

ARCHITECT'S CERTIFICATE

Form-REG-1

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

No. DAI/AC/COM/26-27/03

Date: 12/07/2026

Information as on 30/06/2026

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 Astruscorp 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 **Astruscorp Superstructure PVT LTD**.

1. Following technical professionals are appointed by 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-Based on Site Inspection, with respect to each of the Buildings 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 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 - A

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation	2	100%	01.01.2026	30.06.2026
2	Total Number of Basement and Plinth	2	35%	01.10.2026	31.07.2026
3	Total Number of Podiums	0	0		
4	Stilt Floor	0	0		
5	Total Number of Slabs of Super Structure	3	0	01.08.2028	30.06.2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0	01.08.2028	30.09.2029
7	Sanitary Fittings within the Flat/Premises,		0	01.09.2028	31.12.2029
8	Electrical Fitting within the Flat/Premises		0	08.09.2028	31.12.2029
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	01.07.2029	31.12.2029
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0	01.10.2029	31.12.2029

Ar. ANMOL CHOPRA

B.Arch, M.Arch.
CA/2016/80551
www.divyakashgroup.com



407, Fourth Floor , Orbit plaza Crossing Republik Ghazibad INDIA 201016



+91 - 9999609559 , +91-7838308302



groupdivyakash@gmail.com



www.divyakashgroup.com



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.		0	01.10.2028	31.12.2029
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.		0	01.01.2030	22.06.2030

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

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	01.10.2029	31.03.2030
2	Water Supply/Drinking Water Facilities	0	01.01.2028	31.12.2028
3	Sewerage (chamber, lines, Septic Tank, STP)	0	01.01.2028	31.12.2028
4	Storm Water Drain	0	01.01.2028	31.12.2028
5	Landscaping & Tree Planting	0	01.04.2030	22.06.2030
6	Street Lighting	0	01.04.2030	22.06.2030
7	Community Buildings	N/A		
8	Treatment & Disposal of Sewage and Sullage water /STP	0	01.01.2030	22.06.2030
9	Solid Waste Management & Disposal	0	01.01.2030	22.06.2030
10	Water Conservation, Rainwater Harvesting	0	01.04.2030	22.06.2030
11	Energy Management/Use of Renewable Energy	0	01.04.2030	22.06.2030
12	Fire Protection and Fire Safety Requirements	0	01.01.2028	31.12.2028
13	Electrical Sub Station, Control Panel & Meter Room	0	08.09.2028	31.12.2029
14	Receiving Station	N/A		
15	Plan of Development Works	N/A		
16	Emergency Evacuation Services	N/A		
17	Common Facilities in Basement	0	01.01.30	22.06.2030
18	Others, if any (please specify)	N/A		

Yours Faithfully

Ar ANMOL CHORA
(License no. CA/2016/80551)
Mobile No. 7838878763
Email ID : ar.anmolchopra@gmail.com

Ar. ANMOL CHOPRA
B.Arch, M.Arch
CA/2016/80551
www.divyakashgroup.com



407, Fourth Floor , Orbit plaza Crossing Republik Ghazibad INDIA 201016



+91 - 9999609559 , +91-7838308302



groupdivyakash@gmail.com



www.divyakashgroup.com

