

## ARCHITECT'S CERTIFICATE

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

No Exp Asts/10

Date: 10-10-2023

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. UPRERAPRI479698] situated on the Khasra No./Plot No. GH 06 A, Sector 01, Greater Noida West, Demarcated by boundaries 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.mtrs. 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 I Project [UPRERA Registration Number UPRERAPRI479698] 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 I.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. Vasundhara) | as MEP Consultant        |
| (iv) Mr. Suresh Kumar                                                 | as Site Supervisor       |

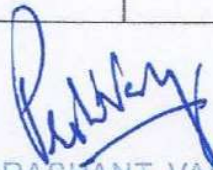
Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number under UPRERAPRI479698 is as per table A herein below. The percentage of the work executed TILL 30.09.2023 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                                                                                                                                                                                                                                                                                                                                                         | 95%                  |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 50%                  |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets                                                                                                                                                                                                                                                                                                       | 10%                  |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | Yet to start         |
| 9       | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                  | Yet to start         |
| 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/CR2 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 | Yet to start         |

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 including basements and stilt                                                                                                                                                                                                                                                                                                                                                         | 100%                 |
| 6       | Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises                                                                                                                                                                                                                                                                                                              | 75%                  |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises, sanitary pipes laid in toilets                                                                                                                                                                                                                                                                                                       | 25%                  |
| 8       | Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                                   | Yet to start         |
| 9       | The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower                                                                                                                                                                                                                                                                                                  | Yet to start         |
| 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/CR2 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 | Yet to start         |

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