



INDIA NON JUDICIAL



IN-UP08342724739025W

Government of Uttar Pradesh

e-Stamp

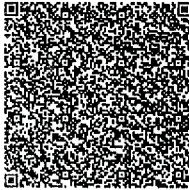
Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC Add - Noida - Mobila - 9540079101

License No. - 170/2018, Tehsil & Distric - G.D. Nagar

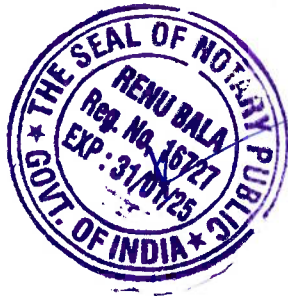
Certificate No. : IN-UP08342724739025W
Certificate Issued Date : 03-Oct-2024 03:41 PM
Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400330413568226974982W
Purchased by : AURIKA HOMES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AURIKA HOMES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : AURIKA HOMES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type by



This stamp paper forms an integral part of Affidavit cum Declaration signed by Aurika Homes Pvt. Ltd. on October 03, 2024.



Aurika Homes Private Limited

Renu Bala
Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See rule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prasoon Chauhan promoter of the proposed project "Aurika Avenue" duly authorized by the promoter of the proposed project, vide their authorization dated 16/08/2024

I, Prasoon Chauhan duly authorized by promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. The promoter Aurika Homes Pvt. Ltd. has a legal title to the land on which the development of the project "Aurika Avenue" is proposed. "Aurika Avenue" measuring 1,243 sq.m. which is a part of residential plotted colony "The Residences" (registered vide RERA no. UPRERAPRJ330166) measuring 25,820.31 sq.m.
2. That the Promoter of the Project has availed cumulative Term Loan of INR 15.00 cr for completion of the project from CSL Finance Limited against creation of mortgage of the project land and the constructed units thereupon. However, the Promoter will obtain "No Objection Certificate" (i.e NOC) from the Lender for sale of Individual unit(s) to the prospective buyers subject to the terms of the Lender's Sanction letter
3. That the time period within which the project shall be completed by me/promoter is 31th July 2029
4. That seventy per cent of the amounts realised 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 the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



Aurika Homes Private Limited

Prasoon Chauhan
Director

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

Aurika Homes Private Limited

[Signature]
Deponent

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 on this day of October 3, 2024

Aurika Homes Private Limited

[Signature]
Deponent

[Signature]
Director



[Signature]
ATTESTED
RENU BALA
Reg. No. 16727
Notary Public
Govt. of India

- 3 OCT 2024