

ENGINEER'S CERTIFICATE

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.GDPL/PCA-GGN/26-27/CHE/G-04
2026

Date:06 JuLY

Information as on 30-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "**Express One34**", Project Registration No - **UPRERAPRJ816123/04/2026** situate in Village / Sector Sector-134 Tehsil -Dadri Competent / Development Authority NOIDA, District -Gautam Buddha Nagar, PIN-201301, admeasuring 12,850 sq.mts. area being developed by EXPRESSWAY HOSPITALITY PVT LTD.

I/We **Prakash Kumar Choudhary** have undertaken assignment as Chartered Engineer for certifying the amount incurred for the work done on the project **Express One34**, situate on the Khasra No/ Plot no P5a & P5b, Sector 134 of village Bajidpur Tehsil Dadri Competent/ Development Authority NOIDA District Gautam Buddha Nagar PIN 201301 admeasuring 12,580 sq.mts area being developed by EXPRESSWAY HOSPITALITY PVT LTD.

1. Following technical professionals were appointed by me for verification / certification of the cost: -
- (i) Shri **Balraj Singh** as Licensed Surveyor/Architect
 - (ii) Shri **Ashwini Kapoor** as Structural Consultant
 - (iii) Shri **Anand Havelia** as MEP Consultant
 - (iv) Shri Binay Bhushan Malik 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 Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations 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 Quantity 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 is given in following Table A and Table B:

(in Rs Lac)

Table - A1

Block Name - Banquet Block							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7)
1	Excavation	71.74	-	0%	-	-	0%
2	Total Number of Basement and Plinth	1,603.60	-	0%	-	-	0%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	-	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	1,083.87	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	406.45	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	149.03	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	149.03	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	64.83	-	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	135.48	-	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	149.03	-	0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	46.35	49.48	50%	23.17	23.17	50%
	TOTAL	3,859.41	49.48		23.17	23.17	



Table - A2

Block Name - Support Facility							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7)
1	Excavation	7.97	-	0%	-	-	0%
2	Total Number of Basement and Plinth	178.20	-	0%	-	-	0%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	-	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	120.44	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	45.17	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	16.56	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	16.56	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	7.20	-	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	15.06	-	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	16.56	-	0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	5.15	5.50	50%	2.58	2.58	50%
	TOTAL	428.88	5.50	0%	2.58	2.58	

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7)
1	Internal Roads & Footpaths	67.71	0.00	0%	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	25.00	0.00	0%	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	75.27	0.00	0%	0.00	0.00	0.00
4	Storm Water Drain	54.16	0.00	0%	0.00	0.00	0.00
5	Landscaping & Tree Planting	27.08	0.00	0%	0.00	0.00	0.00
6	Street Lighting	23.70	0.00	0%	0.00	0.00	0.00
7	Community Buildings	0.00	0.00	0%	0.00	0.00	0.00
8	Treatment & Disposal of Sewage and Sullage water /STP	10.00	0.00	0%	0.00	0.00	0.00
9	Solid Waste Management & Disposal	20.00	0.00	0%	0.00	0.00	0.00
10	Water Conservation, Rainwater Harvesting	23.70	0.00	0%	0.00	0.00	0.00
11	Energy Management/Use of Renewable Energy	5.00	0.00	0%	0.00	0.00	0.00
12	Fire Protection and Fire Safety Requirements	288.13	0.00	0%	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room	2.50	0.00	0%	0.00	0.00	0.00
14	Receiving Station	1.00	0.00	0%	0.00	0.00	0.00



Development Works	67.71	0.00	0%	0.00	0.00	0.00
Emergency Evacuation Services	5.00	0.00	0%	0.00	0.00	0.00
Common Facilities in Basement	5.00	0.00	0%	0.00	0.00	0.00
Others, if any (please specify)	5.00	0.00	0%	0.00	0.00	0.00
TOTAL	705.95	0.00		0.00	0.00	
Gross	4,994.24	54.98		25.75	25.75	

3. We estimate the Total Cost for completion of the project under reference as Rs.4,994.24 Lac (Total of column no. 3 in Tables A1, A2.... and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **30-06-2026 is Rs.25.75 Lakhs** (Total of column no. 7 in Tables A1, A2.... and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Signature & Name (IN BLOCK LETTERS) of Engineer : PRAKASH KUMAR CHOUDHARY
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