

1. That Astrus Corp Superstructure PVT. LTD. has a legal title to the land on which the development of the project Astrus Capella is proposed. We are constructing 1 tower as per following details.

S.N	TOWER	NO.OF SHOP
1	COMMERCIAL	125
	Total	

2. That the land is free from all encumbrances.
3. That the project shall be completed by us by 29 June-2030.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in Bank a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

Bank Account Details: COLLECTION A/C

Name of the Account: Astruscorp Superstructure Pvt Ltd. – Coll A/C For Astrus Capella

Account Number: 8074175251

Bank Name: Indian bank

Branch Name: Noida sector 63

Bank Account Details: SEPARATE A/C

Name of the Account: Astruscorp Superstructure Pvt Ltd. – Sep A/C For Astrus Capella

Account Number: 8074176254

Branch Name: Noida sector 63

Bank Account Details: TRANSACTION A/C

Name of the Account: Astruscorp Superstructure Pvt Ltd. – Trans A/C For Astrus Capella

Account Number: 8074176345

Branch Name: Noida sector 63



For Astruscorp Superstructure Pvt. Ltd.
[Signature]
Director

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter will take a approvals on time, from the competent
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, as the case may be, on any grounds.

For Astrucorp Superstructure Pvt. Ltd.
Director
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this 7th of July 2025.

For Astrucorp Superstructure Pvt. Ltd.
Director
Deponent



ATTESTED
K.P. YADAV
NOTARY PUBLIC
17 JUL 2025