



ASTRUS SQUARE

HIGH STREET RETAIL COMMERCIAL

AT SWARNJAYANTIPURAM,
GOVINDPURAM, GHAZIABAD

M/S ADVENT ASSOCIATES | RERA Regn. No.: UPRERAPRJ986717/04/2024 | GST NO. : 09ABXFA842IH1ZY

Site: Plot No. CS 6/2, Swarnjayantipuram, Ghaziabad, 201001 | Office : F-329, First Floor, F Block, Sector 63, Noida, UP - 201307

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ABOUT US

An Expertly Operated Real Estate Firm

An established brand with a significant following in Delhi-NCR, Astrus Corp is renowned for its cutting-edge amenities, building technology, and reasonable costs.

Since its founding, Astrus Corp has developed a remarkable reputation as a developer by completing notable projects in several important Indian cities. Our customer-focused and value-driven strategy is complemented by open, accountable systems and procedures that meet the strictest guidelines.

The cornerstones of our philosophy are professionalism, trust, and integrity. We strive to raise the bar with every creation we do, living up to our tagline "Innovation to Opulence"

Our goal is to establish long-lasting connections with our clients by being open and trustworthy with one another. We have remained devoted to these values over the years since they benefit both our business and our clientele. For more than 10 years, we have carefully crafted our reliable systems and reporting techniques to satisfy both industry and legal standards. Every job is handled in accordance with the policies, guidelines, and practices of our business.

WHY CHOOSE US?

Our Commitment is to provide On- time Project delivery with High quality of Construction

HIGH QUALITY CONSTRUCTION

We use high quality materials and equipment's for construction and has skilled labour and ensures High Construction Quality.



COMMITTED TO CUSTOMER SERVICE

No matter how big or small we listen and try to fulfill client needs.



INTEGRITY

At Astrus Corp we maintain the highest ethical standards at every stage of the building process and delivers as promised



TEAMWORK

We have a large, well-established team of Architect, Contractors and Consultants that ensures quality of Project.



TIME- EFFICIENT

On time completion of the Project, adhering to project timeline building commitment towards professionalism.



TRUST

Realistic expectations and proactive communication are two of the best strategies we have that maintain customers' trust.





ASTRUS SQUARE

ASTRUS SQUARE- High Street Shops, Ghaziabad

Redefining the retail experience is ASTRUS SQUARE, located in Govindpuram, Ghaziabad. Near a catchment region with over 50,000 families, the Shopping Center is ideally situated. The exquisite façade will greet customers and entice them into the opulent atmosphere of the Shopping. The biggest retail investment chance, designed to satisfy the needs of a developing neighborhood with enormous potential.

At ASTRUS SQUARE, we are proud of our unwavering commitment to quality control and client interaction. Throughout the project, we have made it our primary goal to offer the best possible unique retail project investment services.

Astrus Square is All Set To Redefine The Shopping Experience Both For Buyers And Sellers. Designed Beautifully, This Upcoming Commercial of Modern Architecture, with all modern facilities. Further The Complex Will Offer Facilities Such As Lift, Hygiene-Friendly Toilets, Proper Parking Facilities, Fire Fighting system And 24/7 Security With CCTV Surveillance Etc. It Also Will Enjoy Maximum Accessibility Due To The Fact That It has the Widest retail frontage.

