

FORM - 'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Rajeev Arora, duly authorized by the Promoter, M/s Montevista Private Limited, of the proposed phase/project, vide its/his/their authorization dated 31.07.2023;

I, Rajeev Arora, duly authorized by the Promoter, M/s Montevista Private Limited, of the proposed phase/project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter has a legal title to the land on which the development of the phase/project is proposed.
2. That the said land is free from encumbrances subject to contents of non-encumbrance certificate.
3. That the time period within which the phase/project shall be completed by Promoter is **16 JUNE 2028**.
4. That, seventy per cent of the amounts realized by Promoter for the real estate phase/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 That, the amounts from the separate account to cover the cost of the phase/project shall be withdrawn in proportion to the percentage of completion of the phase/project.
6. That, the amounts from the separate account shall be withdrawn after it is certified quarterly by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the phase/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 phase/project have been utilized for the phase/project and the withdrawal has been in compliance with the proportion to the percentage of completion of the phase/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. Note: We required period of 81 months for the project/phase however in compliance with direction of Hon'ble UPRERA in meeting dated 12.09.2023, the project end date has been updated to match the building plan validity date and further extension shall be given by Hon'ble UPRERA after re-validation of building plans for such further period.

For MONTEVISTA PRIVATE LIMITED

Deponent
Director/ Auth. Signatory

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 13 SEP 2023 day of

For MONTEVISTA PRIVATE LIMITED

Deponent
Director/ Auth. Signatory

ATTESTED
NOTARY PUBLIC
13 SEP 2023



AFFIDAVIT

This Affidavit is made at New Delhi on 31.07.2023 by M/s Montevista Private Limited (Promoter) duly incorporated under the Companies Act, 2013, having its registered office at DASNAC Annexe I, ECE House, 28A, Kasturba Gandhi Marg, New Delhi through its Director Rajeev Arora.

In reference to the above fact, I undertake the below mentioned:

‘DASNAC ARC (PHASE I)’ is a completely new launched phase/ project which is registered under category “New”, with no sales/ booking as on date.

Also, it is further stated that in the future there shall be multiple phase registrations, additional construction, addition and alteration at the plot / site of this phase by the Promoter.

I solemnly state that the contents of this undertaking are true to the best of my knowledge.

For MONTEVISTA PRIVATE LIMITED
Deponent
Director/ Auth. Signatory

Verification

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

Verify by me at New Delhi on this date of 31/07/2023

For MONTEVISTA PRIVATE LIMITED
Director/ Auth. Signatory
Deponent



ATTESTED

NOTARY PUBLIC

- 1 AUG 2023