

Sunil Kumar Jain

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Form-'REG-II'

ENGINEERS CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-17/01/2023

Subject:-Certificate of Percentage of Completion of Construction Work of five no. Towers namely "C, D, E, F & G" and commercial of Project "Express Astra Phase-1" UPRERA Registration Number **UPRERAPRJ479698** situated on Plot no.GH 06A, Sector 01, Greater Noida West, Uttar Pradesh, demarcated by its boundaries latitude 28° 34' 22.95"N, longitude to the North 77°26'39.10"E to the north latitude 28°34'17.11" longitude 77°26'35.63"E of District Gautam Buddha Nagar, competent/Development Authority-Greater Noida Industrial Development Authority, admeasuring 11,900 sqmt. Plot area being developed by Promoter "M/s. Express Projects Pvt. Ltd."

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work of the above Project being developed by Promoter's M/s Express Projects Pvt. Ltd.

- Following technical professionals are appointed by Owner/ Promoter:-
 - M/s. 4th Dimension as Architect;
 - M/s. Optimum Design Pvt. Ltd. as Structural Consultant;
 - M/s. Consummate Engineering services Pvt. Ltd. as MEP Consultant.
 - Mr. 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 Building(s) of the project. Our estimated cost calculations are based on the drawings/ plans/ information made available to us for the project under reference by the Promoter, Developer 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. 10,700/-lacs only 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.
- The estimated actual cost incurred till 31/12/2022 is calculated at Rs. 5,705/-lacs only [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.
- 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. 4,995/- lacs only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

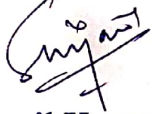

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Table "A1"
(For Tower-C UPRERAPRJ479698)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	Rs. 1,300/-
2	Actual Cost incurred as on 31/12/2022 (Based on the estimated cost)	Rs. 467/-
3	Work done in percentage (As percentage of total estimated cost)	36 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 833/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	36 %

Table "A2"
(For Tower-D UPRERAPRJ479698)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	Rs. 2,100/-
2	Actual Cost incurred as on 31/12/2022 (Based on the estimated cost)	Rs. 810/-
3	Work done in percentage (As percentage of total estimated cost)	39 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,290/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	39 %

Table "A3"
(For Tower-E UPRERAPRJ479698)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	Rs. 1,700/-
2	Actual Cost incurred as on 31/12/2022 (Based on the estimated cost)	Rs.,1,235/-
3	Work done in percentage (As percentage of total estimated cost)	73 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 465/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	73 %

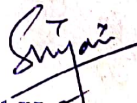

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Table "A4"
(For Tower-F UPRERAPRJ479698)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	Rs. 1,700/-
2	Actual Cost incurred as on 31/12/2022 (Based on the estimated cost)	Rs. 1,230/-
3	Work done in percentage (As percentage of total estimated cost)	72 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 470/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	72 %

Table "A5"
(For Tower-G UPRERAPRJ479698)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	Rs. 2,100/-
2	Actual Cost incurred as on 31/12/2022 (Based on the estimated cost)	Rs. 1,438/-
3	Work done in percentage (As percentage of total estimated cost)	68 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 662/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	68 %

Table "A6"
(For Commercial UPRERAPRJ479698)

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	Rs. 250/-
2	Actual Cost incurred as on 31/12/2022 (Based on the estimated cost)	Rs. 0/-
3	Work done in percentage (As percentage of total estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 500/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

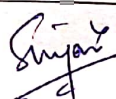
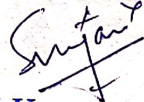

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Table-"B"

Internal & External Development works & common amenities for entire project-UPRERAPRJ479698

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on total estimated cost)	Rs.1,550/-
2	Actual Cost incurred as on 31/12/2022 (Based on the estimated cost)	Rs. 525/-
3	Work done in percentage (As percentage of total estimated cost)	34 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.1,025/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	Na
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	34 %

This certificate is issued on specific request of the Promoter M/s Express Projects Pvt. Ltd. for UPRERA Compliance & based on Information/ drawings made available to us. The original estimated cost likely to increase ~40% in view current Price Inflation. The above Incurred cost include proportionate expenditure for procurement of mivon shuttering inventory at site.


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