

Form - REG - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.12.2025

Certification work Assigned vide letter No. Nil

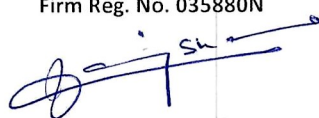
Subject: Certificate of amount incurred on Express Astra (Phase-1) Project for Construction of 5 Nos. Tower (C / D / E / F/G Tower & Commercial) situated on Plot No. - GH - 06A, Sector - 01, Greater NOIDA West , Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA) District Gautam Buddha Nagar, Uttar Pradesh admeasuring 11,900 Sq. Mtrs. area, being developed by Express Projects Pvt. Ltd. having RERA Registration No. - UPRERAPRJ479698, Separate Bank A/c No. 50200051969039, Express Projects Pvt.Ltd. RERA Project Escrow Account Express Astra , Bank Name- HDFC Bank Ltd.

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	2,735	1,377
	SUB TOTAL LAND COST (in Rs.)	2,735	1,377
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	414	377
	SUB TOTAL FEES PAID (in Rs.)	414	377
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	16,500	12773
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	16,500	12,773

3B	Cost of construction incurred (As Certified by Project Engineer)	16,500	12021
3C	Total Construction Cost (Lower of 3A and 3B.)	16,500	12021
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	5,278	4,691
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	21,778	16,713
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	24,927	18,466
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	77%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	74%	
7	Total amount received from allottees till date since Inception of the Project (in Rs. Lacs)	21,029	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	14,721	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	18,466	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	14,721	
11	Balance available in Designated A/c. as on 31.12.2025	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3,746	

This certificate is being issued on specific request of M/s. Express Projects Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief .

For Manuj Sharma and Company
Chartered Accountants
Firm Reg. No. 035880N



(CA Manuj Sharma)

Partner

M.No.: 551571

Date : 14/01/2026

Place : New Delhi

UDIN : 26551571IIZYFI5677

