



**Form-RA 8**

**Affidavit for Declaration on Credit Facilities Availed for the Project**

To,

The Secretary,  
Uttar Pradesh Real Estate Regulatory Authority  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow, PIN - 226007

**Sub: Affidavit / Declaration on Credit Facilities encumbered for the Project RGs Pleiaddes Phase-2**

1. I Himanshu Garg, duly authorized by the KVIR Towers Pvt. Ltd., Promoter of Proposed Project, do hereby solemnly declare, undertake, and state that as on date given in the verification below that there is an encumbrance of Rs. 5,996 Lakhs against secured loans for Project RGs Pleiaddes Phase-2.

S.No.	Details	Particulars
a.	Name of Lender / Financial Institution	Pridhvi Asset Reconstruction and Securitisation Company Limited
b.	Address of Lender's Office / Branch	RAJA PRAASADAMU', 4th Floor, Wing No.1, Plot No. 6, 6A, 6B, Masjid Banda Road, K, ondapur, Hyderabad, Telangana, India, 500084
c.	Date of Sanctioned	24.03.2017
d.	Amount Sanctioned (Rs.)	22,425 Lakhs
e.	Amount Disbursed (Rs.)	22,425 Lakhs
f.	Outstanding Amount	17,500 Lakhs
g.	Amount encumbered for the RGs Pleiaddes Phase-2	5,996 Lakhs
h.	Details of Project Assets given as Mortgage / Security	GH-14B, Sector-01, Greater Noida, Gautam Buddha Nagar

2. I undertake that funds from the declared credit facility will be deposited in the Separate account only.

3. I also confirm that the certificate given by the Chartered Accountant (including UDIN No. 24526830BKCGAL8711) Mr. Gaurav Kumar, Membership no. 526830 certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.



For KVIR TOWERS PRIVATE LIMITED  
  
Director / Authorised Signatory

4. I confirm that the Certificate of the lending bank / institution as required under para 10(iii) of the Project Account Directions issued by U.P. RERA is not applicable as the outstanding amount has been confirmed / settled vide order dated 12.12.2024 of the Hon'ble NCLT, Delhi.

Verification

For KVIR TOWERS PRIVATE LIMITED

Deponent  


Director / Authorised Signatory

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 Gautam Buddha Nagar, on this 25th day of December 2024.

For KVIR TOWERS PRIVATE LIMITED

Deponent  


Director / Authorised Signatory

**ATTESTED**  
✓  
**VIRENDRA SINGH**  
ADVOCATE (NOTARY)  
DISTT. GAUTAM BUDH NAGAR



To  
**Board of Directors**  
KVIR Towers Pvt. Ltd.  
G-06, Ground Floor, Plot No. SU LSC  
B Block RG City Centre, Lawrence Road,  
Delhi North West,  
Delhi, PIN-110035

On the basis of relevant documents and records of KVIR Towers Pvt. Ltd. (hereinafter referred to as "Promoter Company"), having CIN No. U70200DL2013PTC255199, produced before us and as confirmed by the management, we do hereby certify that the above-mentioned Promoter Company has encumbrance of Rs. 5996 Lakhs against secured loan as on 23rd December 2024 for its Project "RGs Pleiaddes Phase-2" situated at Plot No GH-14B, Sector-01, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh.

1. Details of Secured Loan as on 23rd December 2024 are as follows:

S. No.	Details	Particulars
a.	Name of Lender / Financial Institution	Pridhvi Asset Reconstruction and Securitization Company Limited
b.	Address of Lender's Office / Branch	RAJA PRAASADAMU', 4th Floor, Wing No.1, Plot No. 6, 6A, 6B, Masjid Banda Road, K, ondapur, Hyderabad, Telangana, India, 500084
c.	Date of Sanction	24.03.2017
d.	Amount Sanctioned	22,425 Lakhs
e.	Amount Disbursed	22,425 Lakhs
f.	Outstanding Amount	17,500 Lakhs
g.	Amount encumbered for the RGs Pleiaddes Phase-2	5,996 Lakhs
h.	Details of Project Assets given as Mortgage / Security	GH-14B, Sector-01, Greater Noida, Gautam Buddha Nagar


🏠 Branch Office : D-239, Flat No. 6, Street No. 10, Laxmi Nagar, Delhi-110092

🏠 Head Office : Vina Complex, State Bank of India, At/P.O. Kaju, Ramgarh-825316 Jharkhand, India



2. "The details of charges created on the MCA portal, as of 23rd December 2024, are as follows."

