



Form-REG-1

ARCHITECT'S CERTIFICATE (On Letter Head)

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

No.2025-26/PC/GD/EG24/02

Date:13.02.2026

Information as on 31-12-2025

Subject: Certificate of Percentage of work done for the Project "Express One34" , Project ID No - 1875634 situate in Village / SectorSector-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, Promoter's Id - UPRERAPRM435499

I/We Prakash Kumar Choudhary have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Express One34 ,Project Id - 1875634, 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, Promoter's Id - UPRERAPRM435499

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 Structural Consultant
- (iii) Shri Anand Havelia as MEP Consultant
- (iv) Shri Binay Bhushan Malik as Site Supervisor

2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A1

Block Name - Banquet Block					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	22-05-2026	31-07-2026
2	Total Number of Basement and Plinth	2	0%	24-10-2026	05-08-2027
3	Total Number of Podiums	0	0%	-	-
4	Stilt Floor	0	0%	-	-
5	Total Number of Slabs of Super Structure	4	0%	05-08-2027	07-03-2029
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	29-10-2028	01-07-2029
7	Sanitary Fittings within the Flat/Premises,	1	0%	07-04-2029	05-08-2029
8	Electrical Fitting within the Flat/Premises	1	0%	08-12-2028	06-06-2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	05-08-2027	07-03-2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1	0%	29-10-2028	14-08-2028

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11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	26-06-2029	23-12-2029
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.	1	0%	01-11-2025	16-02-2030

Table - A2

Block Name - Support Facility					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	1	0%	07-05-2026	16-07-2026
2	Total Number of Basement and Plinth	2	0%	09-10-2026	21-07-2027
3	Total Number of Podiums	0	0%	-	-
4	Stilt Floor	0	0%	-	-
5	Total Number of Slabs of Super Structure	2	0%	21-07-2027	14-08-2028
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	0%	18-03-2028	18-11-2028
7	Sanitary Fittings within the Flat/Premises,	1	0%	25-08-2028	23-12-2028
8	Electrical Fitting within the Flat/Premises	1	0%	27-04-2028	24-10-2028
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1	0%	21-07-2027	14-08-2028
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1	0%	18-03-2028	14-08-2028
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	1	0%	13-11-2028	12-05-2029
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.	1	0%	01-11-2025	01-02-2030

Table - B

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

S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%	07-08-2029	03-02-2030
2	Water Supply/Drinking Water Facilities	0%	07-04-2029	14-09-2029
3	Sewerage (chamber, lines, Septic Tank, STP)	0%	07-08-2029	03-02-2030
4	Storm Water Drain	0%	07-08-2029	03-02-2030

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5	Landscaping & Tree Planting	0%	27-03-2028	10-06-2028
6	Street Lighting	0%	08-12-2028	06-06-2029
7	Community Buildings	0%	Not Available	Not Available
8	Treatment & Disposal of Sewage and Sullage water /STP	0%	07-08-2029	03-02-2030
9	Solid Waste Management & Disposal	0%	07-08-2029	03-02-2030
10	Water Conservation, Rainwater Harvesting	0%	07-08-2029	03-02-2030
11	Energy Management/Use of Renewable Energy	0%	20-07-2029	23-09-2029
12	Fire Protection and Fire Safety Requirements	0%	23-09-2029	27-11-2029
13	Electrical Sub Station, Control Panel & Meter Room	0%	17-05-2029	13-11-2029
14	Receiving Station	0%	27-11-2029	25-01-2030
15	Plan of Development Works	0%	27-11-2029	25-01-2030
16	Emergency Evacuation Services	0%	27-11-2029	25-01-2030
17	Common Facilities in Basement	0%	11-02-2028	25-01-2030
18	Others, if any (please specify)	0%	07-08-2029	03-02-2023

Yours Faithfully

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

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