

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

No. Exp. Ast-II/11

Date: 03/01/2026

Subject: 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, Distt Gautam Buddh Nagar, 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, **PRASHANT VARSHNEY**, have undertaken assignment as an Architect 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 Budh Nagar admeasuring 12,012 Sqmt. area being Developed by Promoter-Express Projects Pvt. Ltd.

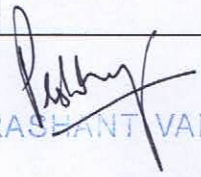
1. Following technical professionals were appointed by Promoter:

- | | | |
|-------|--|--------------------------|
| (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 |

Based on the Site inspection, with respect of each of the buildings/bocks/towers of the aforesaid Real Estate Project, I certify that as on date this certificate, the percentage of work done for each of the buildings/blocks/Towers as registered vide number **UPRERAPRJ229234** under UPRERA is as per table A below. The percentage of the work executed till with respect of the activity of the entire phase is detailed in the table B. It may be noted site status is of till dated 31.12.2025.

TOWER-A
(2B+S+23)

Sl. No.	Particular	Percentage work done
01	Excavation	Yet to Start
02	2 number of basement (s) and plinth	Yet to Start
03	Podium level	N.A.
04	Stilt floor	Yet to Start
05	23 number of slabs of Super Structure	Yet to Start
06	Internal walls, internal plaster, flooring within flats/Premises, Doors and Windows in each of the flat.	Yet to Start


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

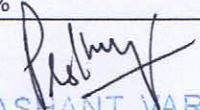
07	Sanitary, Fittings within the flat/premises, Electrical Fittings within the Flat, Sanitary Pipes laid in toilets.	Yet to Start
08	Staircase, Lift Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground water Tanks.	Yet to Start
09	The External Plumbing and External Plaster, Elevation, Completion of Terraces with water proofing of the Building/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/CRZ NOC, Finishing to entrance lobby, 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

**TOWER-B
(2B+S+24)**

Sl. No.	Particular	Percentage work done
01	Excavation	100%
02	2 number of basement (s) and plinth	100%
03	Podium level	N.A.
04	Stilt floor	100%
05	24 number of slabs of Super Structure	100%
06	Internal walls, internal plaster, flooring within flats/Premises, Doors and Windows in each of the flat.	70%
07	Sanitary, Fittings within the flat/premises, Electrical Fittings within the Flat, Sanitary Pipes laid in toilets.	20%
08	Staircase, Lift Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground water Tanks.	20%
09	The External Plumbing and External Plaster, Elevation, Completion of Terraces with water proofing of the Building/Tower.	30%
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, 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

**TOWER-H
(2B+S+26)**

Sl. No.	Particular	Percentage work done
01	Excavation	100%
02	2 number of basement(s) and plinth	100%
03	Podium level	N.A.
04	Stilt floor	100%
05	26 number of slabs of Super Structure	100%
06	Internal walls, internal plaster, flooring within flats/Premises, Doors and	80%


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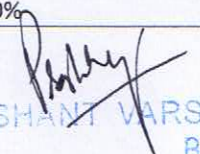
	Windows in each of the flat.	
07	Sanitary, Fittings within the flat/premises, Electrical Fittings within the Flat, Sanitary Pipes laid in toilets.	50%
08	Staircase, Lift Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground water Tanks.	20%
09	The External Plumbing and External Plaster, Elevation, Completion of Terraces with water proofing of the Building/Tower.	70%
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, 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

**TOWER-I
(2B+S+26)**

Sl. No.	Particular	Percentage work done
01	Excavation	100%
02	2 number of basement and plinth	100%
03	Podium level	N.A.
04	Stilt floor	100%
05	26 number of slabs of Super Structure	100%
06	Internal walls, internal plaster, flooring within flats/Premises, Doors and Windows in each of the flat.	80%
07	Sanitary, Fittings within the flat/premises, Electrical Fittings within the Flat, Sanitary Pipes laid in toilets.	50%
08	Staircase, Lift Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground water Tanks.	20%
09	The External Plumbing and External Plaster, Elevation, Completion of Terraces with water proofing of the Building/Tower.	70%
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, 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

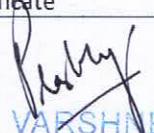
**TOWER-J
(2B+S+26)**

Sl. No.	Particular	Percentage work done
01	Excavation	100%
02	2 number of basement and plinth	100%
03	Podium level	N.A.
04	Stilt floor	100%


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05	26 number of slabs of Super Structure	100%
06	Internal walls, internal plaster, flooring within flats/Premises, Doors and Windows in each of the flat.	40%
07	Sanitary, Fittings within the flat/premises, Electrical Fittings within the Flat, Sanitary Pipes laid in toilets.	Yet to Start
08	Staircase, Lift Wells and Lobbies at each floor level connecting Staircases and Lifts, Overhead and Underground water Tanks.	Yet to Start
09	The External Plumbing and External Plaster, Elevation, Completion of Terraces with water proofing of the Building/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/CRZ NOC, Finishing to entrance lobby, 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

Thanking You,

 PRASHANT VARSHNEY

B. ARCH

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(Signature)