PROJECT HIGHLIGHTS

1 North facing shops

2 Main road facing shops

3 Located in high catchment area

4 Seamless road-to-shop experience

5 Low Maintenance shops

6 Modern facade

7 Well planned MEP to cater to all types of businesses

8 Approx. 200 ft. frontage of project

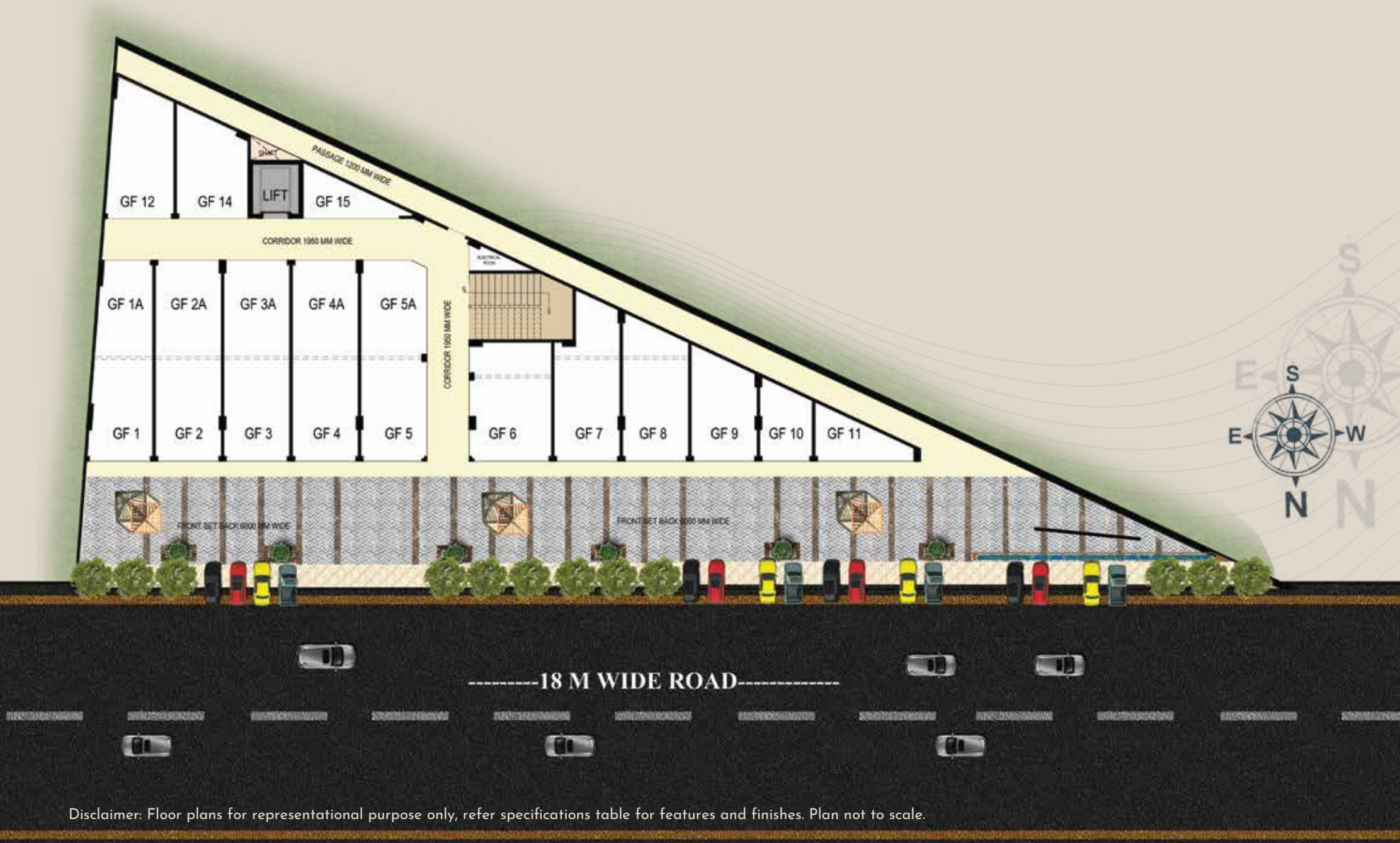
9 Located on 60 foot wide road

10 All facilities such as lifts, toilets, parking & 24x7 security



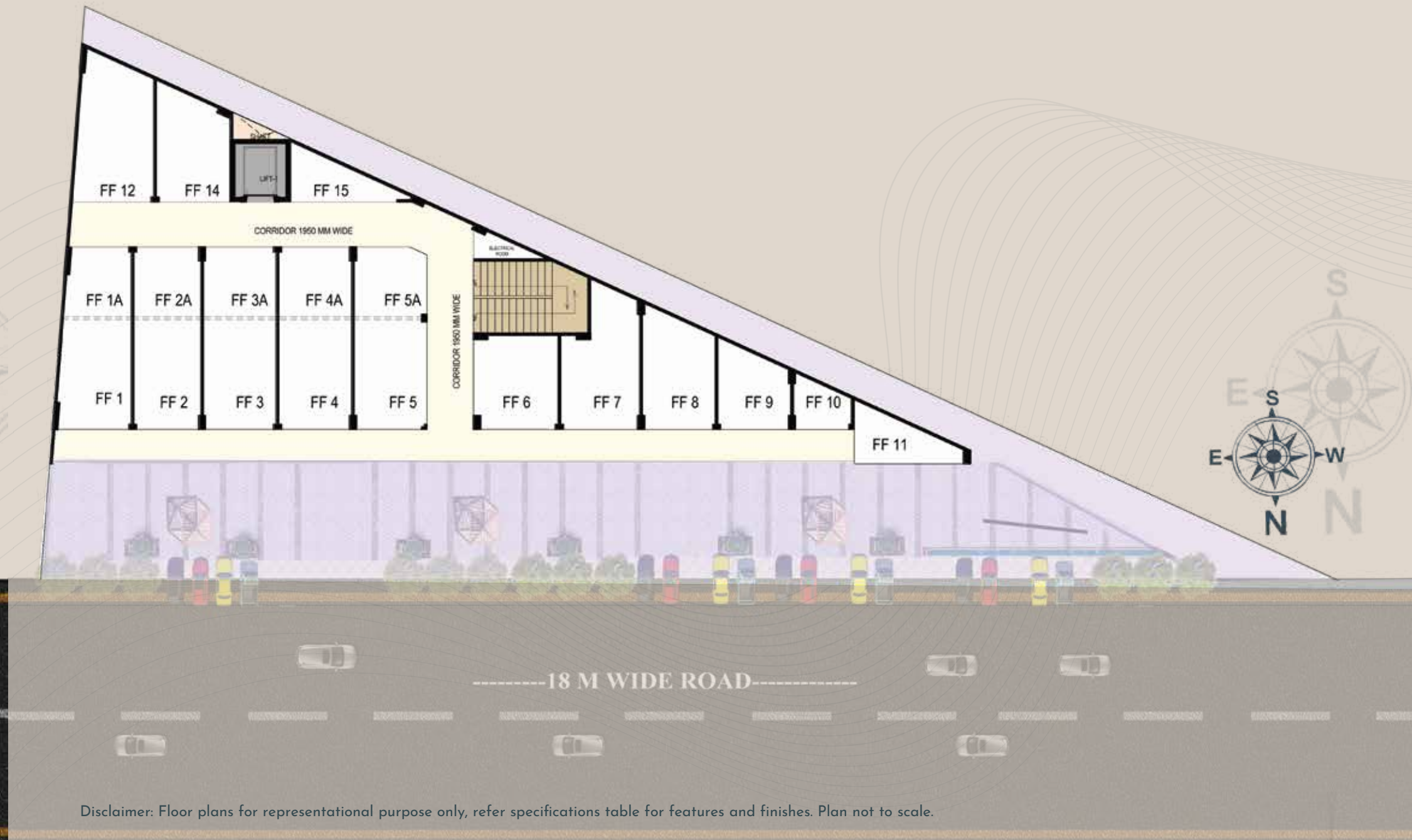
Disclaimer: The images used above are for illustrative purposes only. All images including stock, colours, pictures, and accessories are indicative and used for illustrative purposes only. For actual project details, please refer to the specifications mentioned in the subsequent of this brochure.

