

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 GautamBuddh Nagar, Competent Development Authority Greater Noida Industrial Development Authority District GautamBuddh 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 GautamBuddh 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 Consummate 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.

4. The estimated actual cost incurred till 30.06.2024 is calculated at Rs. 4179/- 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.


AMIT KR. VERMA
BE. CIVIL
HSVP Regn. No. 45/2024
Shop No. 303, AKD Tower, Sec-14, Gurgaon
Mobile No.: 8585935706

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. 12,721/- 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

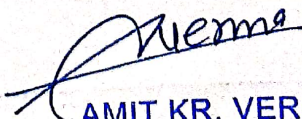
Sl. No.	Particular	Amount in (Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated Cost).	Rs. 2565
2	Cost incurred as on date (based on the actual cost incurred as per records).	Rs.0
3	Value of work done in Percentage (as Percentage of the estimated cost) (Row 2/Row1)*100	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 2565
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 [(Row 2 + Row5)/(Row 1+Row5)*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.514
3	Value of work done in Percentage (as Percentage of the estimated cost) (Row 2/Row1)*100	26 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs1455
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 [(Row 2 + Row5)/(Row 1+Row5)*100]	26%

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. 2947
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 1622
3	Value of work done in Percentage (as Percentage of the estimated cost) (Row 2/Row1)*100	55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.1325
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 [(Row 2 + Row5)/(Row 1+Row5)*100]	55%


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 HSVP Regn. No. 45/2024..
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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. 2711
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 1485
3	Value of work done in Percentage (as Percentage of the estimated cost) (Row 2/Row1)*100)	55%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.1226
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 [(Row 2 + Row5)/(Row 1+Row5)*100)	55%

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. 2710
2	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 558
3	Value of work done in Percentage (as Percentage of the estimated cost) (Row 2/Row1)*100)	21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.2152
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 [(Row 2 + Row5)/(Row 1+Row5)*100)	21%

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. 0
3	Value of work done in Percentage (as Percentage of the estimated cost) (Row 2/Row1)*100)	0 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.1,009
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 [(Row 2 + Row5)/(Row 1+Row5)*100)	0%

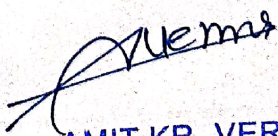

AMIT KR. VERMA
 BE, CIVIL
 HSVP Regn. No. 48/2014
 Shop No. 303, AKD Tower, Sec-14, Gurgaon
 Mobile No.: 8585935706

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. 2989
2.	Cost incurred as on date (based on the actual cost incurred as per records)	Rs. 0
3.	Work done in percentage (as percentage of the total estimated cost)	0%
4.	Balance cost to be incurred (based on estimated cost)	Rs. 2989
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 $[(\text{Row 2} + \text{Row 5})/(\text{Row 1} + \text{Row 5}) * 100]$)	0%

Signature of Engineer


AMIT KR. VERMA
BE. CIVIL
 HSVP Regn. No. 4572024
 Shop No. 303, AKD Tower, Sec-14, Gurgaon
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