



INDIA NON JUDICIAL

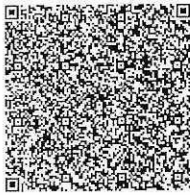


Government of Uttar Pradesh

IN-UP31601837519319Y  
Signature  
ACC Name- Pravir Singh Yaduvanshi ACC Code. UP14018704  
ACC Add. Sub Registrar, Noida Mobile- 9027267823  
License No., 212, Noida Distt. G.B. Nagar U.P.

e-Stamp

Certificate No. : IN-UP31601837519319Y  
Certificate Issued Date : 28-Apr-2026 11:08 AM  
Account Reference : NEWIMPACC (SV)/ up14018704/ GAUTAMBUDDH NAGAR 1/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUP1401870458221170387886Y  
Purchased by : JRS BUILDCON LLP  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : JRS BUILDCON LLP  
Second Party : Not Applicable  
Stamp Duty Paid By : JRS BUILDCON LLP  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

"THIS STAMP PAPER IS AN INTEGRAL PART OF THE ATTACHED DOCUMENT."

For JRS Buildcon LLP

Authorised Signatory



Statutory Alert:

- 1. The authority of this Stamp certificate should be verified at 'www.shikhaStamp.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.

# JRS BUILDCON LLP

Reg. Office: SKA Group, Anthurium Tower, 12th Floor, Sector-73, Noida, Gautam Buddha  
Nagar, Uttar Pradesh, 201301  
LLPIN-ABZ-5767, Email id- [lnjha@yahoo.co.in](mailto:lnjha@yahoo.co.in)

From-RA 8

## Affidavit for Declaration on Credit Facility Availed for the Project

To,  
The Secretary,  
Uttar Pradesh Real Estate Regulatory Authority  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad, Lucknow, Uttar Pradesh – 226007

**Sub: Affidavit for Declaration on No Credit Facility Availed for the Project (SKA IMPERIA),  
Promoter Name: JRS BUILDCON LLP,**

I, I Lalit Narayan Jha Promoter of the Proposed project/duly authorised by the promoter of the proposed project, do hereby solemnly declared, undertake and state that as on date given in the verification below no credit facilities (secured/unsecured) have been availed for project SKA IMPERIA by JRS BUILDCON LLP.

S.No	Details	
a.	Name of Lender	No loan availed by the promoter (JRS Buildcon LLP)
b.	Address of Lender's Office/Branch	No loan availed by the promoter (JRS Buildcon LLP)
c.	Date of Borrowing/First Disbursement	No loan availed by the promoter (JRS Buildcon LLP)
d.	Amount Sanctioned	No loan availed by the promoter (JRS Buildcon LLP)
e.	Amount Disbursed	No loan availed by the promoter (JRS Buildcon LLP)
f.	Outstanding Amount as on date of Affidavit	No loan availed by the promoter (JRS Buildcon LLP)
g.	Details of Project Assets given as Mortgage/Security	No loan availed by the promoter (JRS Buildcon LLP)

- We undertake that if any funds will be borrowed by us from any credit facility in future for this project it will be deposited in the separate account only.
- We also confirm that the certificate given by the Chartered Accountant (including UDIN) Mr. Amit Bhargava & Co. Membership No. 405564 certifying no borrowings as on date, as required under para 10(ii) of the Project Account Direction issued by U.P RERA is enclosed with this affidavit.

For JRS Buildcon LLP  
Authorized Signatory



4. Since there is no loan taken till date, there is no requirement to submit letter from lending bank/institutions, as required under para 10(ii) of the project Account Directions issued by U.P RERA.

