

ARCHITECT'S CERTIFICATE

Ref No: DAI/AC/COM/25-26

Date: 06/01/2026

To,
Astrucorp Superstructure PVT LTD
Regd. Office at : 508, Red Rose Building Office No 49-50 Nehru Place
New Delhi, South Delhi DL 110019

Subject: Certificate of Percentage of Completion of Construction Work of New project 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, Uttar Pradesh, 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 East 28.673669, 77.490430 to the West of Tehsil GHAZIABAD district UTTAR PRADESH , PIN 201002 admeasuring 2225.52 sq.mtrs area being developed by Astrucorp Superstructure PVT LTD having RERA Registration No. UPRERAPRJ534892/08/2025

Sir,

I, Anmol Chopra have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Project ASTRUS CAPELLA, situated on the plot bearing C.N. No/ CTS No./Survey No./ 1 G Pinewood Enclave, Sector 2 Wave City, Ghaziabad (U.P) admeasuring 2225.52 sq.mtrs are being developed by Astrucorp Superstructure PVT LTD.

1. Following technical professionals are appointed by Owner/Promoter :—

- (i) Mrs. Anmol Chopra Architect ;
- (ii) Mr. Paravendra Singh as Structural Consultant
- (iii) Mr. Dinesh Kumar as MEP Consultant
- (iv) Mr. Prateek Aneja as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I certify that as on the date 02.01.2026 of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number. UPRERAPRJ534892/08/2025 under UP RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE A

S. No.	Tasks/ Activity	Percentage of Work Done
1.	Excavation	0%
2.	Plinth and Footing	0%
3.	0 number of Podiums	N/A
4.	Basement – 1, Basement – 2	N/A
5.	3 number of Slabs of Super Structure	0%
6.	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	0%
7.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, overhead and underground Water tanks.	0%
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
10.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate.	0%

ANMOL CHOPRA
B. Arch, M. Arch.
CA/2016/80551

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TABLE-B
Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths.	YES	0%	
2.	Water Supply	YES	0%	
3.	Sewerage (chamber, lines, Septic Tank , STP).	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping& Tree Planting.	YES	0%	
6.	Street Lighting	YES	0%	
7.	Community Buildings	N.A	N.A	
8.	Treatment and disposal of sewage and sludge water	N.A	N.A	
9.	Solid Waste management & Disposal.	YES	0%	
10.	Water conservation, Rain water harvesting.	YES	0%	
11.	Energy management	N.A	N.A	
12.	Fire protection and fire safety requirements.	YES	N.A	
13.	Electrical meter room, sub-station, receiving station.	YES	0%	
14.	Others (Option to Add more).	N.A	N.A	

Your's Faithfully

Anmol.
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