

**VASTU ARCHITECTURAL & DESIGN STUDIO**  
**Architects, Interior Designers, Planners, Estimators**  
Office: SCO-19, Opp. Gali. No. 15, R.K. Puram, Airport Road, Karnal-132001  
Phone No. +91-94991-11245, 94991-94945| Email: teamvadstudio@gmail.com

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Date: 08-01-2026

To  
**The Board of Directors**  
**Cellcronic Technologies Limited**  
Shop 1, near Petrol Pump,  
Opp. Newal Power House Newal,  
Karnal 132023, Haryana India

**AND**

**Indcap Advisors Private Limited**  
Suite #1201, 12<sup>th</sup> Floor, Aurora Waterfront,  
GN 34/1, Sector V, Salt Lake City,  
Kolkata – 700 091, West Bengal, India

*(Indcap Advisors Private Limited referred to as the “Lead Manager”)*

Dear Sir/ Madam,

**Sub: Proposed Initial Public Offering of Equity Shares of Face Value Rs. 10 each (“Equity Shares”) by Cellcronic Technologies Limited (“Company”) (referred to as the “Offer”)**

We, the undersigned, confirm that we are duly registered as an Architect with the Council of Architecture (COA) bearing membership number **CA/2020/124479** (Screenshot of membership number as available on website of ‘Council of Architecture, Ministry of Education, Government of India’ is enclosed as “**Annexure A**”), and that we are authorized, and have the required competence and technical knowledge, to issue this certificate. Further, we confirm that the aforesaid registration is valid as on date hereof, and as such, we are duly qualified to issue this certification. We represent that our execution, delivery and performance of this certificate has been duly authorised by all necessary actions (corporate or otherwise).

Pursuant to the engagement letter dated **08-01-2026**, I have submitted an Architect Report which is attached herewith as “**Annexure B**”.

We further confirm that we are an independent organization with no direct or indirect interest in the Company, except for provision of professional services in the ordinary course of our profession in connection with the Offer, and are not related in any manner to the promoters, promoter group, directors, shareholders, officers, employees, agents, representatives of the Company and are not a ‘related party’ of the Company, or otherwise interested or engaged in the formation, promotion or management of the Company.

We hereby consent to this certificate being disclosed by the Lead Manager, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defense in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.

We hereby consent to the aforementioned details, our name and the details of this Certificate being included in the Offer Documents as an ‘Expert’ under Section 2(38) of the Companies Act, 2013 and submission of this certificate as may be necessary to any regulatory authority and/or for the due diligence records to be maintained by the Lead Manager in connection with the Offer and in accordance with applicable law.

<b>Name</b>	Vastu Architectural Design Studio
<b>Address</b>	SCO -19, Opp. Gali No. 15, R.K.puram Airport Road , Karnal
<b>Telephone Number</b>	9499111245
<b>E-Mail</b>	teamvadstudio@gmail.com
<b>Membership No.</b>	CA/2020/124479
<b>Contact Person</b>	Manpreet

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We confirm that the information above is true, fair, correct, accurate and there is no untrue statement, and which would render the contents of this certificate misleading in its form or context and without omission of the any matter.

This certificate may be relied on by the Company, Lead Manager and their legal counsel in relation to the Offer. We also consent to the inclusion of this certificate as a part of “*Material Contracts and Documents for Inspection*” in connection with this Offer, which will be available for public for inspection from date of the filing of the Offer Document(s) until the Offer Closing Date including through online means on the website of the Company.

We undertake to update you in writing of any changes in the abovementioned position until the date the Equity Shares issued pursuant to the Offer commence trading on the stock exchanges. In the absence of any communication from us till Equity Shares commence trading on the stock exchanges, such information should be considered as updated. All capitalized terms used herein, unless otherwise specifically defined, shall have the same meaning as ascribed to them in the Offer Documents.

**For and on behalf of Vastu Architectural Design Studio,**



Architect

MANPREET MANDHAN (B. Arch.)

(CA/2020/124479)