SRN	Charge ID	Charge Holder Name	Date of Creation	Amount (Lakhs)
AA3410237	100692026	Pridhvi Asset Reconstruction and Securitization Company Limited	10.03.2023	2,125
AA3409079	100468307	Pridhvi Asset Reconstruction and Securitization Company Limited	08.07.2021	3,300
AA3406530	100114218	Pridhvi Asset Reconstruction and Securitization Company Limited	19.07.2017	17,000
<b>Total</b>				<b>22,425</b>

This Certificate has been issued on Specific request of the Promoter Company and it is certified that the above statement is true to the best of my knowledge & has been provided based on documents and records, produced before me, and clarifications / explanations provided by the Company.

**For Praveen S. P. Gupta & Co**  
**Chartered Accountants**  
**FRN: 014055C**



**Gaurav Kumar, ACA**  
**Partner**  
**M. No.: 526830**  
**UDIN: 24526830BKCGAM9449**

**Date: December 24, 2024**  
**Place: New Delhi**

# KVIR TOWERS PRIVATE LIMITED

CIN :U70200DL2013PTC255199

G-06, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road Delhi North West  
Delhi 110035, Mail ID-info@kvir.in

सेवा में,

दिनांक-25.12.2024

श्रीमान तकनीकी सलाहकार,  
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण,  
नवीन भवन, राज्य नियोजन संस्थान,  
कालाकांकर हाऊस, पुराना हैदराबाद,  
लखनऊ, उत्तर प्रदेश।

विषय- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना RGs Pleiades Phase-2  
जनपद Gautam Buddha Nagar आवेदन आई0डी0 नं0 ID 1253379 के, पंजीयन के संबंध में।

महोदय,

उपरोक्त विषयक आवेदन के क्रम में अपने पत्र संख्या 17180/उ.प्र.रेरा/तक.सेल/2024-25  
दिनांकित-23.12.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से आपने उक्त पंजीयन  
आवेदन में पाई गई निम्न कमियों से अवगत कराते हुए, प्रमोटर फर्म को दिनांक-24.12.2024 को 11:00  
बजे वीडियो कॉन्फ्रेंसिंग के माध्यम से उपस्थित होकर अपना पक्ष रखने के लिए निर्देशित किया गया था  
तथा प्रमोटर कम्पनी को निम्न कमियों को दूर करने का निर्देश दिया था :-

1. The Value of encumbrance in Affidavit-form B is not in proportion to the project area  
and the same is not getting reflected in the CA certificate.

उक्त बिन्दु संख्या-1 के संबंध में आपको अवगत कराना है कि, प्रमोटर कम्पनी द्वारा अपने पत्र  
दिनांकित-23.12.2024 के माध्यम से उक्त बिन्दु के संबंध में स्पष्टीकरण माननीय विनियामक प्राधिकरण  
के समक्ष प्रस्तुत कर दिया था एवं Affidavit Form B एवं CA Certificate को भी यू0पी0 रेरा पोर्टल पर  
अपलोड कर दिया गया है, उक्त की छायाप्रति आपके सुलभ संदर्भ हेतु इस पत्र के साथ **संलग्नक-1** के  
रूप में प्रेषित की जा रही है।

2. Upload the RA 8 affidavit.

उक्त बिन्दु संख्या-2 के संबंध में आपको अवगत कराना है कि, प्रमोटर कम्पनी द्वारा माननीय  
विनियामक प्राधिकरण के निर्देशानुसार RA 8 Affidavit with CA Certificate को यू0पी0 रेरा पोर्टल पर  
अपलोड कर दिया है, जिसकी छायाप्रति आपके सुलभ संदर्भ हेतु इस पत्र के साथ **संलग्नक-2** के रूप  
में प्रेषित की जा रही है।

