

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

Email: compliances@atsgreens.com

FORM-R

ENGINEER'S CERTIFICATE

Date: 31st Jan 19

(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 01 No. of Building(s)/ _____ Block(s) of ATS KABANA HIGH situated on the Khasra No/ Plot No. C-01, Sector-04 Greater Noida Industrial Development Authority, UP, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°36'24.84"N, 77°25'53.02"E, to the South 28°36'20.95"N, 77°25'50.73"E, to the East 28°36'21.84"N, 77°25'54.20"E, to the West 28°36'24.05"N, 77°25'49.70"E, of Village NA, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority Greater Noida, District Gautam Buddha Nagar, PIN 201301, admeasuring 10000 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 KABANA HIGH [.....] situated on the Khasra No/ Plot No. C-01, Sector-04 Greater Noida Industrial Development Authority, UP of village NA, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority Greater Noida, District Gautam Buddha Nagar, PIN 201301, admeasuring 10000.00 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 /for certification of the cost:

- M/s/Shri/Smt Ankita Gupta as Architect
- M/s/Shri/Smt Rajeev Dua as Structural Consultant
- M/s/Shri/Smt Soni Consultant Enviortech designs Pvt Ltd, as MEP Consultant
- M/s/Shri/Smt Neeraj Kumar Tyagi as Site Supervisor

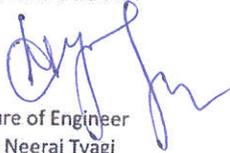
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by 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 Rs. 125 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 31st Jan 19 is calculated at Rs. 0.96cr/- (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. 124.04 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 31st Jan 19 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. ADQPT4142B

Table A
(Refer Para 6 of Engineer's Certificate of Kabana High)

Dated : 31st Jan 2019

S.No.	Particulars	Unit	Total Amount (Rs in Crore)
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	106.25
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	106.25
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, Gaziabad, UP, PIN - 201002

Aadhar No. 259874460874

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TABLE B
(Refer Para 6 of Engineer's Certificate of ATS Kabana High)
Dated : 31st Jan 2019

S.No.	Particulars	Unit	Amount (Rs in Crore)
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).	Rs in Crore	18.75
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs in Crore	0.96
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	17.79
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)	%	5%
(Enclose separate sheet for the cost calculations)			

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. ADQPT4142B