

Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA)

Naveen Bhawan, Rajya Niyojan Sansthan, Kala Kankar House Old Hyderabad, Lucknow - 226007

www.up-rera.in

FORM C

REGISTRATION CERTIFICATE OF PROJECT

[The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 – See Rule 6(1)]

This registration is granted under Section 5 of the Act to the following project under Project Registration Number- UPRERAPRJ986717/04/2024

Project Name : ASTRUS SQUARE
Project Address : SWARNJAYANTI PURAM, Ghaziabad, Ghaziabad, Ghaziabad
Development Authority
Proposed Completion Date : 30-09-2026

Promoter Name & Address:

1. ADVENT ASSOCIATES firm / society / company / competent authority having its registered office / principal place of business at 407, ORBIT PLAZA, PLOT NO C-2, CROSSING REPUBLIK, GHAZIABAD, U.P- 201016

1. This registration is granted subject to the following conditions, namely: -

- i. The promoter shall enter into an agreement for sale with the allottees in the model form as prescribed by the Government; in Annexure 'A'
- ii. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
- iii. The promoter shall deposit seventy percent. of the amounts realised by the promoter from the allottees and all the money raised by way of project finance, in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4;
- iv. The registration shall be valid for a period of 2 Year 5 Month 6 Days commencing from 06-04-2024 and ending with 30-09-2026 unless extended by the Authority in accordance with Section 6 read with rule 7 of the rules;
- v. The promoter shall comply with the provisions of the Act and the rules and the regulations made thereunder.
- vi. The promoter shall not contravene the provisions of any other law for the time being in force in the area where project is being developed.

1. The promoter shall clearly state the following in all the brochures, advertisements, promotions, application for allotment, letter of allotment and agreement to sale: • It has got the project land Plot number CS 6/2, Swarnjayantipuram, Ghaziabad, measuring area 733.00 square meters by way of an agreement to sale executed between M/S Advent Associates and Ghaziabad Development Authority on 13-05-2023 confirming upon it right to construct and book the developed units for sale to prospective buyers. • The promoter however shall have the right to execute the registered sale deed in favor of the buyers of the project only after execution of a registered sale deed of the project land in its favor by Ghaziabad development Authority subsequently on payment of all the pending installments along with the interest amount, if any. • The due date for payment of last installment to the Ghaziabad development Authority by the promoter is 30-07-2026. The promoter shall however, endeavors to pay the balance installments within the permissible time and get the registered sale deed of the project land

executed in its name from Ghaziabad Development Authority prior to declare date of completion of the project so that it can honor its commitments to the prospective allottees in the project.

2. If the above-mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 06-04-2024



Place: Lucknow

**Signature and seal of the Secretary/Authorized Officer
Real Estate Regulatory Authority**