



**FORM 'B'**  
**[See rule3(4)]**

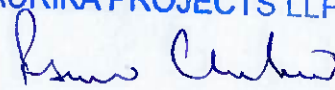
**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Prasoon Chauhan, Designated Partner at Aurika Projects LLP promoter of the proposed project "AMARA VILLAS" duly authorized by the promoter of the proposed project, vide their authorization dated November 20, 2025.

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

1. M/s Aurika Projects LLP (LLPIN: ACH-2839) is the absolute and lawful owner of the lands admeasuring 21,619 sq.mt. (~5.34 Acres), situated in village Kalapur, Bareilly ("Said Land") vide sale deed vide Conveyance Deed dated 29/08/2024, duly registered in the office of Sub-Registrar-I, Bareilly vide book No.1, Volume No.15442, Page No.111 to 182 as Document No. 14606 and Conveyance Deed dated 08/10/2024, duly registered in the office of Sub-Registrar-II, Bareilly vide book No.1, Volume No. 15855, Page No.73 to 116 as Document No. 15826
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 for an encumbrance amount of INR 15.00 cr and has availed disbursement of INR 6.53 cr as on date of the Certificate. 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 11th November 2030
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

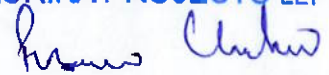


AURIKA PROJECTS LLP  
  
Partner

withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 PROJECTS LLP



Partner

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 24<sup>th</sup> November 2025

AURIKA PROJECTS LLP



Partner

Deponent



ATTESTED  
Karan Singh Kardam,  
Notary Advocate,  
Reg. No. 19752  
Govt. of India