



INDIA NON JUDICIAL



Government of Uttar Pradesh

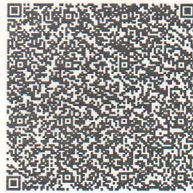
IN-UP44575962869622W

e-Stamp

Certificate No.	: IN-UP44575962869622W	₹100
Certificate Issued Date	: 07-May-2024 05:23 PM	
Account Reference	: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN	
Unique Doc. Reference	: SUBIN-UPUP1401380485355314323973W	
Purchased by	: AURA INFRABIZ LLP	
Description of Document	: Article 5 Agreement or Memorandum of an agreement	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: AURA INFRABIZ LLP	
Second Party	: OTHERS	
Stamp Duty Paid By	: AURA INFRABIZ LLP	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	

*Kanika*  
Signature

ACC Name - Kanika Aggarwal ACC Code - UP14013804  
 ACC Add - Noida - Mobile - 9650288878  
 License No. - 180/2020, Tehsil & Distric - G.B. Nagar



₹100

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Please write or type below this line

**FORM B**

[See Rule 3(4)]

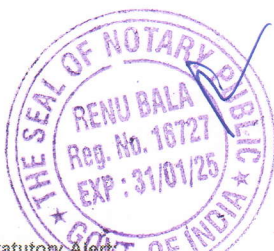
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Amit Jain, Designated Partner of Aura Infrabiz LLP, having its Regd Office at A-19, Sector 63, Noida – 201301, the promoter company of the proposed project "Mahagun My Laagoon Phase 1" duly authorized by the promoter of the proposed project, vide its / his / their authorization / Board Resolution dated 10.05.2024.

**For Aura Infrabiz LLP**

*Amit Jain*  
Designated Partner



**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.



I, Amit Jain, Director of promoter Company of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s 'Lotus SRS Buildtech Pvt Ltd.' have/has a legal title to the land on which the development of the proposed project is to be carried out by M/s **Aura Infrabiz LLP** in pursuance to the Joint Development Agreement dated 20 July 2024 entered between the Land owner M/s 'Lotus SRS Buildtech Pvt Ltd.' and the developer of the Project M/s 'Aura Infrabiz LLP'.
2. That there are no encumbrances of any person on the project as on date of this affidavit.
3. That the time period within which the project shall be completed by me/promoter is **29<sup>th</sup> April '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 I / 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

For Aura Infrabiz LLP

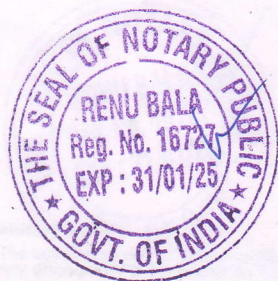
*Amit Jain*  
Designated Partner  
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Noiela on this day of 13 August 2024

For Aura Infrabiz LLP  
*Amit Jain*  
Designated Partner  
Deponent



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

13 AUG 2024