FOR JKs BUILDCON LLP

Authorised Signatory

Verification

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

Verify by me at Noida on 20.04.2026

FOR JKs BUILDCON LLP

Authorised Signatory

Deponent



ATTESTED

DEEPAK Kr. SHARMA  
NOTARY Noida  
G.B. NAGAR (U.P.) INDIA

12 8 APR 2026



**Amit Bhargava & Company**  
Chartered Accountants

CA Amit Bhargava  
B.Com., FCA  
Mob. : +91-9871946263

Date: 28.04.2026

To

Uttar Pradesh Real Estate  
Regulatory Authority, Naveen  
Bhawan, Rajya Niyojan Sansthan.  
Kalakankar House, Old Hyderabad Lucknow - 226007

Subject: - UP RERA Project -SKA IMPERIA, District-Ghaziabad  
Registration Application ID-No- 1957512

Reference: - CA certificate dated 25/04/2026 UDIN No.  
26405564MLKANZ6305 issued for RERA registration of JRS  
Buildcon LLP .

This is reference to the above-mentioned letter, this to certify that the company has not currently availed any construction funding or loans, but an interest provision of ₹ 12.00 Crores has been included in the estimated project cost, based on the projected maximum loan amount of ₹ 50 Crores, we submit the following points for your kind consideration:

**1. Deferred Payment Structure**

The Expected payment plan to be offered to buyers includes a significant portion of the receivables being scheduled at the time of application for Occupancy Certificate (OC). Since inflow from sales is back-ended and construction cost outflow of the project is expected to be incurred during or before application of OC. This will create timing gap with respect to project cash flow requirement. This timing



Office : 302, 3rd Floor, Tower-Ansal Sumedha, Sector-14, Connaught Place, New Delhi-110029  
Noida Off. : 134, 3rd Floor, Tower-A, Correnthum, Sec.-62, Noida (U.P.)  
E-mail : caamitbhargava@gmail.com, mailatabco@gmail.com

gap of cash flow estimated shall be filled through external interest accruing borrowings.

**2. Reasonableness of the Estimated Interest Cost of Rs 12.00 Crores.**

Estimated total construction and development cost of the project is Rs 196.76 Crores. Any shortfall in meeting estimated construction cost and estimated interest will be funded from borrowings and collection from sales.

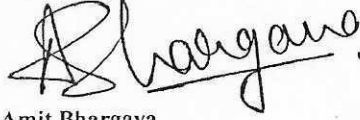
Interest cost is calculated based on same quarterly financial targeted expenditure as submitted to RERA at interest rate of 11% p.a. + processing fee and it is expected to be Rs

12.00 Crore on loan of Rs 50.00 cr in light of consideration mentioned above.

Hope your good office find the above in order. F

FOR JRS Buildcon LLP

Amit Bhargava & Co.



Amit Bhargava  
Proprietor  
MRN:405564  
FRN:024215C





INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP72802325146720Y

e-Stamp

Signature  
Acc Name AVINASH KUMAR SINGH

Certificate No. : IN-UP72802325146720Y  
 Certificate Issued Date : 24-Mar-2026 03:37 PM  
 Account Reference : NEWIMPACC (SV)/ up14010004/ NOIDA/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1401000440903345452386Y  
 Purchased by : JRS BUILDCON LLP  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : JRS BUILDCON LLP  
 Second Party : Not Applicable  
 Stamp Duty Paid By : JRS BUILDCON LLP  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

1007



सत्यमेव जयते



IN-UP72802325146720Y

Please write or type below this line

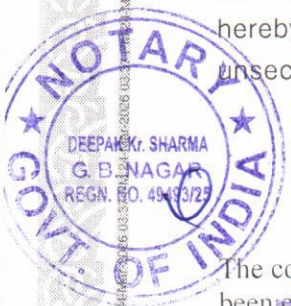
Affidavit

I, Lalit Narayan Jha promoter of proposed project SKA IMPERIA duly authorized by promoter of the proposed project SKA IMPERIA do hereby solemnly declare, undertake and state that We have introduced fund from our own sources in JRS Buildcon LLP RERA Transaction Account For SKA IMPERIA (Account no -754605000872, ICICI Bank Ltd, Rajnagar Ext, Ghaziabad,U.P). We hereby declare that we have not borrowed from any bank or financial institution or taken unsecured loan from anyone.

For JRS Buildcon LLP

Deponent

Authorised Signatory



ATTESTED

Verification

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

DEEPAK KR. SHARMA  
NOTARY NOIDA

Verify by me at Noida on 20.04.2026

For JRS Buildcon LLP

Statutory Alert