

FORM 'B' [See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lalit Narayan Jha promoter of the proposed project SKA IMPERIA duly authorized by the partners of the proposed project, vide their authorization dated 24.03.2026.

I, Lalit Narayan Jha duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter JRS Buildcon LLP has a legal title to the land based on which the development of the project SKA IMPERIA is proposed. We are constructing 01 tower as per following details:

S.NO	TOWER	NO. OF FLAT/SHOP
1	IMPERIA	224
2	COMMERCIAL	SHOP - 09

2. That the land of the proposed project is not mortgaged for any purpose.
3. That the time period within which the project shall be completed by promoter by March-2031.
4. That seventy per cent of the amounts realized 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 a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

The Details are as under: -

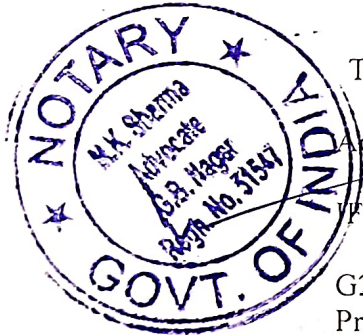
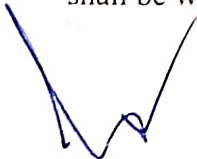
Title of Account:- JRS Buildcon LLP Separate Account for SKA IMPERIA

Account no:- 754605000871


IFSC Code:- ICIC0007546

G21, 19, 22, VVIP Mall, Raj Nagar Extension, Ghaziabad - 201017, Uttar Pradesh

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

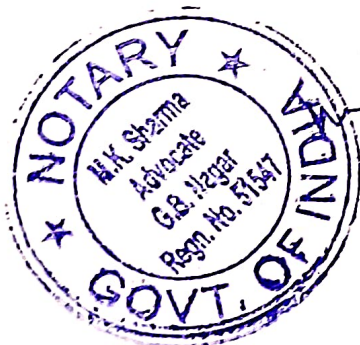

Deponent

Verification

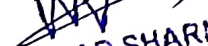
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this 25th March, 2026.


Deponent



ATTESTED


MUKESH KUMAR SHARMA
Advocate Notary
Gautam Budh Nagar

25 MAR 2026