For KVIR TOWERS PRIVATE LIMITED

Director / Authorised Signatory

3. QPRs targets are not set completely.

उक्त बिन्दु संख्या-3 के संबंध में आपको अवगत कराना है कि, प्रमोटर कम्पनी द्वारा विषयक परियोजना के QPRs Target को पूर्व में ही यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया था, जिसकी छायाप्रति आपके सुलभ संदर्भ हेतु **संलग्नक-3** के रूप में प्रेषित किए जा रहे हैं।

यहां यह कहना भी अति प्रासांगिक है कि, विषयक परियोजना में 1 ही टॉवर/ब्लॉक है जो कि Commercial (RG SQUARE) है, उक्त टॉवर/ब्लॉक में सिर्फ Ground Floor है, प्रमोटर कम्पनी द्वारा उक्त टॉवर/ब्लॉक के Ground Floor के QPRs Target पूर्व में ही अपलोड कर दिए गए थे, उक्त टॉवर/ब्लॉक में अन्य Floor ना होने की वजह से Floor Section में कुछ भी दर्शित नहीं होता है, अतः QPRs के Floor Section में Target set नहीं किए जा सकते हैं।

अतः आपसे निवदेन है कि, कृपया विषयक आवेदन पर अग्रतर कार्यवाही करते हुए परियोजना का पंजीयन जारी करने की कृपा करें।

सधन्यवाद।

KVIR Towers Private Limited  
For **KVIR TOWERS PRIVATE LIMITED**



Director /Authorised Signatory

(हिमांशु गर्ग)

(निदेशक)

मो0 नं0- 9818326756

ई0मेल आई0डी0- [info@kvir.in](mailto:info@kvir.in)

संलग्नक :- उपरोक्तानुसार।

# KVIR TOWERS PRIVATE LIMITED

CIN :U70200DL2013PTC255199

G-06, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road Delhi North West  
Delhi 110035, Mail ID-info@kvir.in

सेवा में,

दिनांक-23.12.2024

श्रीमान तकनीकी सलाहकार,  
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण,  
नवीन भवन, राज्य नियोजन संस्थान,  
कालाकांकर हाऊस, पुराना हैदराबाद,  
लखनऊ, उत्तर प्रदेश।

विषय- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना RGs Pleiades Phase-2  
जनपद Gautam Buddha Nagar आवेदन आई0डी0 नं0 ID 1253379 के, पंजीयन के संबंध में।

महोदय,

उपरोक्त विषयक आवेदन के क्रम में अपने पत्र संख्या 16237/उ.प्र.रेरा/तक.सेल/2024-25  
दिनांकित-03.12.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से आपने उक्त पंजीयन  
आवेदन में पाई गई निम्न कमी से अवगत कराते हुए, प्रमोटर फर्म को दिनांक-04.12.2024 को 11:30  
बजे वीडियो कॉन्फ्रेंसिंग के माध्यम से उपस्थित होकर अपना पक्ष रखने के लिए निर्देशित किया गया था  
तथा प्रमोटर कम्पनी को निम्न कमी को दूर करने का निर्देश दिया था :-

1. The Value of encumbrance in Affidavit-form B is not in proportion to the project area and the same is not getting reflected in the CA certificate.

उक्त बिन्दु के संबंध में आपको निम्न अवगत कराना है :-

1. यह कि विषयक परियोजना से संबंधित वाद National Company Law Tribunal Principal Bench, New Delhi में लंबित था, जिसमें माननीय अधिकरण द्वारा वाद संख्या CP (IBPP) No. 02/ (PB) / 2023 में दिनांकित-12.12.2024 को आदेश पारित करते हुए आवेदनकर्ता को सम्पूर्ण परियोजना के सापेक्ष अंकन रूप 175 करोड़ मय 12 प्रतिशत ब्याज Prithvi Asset Reconstruction को भुगतान करने का निर्देश दिया है।

For KVIR TOWERS PRIVATE LIMITED  
  
Director/Authorised Signatory

2. यह कि उक्त सम्पूर्ण परियोजना का विकास अलग-अलग चरणों में (Phases) किया जाना प्रस्तावित है, उक्त देय धनराशि को कुल परियोजना के क्षेत्रफल 33,000 वर्ग मीटर के सापेक्ष विभाजित करने पर निम्न अनुसार देयता बनती है :-

