

ARCHITECT'S CERTIFICATE

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

No Exp Astr/15

Date: 03-01-2026

Sub.: Certificate of Percentage of Completion of Construction Work of 05 No. of Residential Building(s)/_05 Block(s), Commercial Block and Stores at the Express Astra Phase I Project [UPRERA Registration No. UPRERAPRJ479698] situated on the Khasra No./Plot No. GH 06 A, Sector 01, Greater Noida West, Demarcated by boundries Latitude 28°34'22.95"N, Longitude to the North 77°26'39.10"E to the north latitude 28.341711 longitude 77.263563' E of _District_Gautam Buddha Nagar, Competent / Development Authority - Greater Noida Industrial Development Authority, District_Gautam Buddha Nagar, admeasuring 11900.0 sq.mts. area being developed by M/s. Express Projects Pvt. Ltd.

I, **Prashant Varshney**, have undertaken assignment as Architect of certifying of Percentage of Completion of Construction Work of 05 No. of Residential Building(s) /_05 Block(s), Commercial Block and Stores at the Express Astra Phase 1 Project [UPRERA Registration Number UPRERAPRJ479698] situated on the Khasra No./Plot No. GH 06 A, Sector 01, Greater Noida West, District Gautam Buddha Nagar, Competent / Development Authority - Greater Noida Industrial Development Authority, District_Gautam Buddha Nagar, admeasuring 11900.0 sq.mtrs. area being developed by M/s. Express Projects Pvt. Ltd.

1. Following technical professionals are appointed by owner / Promotor :-

- | | |
|--|--------------------------|
| (i) M/s. 4th Dimension (Mr. Shashank Sharma) | as L.S. / Architect; |
| (ii) M/s. Optimum Design Pvt. Ltd. (Mr. V.D.Sharma) | as Structural Consultant |
| (iii) M/s. Consummate Engineering Services Pvt. Ltd. (Ms. Vasundhra) | as MEP Consultant |
| (iv) Mr. Suresh Kumar | as Site Supervisor |

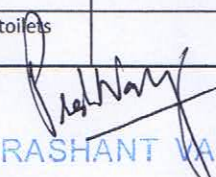
Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number under UPRERAPRJ479698 is as per table A herein below. The percentage of the work executed **TILL 31.12.2025** with respect to each of the activity of the entire phase is detailed in the Table B.

Table A - Tower C (2B+S+24)

Sr. No.	Task / Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	100%
3	Podium lvl.	N A
4	Stilt Floor	100%
5	24 number of Slabs of Super Structure of excluding basements and stilt	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	70%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
10	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 areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	80%

Table A - Tower D (2B+S+26)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth - Super Structure	100%
3	Podium lvl.	N/A
4	Stilt Floor	100%
5	26 number of Slabs of Super Structure of excluding basements and stilt	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	70%


PRASHANT VARSHNEY
 B. ARCH
 C.O.A. Regn. No. CA/97/22032

8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
10	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 areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	80%

Table A - Tower E (2B+S+26)

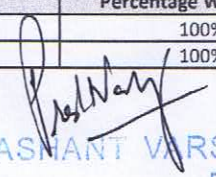
Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth - Super Structure	100%
3	Podium lvl.	N/A
4	Stilt Floor	100%
5	26 number of Slabs of Super Structure of excluding basements and stilt	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	70%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
10	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 areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	80%

Table A - Tower F (2B+S+26)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth - Super Structure	100%
3	Podium lvl.	N/A
4	Stilt Floor	100%
5	26 number of Slabs of Super Structure of excluding basements and stilt	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	70%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
10	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 areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	80%

Table A - Tower G (2B+S+26)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth - Super Structure	100%


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B. ARCH
C.O.A. Regn. No. CA/97/22032

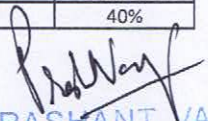
3	Podium lvl.	N/A
4	Stilt Floor	100%
5	26 number of Slabs of Super Structure of excluding basements and stilt	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	70%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
10	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 areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	80%

Table A - Commercial Block (Ground Floor)

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth - Super Structure	not part of shopping
3	Podium lvl.	N/A
4	Stilt Floor	N/A
5	01 number of Slab of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	100%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets	70%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	90%
10	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 areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	80%

Table B
Internal & External Development Works in respect of the Entire Registered Phase-1

S.No.	Common Area and Facilities Amenities	Proposed (Yes / No)	Details	Percentage of work done
1	Internal Road & Footpaths	Yes	Till stage not reached	20%
2	Water Supply	Yes	Till stage not reached	70%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Till stage not reached	70%
4	Storm Water Drains	Yes	Till stage not reached	70%
5	Landscaping & Tree Planting	Yes	Till stage not reached	Yet to start
6	Street Lighting	Yes	Till stage not reached	Yet to start
7	Club / Community Centre	Yes	90% excavation completed	70%
8	Treatment and disposal of sewage and sullage water	Yes	Till stage not reached	90%
9	Solid Waste Management & Disposal		Till stage not reached	Yet to start
10	Water conservation Rain Water harvesting	Yes	Till stage not reached	90%
11	Energy Management	Yes	Till stage not reached	Yet to start
12	Fire protection and fire safety requirements	Yes	Till stage not reached	70%
13	Electrical Meter Room, Sub-station, receiving station	Yes	Till stage not reached	Yet to start
14	Part of Independent Podium for car parking at non tower slab	Yes	Till stage not reached	40%


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