

AMIT & ASSOCIATES

ARCHITECTS & ENGINEERS

*303, AKD TOWER, SECTOR - 14, GURUGRAM.(HR.)

MOB. NO: 8585935706

Email: amit.verma7307@gmail.com

REF. NO. AV/11

DATE:- 15-01-2026

Form REGN-02

ENGINEER'S CERTIFICATE

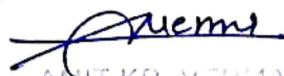
(For the Purpose of Registration of Project and for withdrawal of Money from Designated account)

Certificate of Percentage of Completion of Construction work of 05 nos. of Residential Building(s)/05 nos. of Tower namely C,D,E,F,G and commercial block and store at the **Express Astra project Phase-I**, [UPRERA Registration no. UPRERAPRJ479698] situated at Plot No. GH-06A, Sector 01, Greater Noida demarcated by boundaries Latitude 28°34'22.95"N, Longitude to the North 77°26'39.10"E to the north latitude at 28°34'17.11" longitude 77°26'35.63"E of District Gautam Buddh Nagar, Competent Development Authority Greater Noida Industrial Development Authority District Gautam Buddh Nagar, admeasuring 11,900 Sqmt area being Developed by Promoter-Express Projects Pvt. Ltd.

I, **AMIT KUMAR VERMA** have undertaken assignment as Project Engineer for certifying percentage of completion work of the above project being developed by Promoter-Express Projects Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on the construction for the Real Estate Project mentioned above.

- Following technical professionals were appointed by Promoter:-
 - M/s 4th Dimension as Architect
 - M/s Optimum Design Pvt. Ltd. as Structural Consultant
 - M/s Consumate Engineering Services Pvt. Ltd. as MEP Consultants
 - Shri N.K. Yadav as Site Supervisor
- The Project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Buildings of the project. Our estimated cost calculated 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 Quality 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.
- We estimate the total cost for completion of the project under reference as Rs. 16,500/- Lacs (Total of S.No. 1 in Table 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.



AMIT KR. VERMA
BE. CIVIL

HSVP Regn. No. 14/2025

Shop No. 303, Akd Tower, Sec-14, Gurgaon

Mobile No.: 8585935706



ENGINEER'S CERTIFICATE

(For the Purpose of Registration of Project and for withdrawal of Money from Designated account)

Certificate of Percentage of Completion of Construction work of 05 nos. of Residential Building(s)/05 nos. of Tower namely A,B,H,I,J and commercial block and store at the **Express Astra project Phase-II**, [UPRERA Registration no. UPRERAPRJ229234] situated at Plot No. GH-06A, Sector 01, Greater Noida demarcated by boundaries Latitude 28°34'22.95"N, Longitude to the North 77°26'39.10"E to the north latitude at 28.341711 longitude 77.263563 E of District Gautam Buddh Nagar, Competent Development Authority Greater Noida Industrial Development Authority District Gautam Buddh Nagar, admeasuring 12,012 Sqmt area being Developed by Promoter-Express Projects Pvt. Ltd.

I, **AMIT KUMAR VERMA** have undertaken assignment as Project Engineer for certifying percentage of completion work of 05 nos. of Residential Building(s) /Towers no. A,B,H,I, J and commercial block and store at the Express Astra Project Phase-II, (UPRERA Registration no. UPRERAPRJ229234) situated at Plot No. GH-06A, Sector 01, Greater Noida Competent Development Authority Greater Noida Industrial Development Authority District Gautam Buddh Nagar admeasuring 12,012 Sqmt. area being Developed by Promoter-Express Projects Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on the construction for the Real Estate Project mentioned above.

1. Following technical professionals were appointed by Promoter:-

(i)	M/s 4 th Dimension	as Architect
(ii)	M/s Optimum Design Pvt. Ltd.	as Structural Consultant
(iii)	M/s Consumate Engineering Services Pvt. Ltd.	as MEP Consultants
(iv)	Shri N.K. Yadav	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 Buildings of the project. Our estimated cost calculated 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 Quality 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. 16,900/- Lacs (Total of S.No. 1 in Table 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.


