

ATS GRAND REALTORS PRIVATE LIMITED

(Formerly known as ATS Wishtown Private Limited)

Regd. Off.: 711/92, Deepali, Nehru Place, New Delhi – 110 019

CIN: U45309DL2016PTC298247; Ph.0120-7111500

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FORM-R

ENGINEER'S CERTIFICATE

Date: 28th Feb 19

Subject: Certificate of Percentage of Completion of Construction Work of 01 No. of Building(s)/ ____ Block(s) of ATS Khyber Range (REGN DUE) situated on the Khasra No/ Plot No. 397,398,399,400,401,402,407,408,409,410,411,594, (part of Khasra No. 393,394,395,396,397,398,399,400,401,402,403,404,405,407,408,409,410,411,594,137/1), demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°39'23.32"N, 77°28'21.71"E, to the South 28°39'19.10"N, 77°28'22.23"E, to the East 28°39'20.48"N, 77°28'24.21"E to the West 28°39'19.38"N, 77°28'15.74"E, of Village Mehrauli & Sharur Bambotra, Tehsil Ghaziabad, Competent Authority/Development Authority Ghaziabad Development Authority, District Ghaziabad, PIN 201002, admeasuring 11540 Sq mt area, being developed by ATS Grand Realtors Pvt Ltd [.....]

I/We Neeraj Tyagi have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 01 Building(s)/ ____ Block/ Tower (s) of ATS Khyber Range (REGN DUE) situated on the Khasra No/ Plot No. 397,398,399,400,401,402,407,408,409,410,411,594, (part of Khasra No. 393,394,395,396,397,398,399,400,401,402,403,404,405,407,408,409,410,411,594,137/1), UP of village Mehrauli & Sharur Bambotra, Tehsil Ghaziabad Competent Authority/ Development Authority Ghaziabad Development Authority, District Ghaziabad, PIN 201002, admeasuring 11540 Sq mt area, being developed by ATS Grand Realtors Pvt Ltd [.....]

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 /or certification of the cost:

- (i) M/s/Shri/Smt Karan Singh as Architect
- (ii) M/s/Shri/Smt Kamal Kumar Sabharwal as Structural Consultant
- (iii) M/s/Shri/Smt Paradise Consultants Pvt Ltd, as MEP Consultant
- (iv) M/s/Shri/Smt Neeraj Kumar Tyagi as Site 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 Quantify 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 Rs 60 cr/- (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 date 28 Feb 19 is calculated at Rs 0.21cr/- (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 Rs 59.79 cr/- (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 the 28Feb 19 date is as given in Tables A and B below :

Signature of Engineer

Name Neeraj Tyagi

Address S/o Raghunath Singh Tyagi, House No 224, sanjay Nagar, Sector-23, Gaziabad, UP, PIN - 201002

Aadhar No 259874460874

PAN No PAN No. ADQPT4142B

Table A
(Refer Para 6 of Engineer's Certificate of ATS Khyber Range)
Dated : 28th Feb 2019

Ser No	Particulars	Unit	Amount
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs in Crore	51.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs in Crore	0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	0.0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs in Crore	51.00
5	Cost incurred on Additional/ Extra items not included in the Estimated Cost (Annexure A)	Rs in Crore	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	0%

Signature of Engineer

Name Neeraj Tyagi
Address S/o Raghunath Singh Tyagi, House No 224, sanjay Nagar, Sector-23, Gazilabad, UP, PIN - 201002
Aadhar No 259874460074
PAN No PAN No. ADQPT4142B

TABLE B
(Refer Para 6 of Engineer's Certificate of ATS Khyber Range)
Dated : 28th Feb 2019

S.No.	Particulars	Unit	Amount
1	Total Estimated cost of the Internal and External Development Works including common amonities and facilities in the layout as on date of Permission from Compotent Authority (based on the original Estimated Cost).	Rs in Crore	9.00
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs in Crore	0.21
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	%	1%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs in Crore	8.79
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs in Crore	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	2%

Signature of Enginoor



Name **Neeraj Tyagi**
 Address **S/o Raghunath Singh Tyagi, House No 224, sanjay Nagar, Sector-23, Gazlabad, UP, PIN - 201002**
 Aadhar No **259874460874**
 PAN No **PAN No. ADQPT4142B**