



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

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Ram Bhushan Maurya promoter of the proposed project The Residences duly authorized by the promoter of the proposed project, vide their authorization dated 29/04/2024

I, Ram Bhushan Maurya duly authorized by promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That promoter Aurika Homes Private Limited has a legal title to the land on which the development of the project The Residences is proposed.

2. That the Promoter of the Project has availed Term Loan amounting to INR 15 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.

Further we have mortgaged plot no. 1 to 5 and 100 to 110 (total 16 plots) admeasuring 3255.44 sq. mt. to Bareilly Development Authority (BDA) against Internal Development work and we shall not sell these plots without obtaining NOC from BDA.

3. That the time period within which the project shall be completed by me/promoter is 31st December 2027

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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



Director

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 17<sup>th</sup> May 2024

Aurika Homes Private Limited



Director

Deponent



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

17 MAY 2024