

FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Himanshu Garg, Director, KVIR Towers Pvt. Ltd., having its Registered Office at G-06, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, North West, Delhi, PIN-110035 duly authorized vide Board Resolution Dated-09.08.2024 by the Promoter of the proposed project, RGs Pleiades Phase-1 situated at Plot No. GH-14B, Sector-01, Gautam Buddha Nagar, Uttar Pradesh.

I, Himanshu Garg, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the Project is proposed.
2. That detail of total encumbrance for the Complete Project as per NCLT Order. Dated 12.12.2024, is as under:

Loan Amount as per NCLT Order Dated-12.12.2024	17,500 Lakhs
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S. No.	Name of Project	Project Area (Sq. Mtrs.)	Loan Amount (In Lakhs)	Name of Financial Institution
1	RGs PLEIADDES Phase-1	7,259	3,849	Pridhvi Asset Reconstruction and Securitization Company Limited
2	RGs PLEIADDES Phase-2	11,307	5,996	Pridhvi Asset Reconstruction and Securitization Company Limited
3	RGs PLEIADDES Phase-3	7,484	3,969	Pridhvi Asset Reconstruction and Securitization Company Limited
4	RGs PLEIADDES Phase-4	3,459	1,834	Pridhvi Asset Reconstruction and Securitization Company Limited
5	RGs PLEIADDES Phase-5	3,491	1,851	Pridhvi Asset Reconstruction and Securitization Company Limited
	Total	33,000	17,500	

Note: Encumbrance Amount for Phase-1 of the Project, for which the registration is applied is Rs. 3,849 Lakhs.

For KVIR TOWERS PRIVATE LIMITED

Director / Authorised Signatory



3. That the time period within which the project shall be completed by the Promoter is 09.09.2029.
4. That seventy per cent of the amounts to be realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
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, plot, or building, as the case may be, on any grounds.

For KVIR TOWERS PRIVATE LIMITED

Deponent

Director / Authorised Signatory

Verification

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

Verified by me at Gautam Buddha Nagar on this 21st day of December 2024.

ATTESTED

Jaipal Singh
Advocate Notary
Gr. Noida, G.B. Nagar



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For KVIR TOWERS PRIVATE LIMITED

Deponent

Director / Authorised Signatory

KVIR TOWERS PRIVATE LIMITED

CIN: U70200DL2013PTC255199

Add: G-06, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road Delhi North West DL 110035 IN

E-mail: info@kvir.in, Ph. 9560096023

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KVIR TOWERS PRIVATE LIMITED HELD ON MONDAY, 02ND SEPTEMBER, 2024 AT 10:00 A.M. AT G-06, GROUND FLOOR, PLOT NO. SU LSC B-BLOCK RG CITY CENTRE, LAWRENCE ROAD DELHI NORTH WEST DL 110035

To apply for registration of the Project "RG's PLEIADDES Phase 1" consisting of Tower-1 (Alcyone) & Tower-2 (Celaeno), with Uttar Pradesh Real Estate Regulatory Authority

The Chairman informed the Board that the Company is developing and constructing a Residential Project namely "RG'S PLEIADDES Phase 1" consisting of Tower-1 (Alcyone) & Tower-2 (Celaeno) being developed on the land parcel admeasuring 7259 sq meters being part of Plot No. GH-14B admeasuring 33000 sq. mt, situated at Sector-1, Greater Noida, Gautam Buddha Nagar, UP.

It was further informed that the Company is required to apply for Registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority ("UP RERA") and need to authorize Director(s)/ Official(s) of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Document(s) with UP RERA.

The Board discussed the matter and passed the following resolution:

"RESOLVED THAT the consent of Board of directors be and is hereby accorded to file an application for registration of the Project "RG's PLEIADDES Phase-1" consisting of Tower-1 (Alcyone) & Tower-2 (Celaeno) being developed on the land parcel admeasuring 7259 sq meters being part of Plot No. GH-14B admeasuring 33000 sq. mt, situated at Sector-1, Greater Noida, Gautam Buddha Nagar, UP, with Uttar Pradesh Real Estate Regulatory Authority ("UP RERA") in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016;

RESOLVED FURTHER THAT Mr. Rajesh Goyal and Mr. Himanshu Garg, Directors of the Company, be and are hereby severally authorized to apply, sign, submit, correct, amend all application(s), documents, forms, affidavits, agreements, undertakings, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration with UP RERA and to do all such acts, deeds and things as may be necessary or incidental thereto to give effect to above resolution."

Certified true copy

For and on Behalf of

KVIR TOWERS PRIVATE LIMITED

Director /Authorised Signatory

Himanshu Garg

Director

DIN: 08055616