

FORM 'B'
[See rule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Praseon Chauhan promoter of the proposed project "VEDA" duly authorized by the promoter of the proposed project, vide their authorization dated 28/01/2025.

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

1. That land owner Advika Buildtech LLP is the absolute and lawful owner of approx. 3182.42 sqm (0.78 acres) situated at Gata No. 228, 229 and 230, Kudha Keshavpur, 14-Kosi Parikrama Marg, Darshan Nagar, Ayodhya ("Said Land") vide sale deed dated 4 June 2024 registered as document no. 6801, in Book 1, Vol. 11202, at pages 303 to 324 and the Owner and the Promoter "Aurika Developers LLP" have entered into a joint development agreement dated 11 June 2024 registered with the Office of jurisdictional Sub-Registrar as Document No. 704, in Book No. 1, Vol. No. 11213 at Pages 1 to 96 along with the general power of attorney dated 11 June 2024
2. That the Promoter of the Project has availed cumulative Term Loan of INR 25.00 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 25.00 cr and has availed disbursement of INR 8.00 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 23rd January 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



AURIKA DEVELOPERS LLP

Praseon Chauhan

Designated Partner

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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.

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 DEVELOPERS LLP
[Signature]
Designated 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 19th Feb 2025

AURIKA DEVELOPERS LLP
[Signature]
Designated Partner
Deponent



Rpsingh
ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No.-10720
Exp. Date 25-11-2029

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