

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date :24/11/2025

Certificate No. G0X2025K2947

GRN No. 142885520



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Jms infra build Private limited

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 89*****25



Purpose : AFFIDAVIT to be submitted at Other

FORM 'REP-II'

[See rule 3(3)]

**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. Pushpender Singh S/o Mr. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana duly authorized by the Board of JMS Infra Build Private Limited, of the proposed Project 'JMS GROUP THE MAJESTIC HOMES', vide its Board Resolution of authorisation dated 24th November 2025.

I, Mr. Pushpender Singh S/o Sh. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana do hereby solemnly declare, undertake and state as under:



For JMS INFRA BUILD PRIVATE LIMITED

[Signature] Authorised Signatory

1. That the Director of JMS Infra Build Private Limited, have a Legal right and title to the land on which the development of the Project is being carried out vide Conveyance Deeds with Worldwide Resorts and Entertainment Private Limited having registered address as House No. 783, 02nd Floor, Block B, Shastri Nagar, North West Delhi as follows:

S. No.	Plot No.	Vasika No.	Dated
1	D-284	9660	30.09.2025
2	D-285	9679	30.09.2025
3	D-286	9681	30.09.2025
4	D-287	9677	30.09.2025
5	D-288	9675	30.09.2025
6	D-307	9680	30.09.2025
7	D-308	9674	30.09.2025
8	D-309	9668	30.09.2025
9	D-310	9666	30.09.2025
10	D-311	9689	30.09.2025
11	D-312	9688	30.09.2025
12	D-313	9691	30.09.2025
13	D-314	9686	30.09.2025
14	D-315	9685	30.09.2025
15	D-316	9683	30.09.2025



For JMS INFRA BUILD PRIVATE LIMITED

Authorized Signatory

16	D-317	9664	30.09.2025
17	D-318	9662	30.09.2025

2. That the Promoter JMS Infra Build Private Limited, is registering Independent Residential Floors in Residential phase of Industrial Plotted Colony bearing License No. 136 of 2022 dated 08.09.2022, that is also RERA registered vide RC/REP/HARERA/GGM/625/357/2022/100 dated 14.11.2022 further granted extension vide RC/EXT./2025/13 dated 20.03.2025. Project under named as "JMS GROUP THE MAJESTIC HOMES" in having 68 Independent Residential Floors on 17 Plots in Sector M-9, M-10, M-13 & M-14 of Manesar, Gurugram Manesar Urban Complex, within the revenue estate of Village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana.
3. That the time period within which the Promoter shall complete Construction by **30th September 2028** and will take Occupation Certificate by **31st December 2028**.
4. That the Promoter has obtained funding from Hero Housing Finance Limited of INR 34,00,00,000/- (Indian Rupees Thirty Four Crores Only) for its Project having 17 Plots.
5. That Seventy percent of the amounts realised by the 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 for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn the Promoter 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.



For JMS INFRA BUILD PRIVATE LIMITED

[Signature]
Authorised Signatory

8. 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 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.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That the Promoter shall not discriminate against any allottee at the time of allotment of any plot, on the grounds of sex, caste, creed, religion etc.

For JMS INFRA BUILD PRIVATE LIMITED
Authorized Signatory
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 **Gurugram** on this **26th day of November 2025**.

For JMS INFRA BUILD PRIVATE LIMITED
Authorized Signatory
DEPONENT



ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Harvana) India

26 NOV 2025