S. No.	Name of Project	Project Area (Sq. Mtrs.)	Loan Amount (In Lakhs)
1	RGs PLEIADDES Phase-1	7,259	3,849
2	RGs PLEIADDES Phase-2	11,307	5,996
3	RGs PLEIADDES Phase-3	7,484	3,969
4	RGs PLEIADDES Phase-4	3,459	1,834
5	RGs PLEIADDES Phase-5	3,491	1,851
	<b>Total</b>	<b>33,000</b>	<b>17,500</b>

3. यह कि वर्तमान में माननीय उ०प्र० भू-संपदा विनियामक प्राधिकरण के समक्ष पंजीयन आवेदन उक्त सम्पूर्ण परियोजना के फेज-2 के लिए प्रेषित किया गया है, जो कि 11,307 वर्ग मीटर क्षेत्रफल में विकसित की जानी है, उक्त अनुसार परियोजना के फेज-2 (जिसके पंजीयन हेतु आवेदन किया है) के सापेक्ष देयता अंकन रूपए 5,996 लाख होती है, जो कि प्रमोटर कम्पनी द्वारा भुगतान की जानी है।
4. यह कि परियोजना की उक्त देयता के संबंध में Affidavit Form-B एवं CA Certificate इस पत्र के साथ आपके सुलभ संदर्भ हेतु **संलग्नित** कर प्रेषित किया जा रहा है।

आशा है, उपरोक्त स्पष्टीकरण आपकी आशा के अनुरूप होगा।

सधन्यवाद।

KVIR Towers Private Limited  
For KVIR TOWERS PRIVATE LIMITED

  
Director / Authorised Signatory

(हिमांशु गर्ग)

(निदेशक)

मो० नं०- 9818326756

ई०मेल आई०डी०- [info@kvir.in](mailto:info@kvir.in)

संलग्नक :- उपरोक्तानुसार।



**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-2 situated at Plot No. GH-14B, Sector-01, Gautam Buddha Nagar, Uttar Pradesh.

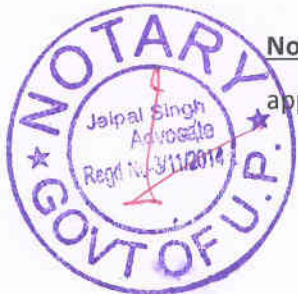
I, Himanshu Garg, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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
	<b>Total</b>	<b>33,000</b>	<b>17,500</b>	

**Note:** Encumbrance Amount for Phase-2 of the Project, for which the registration is applied is Rs. 5,996 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 21<sup>st</sup> day of December 2024.

**ATTESTED**

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



Page 2 of 2

For KVIR TOWERS PRIVATE LIMITED



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](mailto: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, 02<sup>ND</sup> 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 2" consisting of Club (Astero) & Commercial (RG Square), 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 2" consisting of Club (Astero) & Commercial (RG Square) on land parcel admeasuring 11307 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-2, consisting of Club (Astero) & Commercial (RG Square), on land parcel admeasuring 11307 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**

For KVIR TOWERS PRIVATE LIMITED

  
Himanshu Garg, Authorised Signatory

Director

DIN: 08055616



Form — REG-3			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)- PROJECT WISE			
Information as on 20-12-2024		Dated	23-12-2024
Certification work Assigned vide letter No.-----		Dated :- -----	
<p>Subject: Certificate of amount incurred on the project namely "RG's Pleiades phase 2" (consisting of Club -Astero &amp; Commercial-RG Square) i.e. 02 No. of Building(s)/ 02 Block(s) [UPRERA Registration Number NA] situated on the Plot no. GH- 14B, SECTOR -01, GREATER NOIDA, Uttar Pradesh, demarcated by its boundaries latitude 28.561814 to the North 77.439957 to the East (for club) &amp; latitude 28.56102 to the north 77.440805 to the East (for commercial) of Competent Authority / Development Authority-New Okhla Industrial Development Authority, admeasuring 11307 sq. meter area, being developed by KVIR towers Pvt. Ltd. having RERA Registration No. NA, Designated A/C No.57500001553386 , KVIR TOWERS PVT LTD- SEPARATE BANK ACCOUNT FOR RG'S PLEIADDES PHASE 2 RERA A/c Bank Name HDFC Bank Ltd.</p>			
S.No.	Particulars	Total Cost Estimated Rs.in lacs	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)" on money borrowed for purchase of land and also to Competent Authority.	247.45	83.44
SUB TOTAL LAND COST (in Rs.)		247.45	83.44

