



**FORM 'B'**

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Amit Aggarwal duly authorized by the Promoter of the proposed project, vide its authorization dated 23/07/2024.

I, Mr. Amit Aggarwal duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter within 60 months or upto 28/08/2029.
4. That seventy percent (70%) of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountants 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 shop/unit as the case may be, on any grounds.

For AURA BUILD COM LLP

Amit Ag  
Deponent

Authorised Signatory

**Verification**

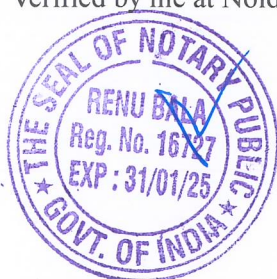
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on 30<sup>th</sup> day of July, 2024.

For AURA BUILD COM LLP

Amit Ag  
Deponent

Authorised Signatory



**ATTESTED**  
**RENU BALA**  
Regd No. 16727  
Notary Public  
Govt. of India

30 JUL 2024

20 JUL 2024