

Signature of L.S./Architect

VIBHOR MUKUL SINGH

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Address: J-73, LGF, Sector 41, Noida-201303

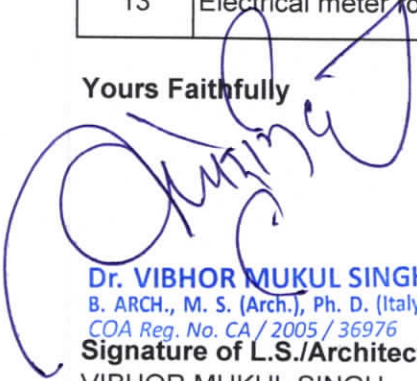
Aadhar No. 641488173085

PAN No. AZCPS7330J

Table B

Ser No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		50%
2	Water Supply	Yes		60%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes		92%
4	Storm Water Drains	Yes		92%
5	Landscaping & Tree Planting	Yes		20%
6	Street Lighting	Yes		50%
7	Community Buildings	Yes		10%
8	Treatment and disposal of sewage and sullage water	Yes		50%
9	Solid Waste management & Disposal	Yes		10%
10	Water conservation, Rain water harvesting	Yes		90%
11	Energy management	Yes		20%
12	Fire protection and fire safety requirements	Yes		50%
13	Electrical meter room, sub-station, receiving station	Yes		90%

Yours Faithfully



Dr. VIBHOR MUKUL SINGH

B. ARCH., M. S. (Arch.), Ph. D. (Italy)

COA Reg. No. CA / 2005 / 36976

Signature of L.S./Architect

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