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	390.30	5.51
SUB TOTAL FEES PAID (in Rs.)		390.30	5.51
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	6,150.48	0.39
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		6,150.48	0.39
3B	Cost of construction incurred (As Certified by Project Engineer)	6,150.48	0.39
3C	Total Construction Cost (Lower of 3A and 3B.)	6,150.48	0.39
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	74.23	2.12
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	6,224.71	2.51



4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	6,862.46	91.46
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%	1.33%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )		91.46
10	Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account )		0.00
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		91.46

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

**Note:** Encumbrance Amount for Phase-2 of the Project, for which the registration is applied is Rs. 5996 Lakhs.

This certificate is being issued on specific request of M/s KVIR towers Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For Praveen S.P. Gupta & Co.  
Chartered Accountants  
FRN. 0140550

Gaurav Kumar, ACA  
Partner  
M. No.: 526830  
UDIN:24526830BKCFZZ3238  
Place: New Delhi  
Date: 23-12-2024



Name : RGs PLEIADDES Phase-2

Category : Commercial

Type : New

## View Targets RGs PLEIADDES Phase-2(ID1253379)

Select Target Type Physical Target

Select Development Type Building/Apartment

Select Building/Apartment Tower/Apartment

VIEW RESET

### Physical Targets

Activity Name	Tower Name	Start Date	End Date	Target Name	Target	Achievement	View Photo	View video
<b>Block/Tower Name/</b> <b>No(Commercial (RG SQUARE))</b> --Site mobilization including site office &barricating	Commercial (RG SQUARE)	16-10-2024	31-10-2024	01-10-2024 to 31-12-2024 Quarter-1	100	-	-	-
<b>Block/Tower Name/</b> <b>No(Commercial (RG SQUARE))</b> --Excavation for Basements	Commercial (RG SQUARE)	31-10-2024	30-06-2025	01-10-2024 to 31-12-2024 Quarter-1	30	-	-	-
				01-01-2025 to 31-03-2025 Quarter-2	40	-	-	-
				01-04-2025 to 30-06-2025 Quarter-3	30	-	-	-
<b>Block/Tower Name/</b> <b>No(Commercial (RG SQUARE))</b> -- P.C.C for raft & Wall	Commercial (RG SQUARE)	01-07-2025	31-10-2025	01-07-2025 to 30-09-2025 Quarter-1	45	-	-	-
				01-10-2025 to 31-12-2025 Quarter-2	55	-	-	-
<b>Block/Tower Name/</b> <b>No(Commercial (RG SQUARE))</b> --Water proofing for raft	Commercial (RG SQUARE)	01-07-2025	31-10-2025	01-07-2025 to 30-09-2025 Quarter-1	40	-	-	-
				01-10-2025 to 31-12-2025 Quarter-2	60	-	-	-
<b>Block/Tower Name/</b> <b>No(Commercial (RG SQUARE))</b> --RCC for raft foundation	Commercial (RG SQUARE)	01-08-2025	30-11-2025	01-07-2025 to 30-09-2025 Quarter-1	40	-	-	-
				01-10-2025 to 31-12-2025 Quarter-2	60	-	-	-