Regd. with Council of Architecture, HSVP, HSIIDC

Municipal Corporation, Town & Country Planning

VASTU ARCHITECTURAL DESIGN STUDIO

Office : SCO-19, Opp. Gali No. 15, R.K. Puram

Airport Road, KARNAL. # 94991-11245

**Manpreet Mandhan**

**Designation: Architect**

**Place: Karnal**

# VASTU ARCHITECTURAL & DESIGN STUDIO

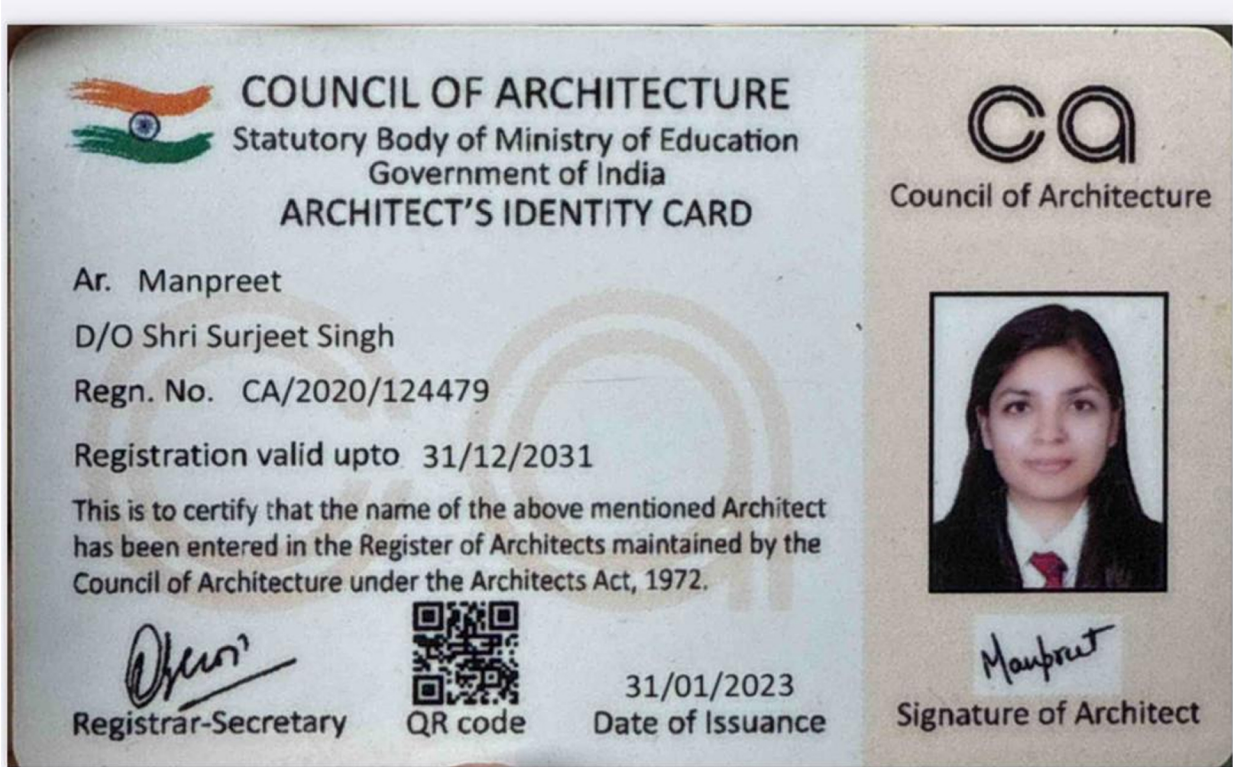
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## Annexure A

### Architect Registration Certificate



Architect

MANPREET MANDHAN (B. Arch.)

(CA/2020/124479)

Regd. with Council of Architecture, HSVP, HSIIDC  
Municipal Corporation, Town & Country Planning

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# VASTU ARCHITECTURAL DESIGN STUDIO

Architects, Interior Designers, Planners, Estimators

Office: SCO-19, Opp. Gali. No. 15, R.K. Puram, Kunjpura Road, Karnal-132001.

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Date: 08/01/2026

This is to certify that Mr. Deepak Kumar, S/O Ompal Resident of Village Dabkauli Kalan, Haryana **Whole-Time Director** at Cellcronic Technologies Ltd. Property situated at Shop No. 1, Opp. Newal Power House, Petrol Pump, S.S. Kunjpura, Karnal 132023, Haryana, India that the said property is covered under the sale deed with **GRN No. 149255669,149256010 dated 27.03.2026**

As per the sale deed Total Plot area is 70.03 Marla/ 19065.74 sqft

The above total plot area consists of the following components:

Component Description	Area (sqft)	Percentage
Warehouse	10,115.62	53.06%
Open Area	6,774.69	35.53%
Ground Floor (GF) Office	2,175.43	11.41%
First Floor (FF) Office	5,709.62	Not included in total

1. This Certificate is issued for the purpose of the proposed Initial Public Offering of Equity Shares of Face Value of ₹10 each ("Equity Shares") by Cellcronic Technologies Limited (the "Company") and such offering (the "Offer"). I hereby authorize you to deliver this representation to the SEBI, Stock Exchange, RoC and other statutory, regulatory or governmental authority, as may be required. This certificate may be relied on by the Book Running Lead Manager in relation to the Offer and extracts of this certificate being used for disclosure in the Offer Documents to be issued by the Company in relation to the Offer and other Offer related materials.
2. This Certificate is not to be used for any other commercial, financial, or legal transaction without prior written consent of the architect and authorised representatives of the company.
3. This certificate is based on the condition of the property as on the date of inspection.
4. This certificate does not certify the ownership, title, or legal status of the property.
5. Any disputes regarding the authenticity of the property or title shall be settled by competent legal authorities.

## DECLARATION

I hereby solemnly declare that the above mentioned facts are true to the best of my knowledge, information, and belief, and nothing has been concealed. This certificate is issued with full professional responsibility as a registered architect under the Council of Architecture, India.

Signature

Architect  
MANPREET MANDHAN (B. Arch.)  
(CA/2020/124479)  
Regd. with Council of Architecture, HSVP, HSIIDC  
Municipal Corporation, Town & Country Planning  
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