

MONTEVISTA PRIVATE LIMITED

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CIN U45200DL2022PTC408490, Telephone no: 011-43751199

To,
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow – 226007

Date: 21st August 2023

Sub: Objection Letter dated 09.08.2023 for DASNAC ARC (PHASE I) ID821045

Respected sir,

This has reference to your Objection Letter dated 09.08.2023 for DASNAC ARC (PHASE I) ID821045. Please find below our humble point-wise response to objections:

1. The project timeline is revised to 81 months from 115 months after conducting internal calculations of best achievable time to completion as per the following:
 - i. The project/phase is being constructed with unique and complex design and very high floor-to-ceiling heights up to 6.0 meters (against normal height of 3.0 meters) which has made the slab cycle achievement using conventional shuttering extremely time-consuming. Thereby, each slab casting will require double or triple of the time that is normally required.
 - ii. The project/phase further will have almost four levels/ floors below the normal ground level, requiring more than the normal anticipated time for construction. There shall be requirement of elongated time period for deep underground structural work for achieving high floor-to-ceiling heights with a heavier structure, steel and concrete load and height.
 - iii. The project/ phase is commercial and not group housing and is being planned in a manner that prospective allottees have the opportunity to self-finance their commercial investment over an adequate period of time from their own income sources etc. without need of a very high amount of commercial loan/ EMIs. Therefore, the promoters intend to undertake the construction at a steady pace which will allow customers to make payments under the construction related payment milestones as and when the construction milestone is reached.
 - iv. Under RERA Act, in our most-humble understanding, decision to invest in any project/phase with steady pace of construction allowing adequate time for payments based on its Start and End Date declared on UPRERA website lies with the prospective allottees.
2. The same may have occurred due to technical error. The mentioned drawings/ plans have been uploaded again with better readability, however, due to 10 MB size restriction on

the UPRERA website, original high-resolution files may not be uploaded without compression.

3. Currently, the promoter intends to self-construct the project/phase using services of various vendors and therefore no single contractor name and address has been mentioned. Now, instead of "NA", the field has been updated with "SELF".
4. All the blank fields of CA Certificate have been filled in revised CA certificate uploaded.
5. Updated bank account details with bank branch in same district of the phase (Gautam Budh Nagar) have been edited on the UPRERA website. ICICI Bank has delayed providing of bank statement and standing instructions confirmation due to their internal technical delay. Affidavit for providing the bank statement and standing instructions confirmation as and when provided by ICICI Bank has been uploaded.
6. Revised Form-B has been uploaded mentioning the End Date of the phase.
7. The same may have occurred due to technical error. The quarterly targets have been updated. The financial targets have been filled in rupees.

Sincere regards,

For Montevista Private Limited

For MONTEVISTA PRIVATE LIMITED

Director/ Auth. Signatory
(Authorised Signatory)