GROUND FLOOR PLAN



Disclaimer: Floor plans for representational purpose only, refer specifications table for features and finishes. Plan not to scale.

FIRST FLOOR PLAN



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The floor plan shows a building with a sloped roofline. The layout includes:

- TOILET**: A blue-shaded room in the top left corner.
- SF 12**: A room adjacent to the toilet.
- LIFT-1**: A lift shaft located between SF 12 and SF 14.
- SF 14**: A room adjacent to the lift.
- CORRIDOR 1950 MM WIDE**: A horizontal corridor above SF 1A through SF 5A.
- SF 1A, SF 2A, SF 3A, SF 4A, SF 5A**: A row of five rooms along the top corridor.
- SF 1, SF 2, SF 3, SF 4, SF 5**: A row of five rooms along the bottom corridor.
- CORRIDOR 1500 MM WIDE**: A horizontal corridor below SF 1 through SF 5.
- ELECTRICAL ROOM**: A room located between the top and bottom corridors, near SF 6.
- SF 6, SF 7, SF 8, SF 9, SF 10**: A row of five rooms along the bottom corridor.
- SF 11**: A room located at the bottom right corner.
- CORRIDOR 1500 MM WIDE**: A horizontal corridor below SF 6 through SF 10.
- CORRIDOR 1950 MM WIDE**: A vertical corridor located between SF 5 and SF 6.
- Compass Rose**: Located in the bottom right corner, indicating North (N), South (S), East (E), and West (W).



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 |
| 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

UNBEATABLE LOCATION ADVANTAGE



SUPER CONNECTIVITY

Convenient and easy connectivity from the sector approach roads & streets.



CENTRALLY LOCATED WITHIN VICINITY

A prime site surrounded by all of Govindpuram's present and future development.



HIGHLY DENSE POPULATION CATCHMENT

With the growing number of residential complexes & density, ASTRUS SQUARE seems to cater all the needs of surrounded residential.



NEIGHBOURHOOD CONVENIENCE

This retail location is essential to meeting the everyday needs of the growing neighborhood's residents.



LUXURY RESIDENTIAL DEVELOPMENTS IN THE VICINITY

With rapidly growing residential areas, Govindpuram is undeniably becoming the most popular place to live.



Pharmacy



Clinic



Office Space



Grocery



Daily Needs



Clothing

DESTINATION FOR LUXURY LIFESTYLE

At ASTRUS SQUARE, life is built with modern Façade which acts as eye catching element for the surroundings.
It is one and only destination which serves the needs of surrounded residential.
This retail meets the everyday need of the neighborhood residences.

**Restaurant | Café | Pharmacies | Clothing | Gift Shop | Spa |
Salon | Clinics | Grocery | Office spaces | Boutique | Bakery |
Pathlab | Laundry | Stationary**

LOCATION MAP



10 Minute
from Delhi - Meerut
Expressway

20 Minute
from Eastern peripheral
Expressway

2 Minute
from Bunker Mart

5 Minute
from Hapur Road

10 Minute
from Raj Nagar

10 Minute from
Madhuban Bapudham

10 Minute from Upcoming
Ghaziabad Development Authority Office

10 Minute from
Meerut Road