Block/Tower Name/ No(Commercial (RG SQUARE)) --Retaining wall footing & walls	Commercial (RG SQUARE)	01-08-2025	30-11-2025	Target Name	Target	Achievement	View Photo	View video
				01-07-2025 to 30-09-2025 Quarter-1	40	-	-	-
				01-10-2025 to 31-12-2025 Quarter-2	60	-	-	-
Block/Tower Name/ No(Commercial (RG SQUARE)) --Brick Work	Commercial (RG SQUARE)	27-11-2026	28-03-2027	Target Name	Target	Achievement	View Photo	View video
				01-10-2026 to 31-12-2026 Quarter-1	30	-	-	-
				01-01-2027 to 31-03-2027 Quarter-2	70	-	-	-
Block/Tower Name/ No(Commercial (RG SQUARE)) --Plaster	Commercial (RG SQUARE)	29-03-2027	27-07-2027	Target Name	Target	Achievement	View Photo	View video
				01-01-2027 to 31-03-2027 Quarter-1	10	-	-	-
				01-04-2027 to 30-06-2027 Quarter-2	70	-	-	-
				01-07-2027 to 30-09-2027 Quarter-3	20	-	-	-
Block/Tower Name/ No(Commercial (RG SQUARE)) --Flooring	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	30	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	20	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	20	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-
Block/Tower Name/ No(Commercial (RG SQUARE)) --Door / Window	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	30	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	30	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-

<b>Block/Tower Name/ No(Commercial (RG SQUARE)) --Internal Services</b>	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	35	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	25	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-
<b>Block/Tower Name/ No(Commercial (RG SQUARE)) --Grill, Railling</b>	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	35	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	25	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-
<b>Block/Tower Name/ No(Commercial (RG SQUARE)) --Electrical Works</b>	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	35	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	25	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-
<b>Block/Tower Name/ No(Commercial (RG SQUARE)) --Internal Painting</b>	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	30	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	30	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-

<b>Block/Tower Name/ No(Commercial (RG SQUARE)) -- Fixtures</b>	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	30	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	30	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-
<b>Block/Tower Name/ No(Commercial (RG SQUARE)) --External finishing/Painting</b>	Commercial (RG SQUARE)	28-07-2027	27-07-2028	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	20	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	30	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	30	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	10	-	-	-
<b>Block/Tower Name/ No(Commercial (RG SQUARE)) --Miscellaneous Finishing &amp; Other Work</b>	Commercial (RG SQUARE)	28-07-2027	09-09-2029	Target Name	Target	Achievement	View Photo	View video
				01-07-2027 to 30-09-2027 Quarter-1	5	-	-	-
				01-10-2027 to 31-12-2027 Quarter-2	10	-	-	-
				01-01-2028 to 31-03-2028 Quarter-3	10	-	-	-
				01-04-2028 to 30-06-2028 Quarter-4	10	-	-	-
				01-07-2028 to 30-09-2028 Quarter-5	15	-	-	-
				01-10-2028 to 31-12-2028 Quarter-6	15	-	-	-
				01-01-2029 to 31-03-2029 Quarter-7	15	-	-	-
				01-04-2029 to 30-06-2029 Quarter-8	15	-	-	-
01-07-2029 to 30-09-2029 Quarter-9	5	-	-	-				
<b>Block/Tower Name/ No(Commercial (RG SQUARE)) --Stilt/ G.F.Columns</b>	Commercial (RG SQUARE)	01-12-2025	26-11-2026	Target Name	Target	Achievement	View Photo	View video
				01-10-2025 to 31-12-2025 Quarter-1	10	-	-	-
				01-01-2026 to 31-03-2026 Quarter-2	30	-	-	-
				01-04-2026 to 30-06-2026 Quarter-3	30	-	-	-
				01-07-2026 to 30-09-2026 Quarter-4	20	-	-	-
01-10-2026 to 31-12-2026 Quarter-5	10	-	-	-				

Block/Tower Name/ No(Commercial (RG SQUARE)) --Stilt/ G.F. Slab	Commercial (RG SQUARE)	01-12-2025	26-11-2026	Target Name	Target	Achievement	View Photo	View video
				01-10-2025 to 31-12-2025 Quarter-1	10	-	-	-
				01-01-2026 to 31-03-2026 Quarter-2	30	-	-	-
				01-04-2026 to 30-06-2026 Quarter-3	30	-	-	-
				01-07-2026 to 30-09-2026 Quarter-4	20	-	-	-
				01-10-2026 to 31-12-2026 Quarter-5	10	-	-	-

The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

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