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4. The estimated actual cost incurred till 31.12.2025 is calculated at Rs. 10,401/- Lacs (Total of S. No. 2 in Table A and B). The amount of estimated cost incurred is calculated based on amount of 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. 6,499/- Lacs (Total of Sl. No. 4 in Table A & B).
6. I certify that the cost of Civil, MEP and allied works for the aforesaid Project as completed on the date is as given in Table A and B below.

TOWER-A

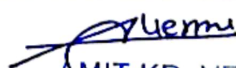
Sl. No.	Particular	Amount in (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated Cost).	Rs. 2,565
2	Cost incurred as on date (based on the actual cost incurred as per records).	Rs.0
3	Value of work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row1}) \times 100$	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 2,565
5	Cost Incurred on additional/extra items not included in the estimated cost (Annexure A)	0
6	Work done in percentage (as percentage of Estimated Cost plus additional/Extra $[(\text{Row 2} + \text{Row5})/(\text{Row 1} + \text{Row5}) \times 100]$	0%

TOWER-B

Sl. No.	Particular	Amount in (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated Cost)	Rs. 1969
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 1,737
3	Value of work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row1}) \times 100$	88%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 232
5	Cost Incurred on additional/extra items not included in the estimated cost (Annexure A)	0
6	Work done in percentage (as percentage of Estimated Cost plus additional/Extra $[(\text{Row 2} + \text{Row5})/(\text{Row 1} + \text{Row5}) \times 100]$	88%

TOWER-H

Sl. No.	Particular	Amount in (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated Cost)	Rs. 2,947
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 2,655
3	Value of work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row1}) \times 100$	90%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 292



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5	Cost Incurred on additional/extra items not included in the estimated cost (Annexure A)	0
6	Work done in percentage (as percentage of Estimated Cost plus additional/Extra $[(\text{Row 2} + \text{Row5})/(\text{Row 1} + \text{Row5}) * 100]$)	90%

TOWER-I

Sl. No.	Particular	Amount in (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated Cost)	Rs. 2,711
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 2,578
3	Value of work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row1}) * 100$	95%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 133
5	Cost Incurred on additional/extra items not included in the estimated cost (Annexure A)	0
6	Work done in percentage (as percentage of Estimated Cost plus additional/Extra $[(\text{Row 2} + \text{Row5})/(\text{Row 1} + \text{Row5}) * 100]$)	95%

TOWER-J

Sl. No.	Particular	Amount in (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated Cost)	Rs. 2,710
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 1,757
3	Value of work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row1}) * 100$	65%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 953
5	Cost Incurred on additional/extra items not included in the estimated cost (Annexure A)	0
6	Work done in percentage (as percentage of Estimated Cost plus additional/Extra $[(\text{Row 2} + \text{Row5})/(\text{Row 1} + \text{Row5}) * 100]$)	65%

TOWER-COMMERCIAL BLOCK

Sl. No.	Particular	Amount in (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated Cost)	Rs. 1,009
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 422
3	Value of work done in Percentage (as Percentage of the estimated cost) $(\text{Row 2}/\text{Row1}) * 100$	42 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 587
5	Cost Incurred on additional/extra items not included in the estimated cost (Annexure A)	0
6	Work done in percentage (as percentage of Estimated Cost plus additional/Extra $[(\text{Row 2} + \text{Row5})/(\text{Row 1} + \text{Row5}) * 100]$)	42%

[Signature]

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TABLE – B

Sl. No.	Particular	Amount in (Lacs)
1.	Total estimated cost of Internal and External development works including amenities, common facilities, boundary wall, office and other commencement work in the project as on date (based on the original Estimated Cost)	Rs. 2,989
2.	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 1252
3.	Work done in percentage (as percentage of the total estimated cost)	42 %
4.	Balance cost to be incurred (based on estimated cost)	Rs. 1,737
5	Cost Incurred on additional/extra items not included in the estimated cost (Annexure A)	Rs. 0
6	Work done in percentage (as percentage of Estimated Cost plus additional/Extra $[(\text{Row 2} + \text{Row5})/(\text{Row 1} + \text{Row5}) * 100]$)	42 %

Signature of Engineer



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