



ENGINEER'S CERTIFICATE

Date: 04.01.2026

To,
Astrus 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 amount incurred on ASTRUS CAPELLA situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No.-1G, Pinewood Enclave, Sector 2, Wave City, District Ghaziabad, U.P 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 district UTTAR PRADESH , PIN 201010 admeasuring 2225.52 sq.mtrs area being developed by Astrucorp Superstructure PVT LTD having RERA Registration No. UPRERAPRJ534892/08/2025, Designated A/C No.- 8090987499 , Bank Name- Indian Bank

Sir,

I, Mr. DINESH SHARMA have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of the Project ASTRUS CAPELLA, situated on the plot bearing No. 1 G, Pinewood Enclave, Sector 2, Wave City, District Ghaziabad, U.P. of Tehsil GHAZIABAD district UTTAR PRADESH , PIN 201010 admeasuring 732.52 sq.mtrs are being developed by M/s Advent Associates.

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

- 2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations 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 Quantity 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. **9,40,00,000** (Total of S.No. 1 in Tables 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 date 02.01.2026 is calculated at Rs. **48,26,660** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
- 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. **8,91,43,659** (Total of S.No. 4 in Tables A and B).
- 6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 02.01.2026 date is as given in Tables A and B below :



TABLE A
(Building Development)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Ghaziabad Development Authority. (based on the original Estimated cost)	Rs. 8,50,00,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 36,00,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	4.23%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 8,14,00,000
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 items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	4.23%
(Enclose separate sheets for the cost calculations for building)		

TABLE B
(Internal & External Development works and common amenities)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs. 90,00,000
2	Cost incurred as on 01.01.2026 (based on the actual cost incurred as per records)	Rs.12,56,341
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	13.59%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 77,43,659
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 items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	13.59%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name : Dinesh Sharma

Address: 1404-T-20 Sector 16, Faridabad H.No. 3211, 4th Floor, Dispensary Lane,

Aadhar No. : 213726306611

PAN No. : AQGPS5000A

Tie-Consultants

H.No. 3211, 4th Floor, Dispensary Lane,
Pahar Ganj, New Delhi

Reg No SF-24