

Bond		Indian-Non Judicial Stamp Haryana Government		Date :16/08/2025
Certificate No. GOP2025H723				Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 138258150				Penalty : ₹ 0 (Rs. Zero Only)
<u>Deponent</u>				
Name: Pushpender Singh	Sector/Ward : Na		Landmark : Na	
H.No/Floor : Na	District : Gurugram		State : Haryana	
City/Village : Gurugram				
Phone : 99*****27				
				
Purpose : AFFIDAVIT to be submitted at Others				

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 Sh. Pushpender Singh S/o Sh. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana duly authorized by the Partner, M/s JMS Realty Developers LLP, of the proposed project 'JMS GROUP THE MAJESTIC ABODE', vide its Board Resolution of authorisation dated 18.08.2025.

I, Sh. 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:



1. That the Partner of JMS Realty Developers LLP, 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 Pvt. Ltd. having registered address as House no. 783, 2nd Floor, Block B, Shastri Nagar, North West Delhi as follows:

S. No.	Plot No.	Vasika No.	Dated
1	D-294	17292	27.03.2025
2	D-295	17295	27.03.2025
3	D-296	17294	27.03.2025
4	D-297	17437	28.03.2025
5	D-341	17427	28.03.2025
6	D-342	17426	28.03.2025
7	D-343	17425	28.03.2025
8	D-344	17442	28.03.2025
9	D-345	760	17.04.2025
10	D-346	762	17.04.2025
11	D-347	761	17.04.2025
12	D-348	763	17.04.2025
13	D-349	759	17.04.2025



14	D-350	758	17.04.2025
15	D-351	757	17.04.2025
16	D-352	756	17.04.2025
17	D-353	755	17.04.2025
18	D-354	754	17.04.2025
19	D-355	753	17.04.2025
20	D-356	752	17.04.2025
21	D-357	750	17.04.2025
22	D-360	751	17.04.2025

2. That the Promoter M/s JMS Realty Developers LLP, 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 ABODE" in having 88 Independent Residential Floors on 22 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 is by **31st March 2028 & will take Occupation certificate is by 30th June 2028.**



4. That the Promoter has obtained funding from Capri Global Housing Finance Limited for its Project having 22 Plots aggregating up to INR 25,00,00,000/-.
5. That seventy per cent 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.
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, cast, creed, religion etc.



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 **18th** day of **August 2025**.



DEPONENT