

Shobhit Kansal B. Tech (Civil Engineering) 201, B Block, New Panchwati, Ghaziabad, U.P.-201001
Form-REG-2 ENGINEER'S CERTIFICATE
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)
Date:13.07.2026 Information as on 30.06.2026 Subject: Certificate of Amount Incurred for Construction and Development of the Project- ASTRUS CAPELLA, UPRERAPRJ534892/08/2025 situated at PLOT NO. – 1 G, PINWOOD ENCLAVE, SECTOR 2, WAVE CITY, GHAZIABAD, TEHSIL GHAZIABAD, COMPETENT/ DEVELOPMENT AUTHORITY GHAZIABAD, DISTRICT GHAZIABAD, UTTAR PRADESH - 201010 admeasuring 2225.52 sq.mts. area being developed by M/S ASTRUSCORP SUPERSTRUCTURE PRIVATELIMITED, Promoter ID-UPRERAPRM373144.
I, Shobhit Kansal have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project- ASTRUS CAPELLA, UPRERAPRJ534892/08/2025 situated at PLOT NO. – 1 G, PINWOOD ENCLAVE, SECTOR 2, WAVE CITY, GHAZIABAD, TEHSIL GHAZIABAD, COMPETENT/ DEVELOPMENT AUTHORITY GHAZIABAD DEVELOPMENT AUTHORITY, DISTRICT GHAZIABAD, UTTAR PRADESH - 201010 admeasuring 2225.52 sq.mts. area being developed by M/S ASTRUSCORP SUPERSTRUCTURE PRIVATELIMITED, Promoter ID-UPRERAPRM373144.
1. Following technical professionals were appointed by me for verification / certification of the cost: -□ (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 Tower(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 is given in following Table A and Table B:

(in Rs Lac)

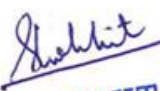
Table - A							
BUILDING - ASTRUS CAPELLA							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	34.00	34.00	100%	34.00	34.00	100.00%
2	Total Number of Basement and Plinth	248.00	120.79	35%	86.80	86.80	35.00%
3	Total Number of Podiums	-	-	0%	-	-	0.00%
4	Stilt Floor	-	-	100%	-	-	0.00%
5	Total Number of Slabs of Super Structure	299.00	0.00	0%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	98.00	0.00	0.00%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	32.50	0.00	0.00%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	32.50	0.00	0.00%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	32.50	0.00	0.00%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	42.00	0.00	0.00%	-	-	0.00%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	12.00	0.00	0.00%	-	-	0.00%
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.	19.50	0.00	0.00%	-	-	0.00%
	TOTAL	850.00	154.79	14.21%	120.80	120.80	14.21%


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Table - B Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
1	2	3	4	5	6	7	8 (in Rs Lac)
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	12.00	-	0.00%	-	-	0.00%
2	Water Supply/Drinking Water Facilities	8.00	-	0.00%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	8.00	-	0.00%	-	-	0.00%
4	Storm Water Drain	6.00	-	0.00%	-	-	0.00%
5	Landscaping & Tree Planting	6.00	-	0.00%	-	-	0.00%
6	Street Lighting	5.00	-	0.00%	-	-	0.00%
7	Community Buildings	-	-	0.00%	-	-	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	9.00	-	0.00%	-	-	0.00%
9	Solid Waste Management & Disposal	3.00	-	0.00%	-	-	0.00%
10	Water Conservation, Rainwater Harvesting	6.00	-	0.00%	-	-	0.00%
11	Energy Management/Use of Renewable Energy	6.00	-	0.00%	-	-	0.00%
12	Fire Protection and Fire Safety Requirements	9.00	-	0.00%	-	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	5.00	-	0.00%	-	-	0.00%
14	Receiving Station	-	-	0.00%	-	-	0.00%
15	Plan of Development Works	-	-	0.00%	-	-	0.00%
16	Emergency Evacuation Services	-	-	0.00%	-	-	0.00%
17	Common Facilities in Basement	7.00	-	0.00%	-	-	0.00%
18	Others, if any (please specify)	-	-	0.00%	-	-	0.00%
	TOTAL	90.00	0.00	0.00%	0.00	0.00	0.00%
3. We estimate the Total Cost for completion of the project under reference as Rs.940 (In Lacs) 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.							
4. The admissible expenditure till 30.06.2026 is Rs.120.80/- (In Lacs); 12.85%							
5. Based on Site Inspection and estimated cost calculation, with respect to each of the Tower and allied works of the aforesaid Real Estate Project, I certify as follows - 5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Towers of the Real Estate Project is as per Table-A. 5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.							


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