



Date: 10-01-2026

To,  
M/s Astruscorp Superstructure Private Limited

Project Name: ASTRUS CAPELLA

Subject: Certificate of amount incurred on ASTRUS CAPELLA situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot No. 1 G, Pinewood Enclave, Sector-2, Wave City, Ghaziabad, demarcated by its boundaries (latitude and longitude of the end points)  
28.663666, 77.490566 to the North  
28.663511, 77.490383 to the South  
28.673573, 77.490522 to the East  
28.673669, 77.490430 to the West  
of Tehsil Ghaziabad, Uttar Pradesh, PIN-201010 admeasuring 2225.52 sq. mtr. area being developed by M/s Astruscorp Superstructure Private Limited having RERA Registration No. UPRERAPRJ534892/08/2025  
Designated Account No. - 8090987499, Bank Name - Indian Bank

| COST OF PROJECT<br>(ALL FIGURES IN INR) |                                                                                                                                                                                                                                     | Rs. in Lakhs         | Rs. in Lakhs                                |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------|
| S. No.                                  | Particulars                                                                                                                                                                                                                         | Total Estimated Cost | Amount incurred till date (actual out-flow) |
| 1                                       | 2                                                                                                                                                                                                                                   | 3                    | 4                                           |
| 1                                       | Land Cost                                                                                                                                                                                                                           |                      |                                             |
|                                         | k. Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;                                                                                                                    | 1,669.00             | 133.38                                      |
|                                         | l. Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;                                                                |                      |                                             |
|                                         | m. Acquisition cost of TDR (Transfer of Development Rights), if any;                                                                                                                                                                |                      |                                             |
|                                         | n. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); | 116.83               | 116.83                                      |
|                                         | o. Interest (Other than Penal Interest, Penalties etc.) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State                                                                                                              |                      |                                             |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                    |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|
|    | Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                    |
|    | <b>Sub Total (Land Cost)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>1,785.83</b>        | <b>250.21</b>      |
| 2  | Project Clearance Fees <ul style="list-style-type: none"> <li>i. Fees paid to RERA</li> <li>j. Fees paid to Local Authority</li> <li>k. Consultant/Architect Fees (directly attributable to project)</li> <li>l. Any other (specify)</li> </ul>                                                                                                                                                                                                                                                                                                                           | 0.33<br>14.61<br>30.00 | -<br>14.61<br>2.35 |
|    | <b>Sub Total (Fees Paid)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>44.94</b>           | <b>16.96</b>       |
| 3A | Cost of Development and Construction <ul style="list-style-type: none"> <li>i. Cost of services (water, electricity to construction site), Site Overheads;</li> <li>j. Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);</li> <li>k. Cost of material actually purchased;</li> <li>l. Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);</li> </ul> | 940.00                 | 45.91              |
|    | <b>Sub Total (Construction Cost) (Sum of (a) to (d) of Row 3A)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>940.00</b>          | <b>45.91</b>       |
| 3B | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>940.00</b>          | <b>45.91</b>       |
| 3C | <b>Total Construction Cost (Lower of Row 3A and Row 3B)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>940.00</b>          | <b>45.91</b>       |
| 3D | <b>Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)</b>                                                                                                                                                                                                                                                                                                                                                                                  | <b>0.00</b>            | <b>0.00</b>        |
| 3  | <b>Total Development and Construction Cost (Row 3C + Row 3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>940.00</b>          | <b>45.91</b>       |
| 4  | <b>Total Cost of Project (Row 1 + Row 2 + Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>2,770.77</b>        | <b>313.08</b>      |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        | 2.00%              |
| 6  | Percentage completion of Total project<br>(Proportionate cost incurred on the project to the total estimated cost)<br>(Col. 4 of Row 4 / Col. 3 of Row 4) %                                                                                                                                                                                                                                                                                                                                                                                                               |                        | 11.30%             |
| 7  | Total amount received from allottees till date since Inception of the Project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        | 261.35             |
| 8  | 70% Amount to be deposited in Designated Account<br>(0.70 * Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        | 182.95             |
| 9  | Cummulative Amount that can be withdrawn from Designated Account<br>(Total Estimated Cost * Proportionate Cost Incurred on the Project)<br>(Column 3 of Row 4 * Row 6)                                                                                                                                                                                                                                                                                                                                                                                                    |                        | 313.08             |
| 10 | Amount actually withdrawn till date since inception of the project<br>(This shall include 70% of the amounts already realized till date but not deposited in the designated account)                                                                                                                                                                                                                                                                                                                                                                                      |                        | 65.98              |
| 11 | Balance available in Designated Bank Account                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        | 77.36              |



|    |                                                                                                          |        |
|----|----------------------------------------------------------------------------------------------------------|--------|
| 12 | Amount that can be withdrawn from the Designated Bank Account under this certificate<br>(Row 9 – Row 10) | 247.01 |
|----|----------------------------------------------------------------------------------------------------------|--------|

This certificate is being issued on specific request of M/s Astrucorp Superstructure Private Limited for UP RERA compliance upto the date of 31.12.2025. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

Date: 10-01-2026

Place: Ghaziabad

For Bhupesh Gupta & Associates

Chartered Accountants

FRN: 008222C

*Ujjawal*



Ujjawal

(Partner)

M. No. 421334

UDIN: 26421334GNOPFY2568