

FORM 'B' [See rule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Brajinder Singh Batra**, Director/Authorized Signatory of **Imperia Structures Limited** ("Promoter") having its registered office at A-25, Mohan Co-operative Industrial Estate, New Delhi-110044, duly authorized by the promoter of the proposed project "**The Sephyra**" situated at GH-A4, Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Area, vide Board Resolution dated 18.07.2025.

I, **Brajinder Singh Batra**, duly authorized by the Promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried and an authenticate copy of title of such land is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 10.07.2028.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ICICI 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.


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 New Delhi on this _____ date of August, 2025.



ATTESTED

NOTARY PUBLIC

20 AUG 2025


Deponent

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF
FY 2025-2026 OF THE BOARD OF DIRECTORS OF M/S IMPERIA STRUCTURES
LIMITED DULY CONVENED & HELD ON FRIDAY, 18TH DAY OF JULY, 2025 AT 12:30
P.M. AT ITS REGISTERED OFFICE AT A - 25, MOHAN CO - OPERATIVE
INDUSTRIAL ESTATE, MATHURA ROAD, NEW DELHI- 110044**

**AUTHORISATION TO SIGN AND EXECUTE AFFIDAVIT CUM DECLARATION
(FORM-B), AFFIDAVIT (FORM-RA-1) AND OTHER REQUISITE DOCUMENTS FOR
PROPOSED PROJECT NAMED AS "THE SEPHYRA" OF THE COMPANY**

The Chairman proposed before the Board to give authorization to Mr. Brajinder Singh Batra s/o Late. Shri Dalip Singh Batra, Director of the Company to sign and execute the Affidavit cum Declaration(Form-B), Affidavit (Form-RA-1) and other requisite documents required for the registration of proposed project named as "THE SEPHYRA" of the Company under the Real Estate (Regulation and Development) Act, 2016 (RERA).

The Board discussed the matter and passed the following resolution unanimously:

"RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded to authorise **Mr. Brajinder Singh Batra S/o Late Shri. Dalip Singh Batra**, Director of the Company to sign, execute, verify and submit for and on behalf of the Company, the Affidavit cum Declaration(Form-B), Affidavit Form-RA-1 and other requisite documents required to be submitted with the Uttar Pradesh Real Estate Regulatory Authority(UPRERA) for registration of proposed project named as "THE SEPHYRA" of the Company situated at Plot No. GH-A-4, Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority (YEIDA), Gautam Budh Nagar, U.P."

"RESOLVED FURTHER THAT Mr. Brajinder Singh Batra be and is hereby further authorized, to do all such acts, deeds, things and comply with all the formalities as may be necessary and incidental to give effect to the said resolution.

"RESOLVED FURTHER THAT a certified true copy of this resolution under the hand of any Director furnished, wherever required, for the purpose of placing reliance on the authority herein conferred."

**Certified True Copy
For Imperia Structures Limited**


**Harpreet Singh Batra
Director
DIN: 00047202**



**Date : 18.07.2025
Place: New Delhi**